

Agenda Item #15 for the meeting of February 16, 2021

GENERAL BUSINESS

15. Consideration of the Tallahassee Community Redevelopment Agency's Recommendations to Reallocate Tourist Development Tax Funds for the Arts, Cultural and Heritage Grant Program
(County Administrator/ County Administration / Tourism)

**Leon County
Board of County Commissioners**

Notes for Agenda Item #15

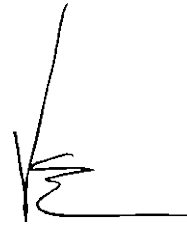
Leon County Board of County Commissioners

Agenda Item #15

February 16, 2021

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator



Title: Consideration of the Tallahassee Community Redevelopment Agency's Recommendations to Reallocate Tourist Development Tax Funds for the Arts, Culture, and Heritage Grant Program

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Ken Morris, Assistant County Administrator Nicki Paden, Management Analyst Kerri L. Post, Director, Division of Tourism

Statement of Issue:

This item seeks Board consideration of the reallocation of \$1.8 million in Tourist Development Taxes, previously awarded to TLH Arts, Inc. (TLH Arts) through the Community Redevelopment Agency's (CRA) Arts, Culture, and Heritage Grant Program, to support the "Ashmore Building" project and LeMoyné Arts "Art for Always" project as recommended by the CRA Board on January 28, 2021. Pursuant to an Interlocal Agreement between the County, City and the CRA, the County previously set aside tourism funds for cultural, arts, and heritage initiatives to be recommended by the CRA Board. The allocation of these funds requires the approval of the County and City Commissions.

Fiscal Impact:

This item has a fiscal impact. This item seeks Board consideration to reallocate \$1.8 million in Tourist Development Taxes dedicated to grant recipients of the CRA's Arts, Culture, and Heritage Grant Program. Pursuant to an Interlocal Agreement between the County, City and the CRA (CRA Interlocal Agreement), adequate Tourist Development Tax (TDT) funds are available for the reallocation of funds.

Staff Recommendation:

Option #4: Board direction.

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Report and Discussion

Background:

This item seeks Board consideration of the reallocation of \$1.8 million of TDT funds, previously awarded to TLH Arts through the Arts, Culture, and Heritage Grant (ACHG) Program, to support the "Ashmore Building" project and LeMoyné Arts "Art for Always" project as recommended by the CRA Board on January 28, 2021 (Attachment #1).

On May 25, 2017, the CRA established the ACHG Program, allocation process and review committee to award the remaining approximate \$3 million of TDT funds once dedicated to the performing arts center for cultural projects, programs and expenses in either the Downtown or Greater Frenchtown/Southside CRA Districts. As part of this effort, the Arts and Culture Review Committee (ACR Committee) was established to provide guidance to CRA staff on the development and facilitation of the ACHG Program and application review process to determine funding award recommendations to be reviewed by Tourist Development Council (TDC) and subject to final approval by the CRA Board and the County and City Commissions. The ACR Committee was made up of representatives from local arts, historical, and government organizations.

In accordance with the Third Amendment to the CRA Interlocal Agreement approved in 2014, the CRA Board is charged with making recommendations for the utilization of these funds which are subject to final approval by both the County and City Commissions. The CRA Interlocal Agreement calls for the TDT funds to be utilized for projects, programs, and expenses:

related to culture, visual arts, and heritage programs; performing arts space, as part of the convention center project; or other performing arts projects.

These funds may be utilized in the CRA Districts and must be in accordance with section 125.0104, Florida Statutes which governs the use of TDT funds.

On March 27, 2018, the Board received an update on the ACHG Program, allocation process, and review committee established by the CRA Board (and consistent with the existing CRA Interlocal Agreement) to allocate the remaining \$3 million of TDT funds (Attachment #2). As part of this effort, the CRA established program application and funding guidelines for the ACR Committee's two-phase review and evaluation of grant applications to provide grant award recommendations.

On July 9, 2018 the CRA Board received the ACR Committee's grant recommendations. Following deliberations on the program applications and projects, the CRA Board deviated from the ACR Committee and recommended the following grant awards:

- Le Moyné Arts "Arts for Always" project: \$1 million
- John Gilmore Riley House Museum "Soul Voices" project: \$189,000
- TLH Arts' "Performance and Rehearsal Space" project: \$1.8 million

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At their respective meetings in July 2018, the County and City Commissions concurred with the funding recommendations approved by the CRA Board for the allocation of the remaining \$3 million in TDT funds (Attachment #3). Additional information on these projects is provided in the analysis section.

Following the approval of the ACHG Program funding awards in July 2018, the CRA worked with the applicants to develop implementation agreements determining how funding would be disbursed and monitored. As detailed in the ACHG Program Application Guidelines, allocation of the funding awards by the CRA is on a reimbursement basis contingent upon successful completion of the approved project proposals. As the approximate \$3 million in TDT was awarded to fund a portion of each of the three projects, applicants committed to provide a funding match, pursue additional funding through fundraising efforts prior to commencing construction, and/or revise project plans.

On September 26, 2019, the CRA Board received an update on the projects, detailing the status and timeline of fundraising efforts and construction completion, which was subsequently presented to the County Commission on October 15, 2019 (Attachments #4 and #5). At that time, the John G. Riley House Museum had completed the design and content development for the "Soul Voices" project which was completed by the end of the 2019 calendar year. LeMoyne Arts indicated the need for additional time to meet its \$2 million fundraising goal to commence construction. TLH Arts also indicated the need to raise additional funding prior to the commencement of construction, which was further delayed by ongoing negotiations on the building lease terms for the project site between TLH Arts, the City, and the State.

In an effort to ensure the TDT funds are utilized for the intended purpose through the ACHG Program, the CRA Board approved the development of funding agreements with LeMoyne Arts and TLH Arts to begin project construction within two years of the original funding approval in July 2018. The CRA Board also authorized the funding awards to be rescinded should the recipients fail to meet the timeline for project completion outlined in the respective funding agreements.

On January 28, 2021, CRA staff presented a status report on each project and sought direction from the CRA Board regarding the lack of progress made on the TLH Arts project (Attachment #6). The status report outlined other projects and concepts that have been recently presented to the CRA Board and staff, including a request from LeMoyne to modify the scope of its project for consideration by the CRA Board. Following deliberation and public input, the CRA Board voted to reallocate the \$1.8 million originally awarded for TLH Arts to the modified LeMoyne Arts project (\$800,000) and the renovation of the Ashmore Building in Frenchtown to a museum (\$1 million).

This item seeks Board's consideration of the reallocation of \$1.8 million of TDT funds, previously awarded to TLH Arts through the ACHG Program, to support the "Ashmore Building" renovation and LeMoyne Arts "Art for Always" project advanced by the CRA Board on January 28, 2021.

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Pursuant to the CRA Interlocal Agreement, the allocation of these TDT funds requires the approval of the County and City Commissions.

Analysis:

Created and administered by the CRA, the ACHG Program has served as the allocation process for the remaining \$3 million of TDT. Since the initial grant awards were approved in July 2018, the Division of Tourism has been monitoring the progress of the three awarded projects. On October 15, 2019, the Board received a status report on the projects, detailing the status and timeline of fundraising efforts and construction completion. Additionally, in an effort to ensure the TDT funds are utilized for the intended purpose through the ACHG Program, the CRA Board approved the development of funding agreements with LeMoyne Arts and TLH Arts to begin project construction within two years of the original funding approval in July 2018.

On January 28, 2021, following its deliberations on the ACHG Program and the current status of the project grants awarded to local non-profit organizations, the CRA Board voted to rescind the TLH Arts grant award of \$1.8 million. In addition, the CRA Board approved a motion to forgo a new application process in favor of considering several funding requests included in their agenda materials. An overview and status update on the three projects awarded funding in 2018 are provided in this analysis along with the CRA's recommendations to reallocate \$1.8 million to other projects.

The John G. Riley House Museum "Soul Voices – Frenchtown Heritage Kiosk" project was awarded \$189,000 to support the placement of nine historical markers and audio kiosks in the Frenchtown community displaying historical photos and recorded content from former Frenchtown residents.

Project Update: On November 8, 2019, the completed project was unveiled to the community and, subsequently on January 30, 2020, the CRA Board approved the dedication of an additional \$64,000 in CRA grant funds to support the purchase and installation of four additional markers. The additional markers have since been completed and were unveiled to the community on November 28, 2020.

TLH Arts' "Performance and Rehearsal Venue Renovation" project was awarded \$1.8 million to support the \$5.6 million renovation of a State-owned building, located at 206 West Van Buren Street and previously leased by the City of Tallahassee, into a multipurpose assembly and performance venue. TLH Arts was responsible for raising the remaining project funds needed prior to the commencement of construction; however, ongoing negotiations on lease terms for the site between TLH Arts, the City, and the State disrupted the project design development and fundraising activities. As securing a lease on the building was a key step necessary for the project to move forward, the CRA Board approved the following timeline for construction based upon the anticipated finalization of the lease agreement by January 2020:

- Finalize lease terms by January 2020
- Completion of project design by October 2020

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- Construction commencement by March 2021
- Project completion by January 2022

Project Update: While TLH Arts' project timeline approved by the CRA Board in September 2019 required the finalization of lease terms by January 2020, TLH Arts has since identified challenges in securing the lease for the building on West Van Buren Street through the City's representatives (Attachment #7). The Florida Department of Transportation (FDOT) notified the City in August 2020 that it would not be moving forward with a building lease and was evaluating options for demolition of the building. In its January 20, 2021 letter to the CRA, TLH Arts requested additional time so that it could negotiate directly with the FDOT to secure a long-term building lease. Based on this information and the project timeline requirements, the CRA Board rescinded the TLH Arts grant award of \$1.8 million dedicated to the project.

CRA Recommendation: Rescind the TLH Arts grant award of \$1.8 million and reallocate the TDT funds for a modified LeMoyne Arts project (\$800,000) and the renovation of the Ashmore Building in Frenchtown to a museum (\$1 million). Additional information on these projects is provided in the following sections of this analysis.

LeMoyne Arts "Art for Always" project was awarded \$1 million in July 2018 to support the \$3 million construction of an art education center and renovation of the sculpture garden at its current site located downtown. The proposed art education center will provide art studio classrooms and large multi-purpose space that can be utilized for conferences, receptions, and performances. Following the award of the grant funds, LeMoyne reported to the CRA that it had secured \$260,000 in donor commitments for the project and requested additional time to raise the full \$2 million needed to commence construction. On September 26, 2019, the CRA Board approved the following project timeline for LeMoyne:

- A \$2 million capital fundraising campaign from August 2019 to April 2020
- Construction commencement in July 2020
- Facility renovations to be completed by July 2021.

On November 14, 2019, the CRA Board moved the required completion date for the facility to January 31, 2022 to coincide with the approved TLH Arts schedule.

Project Update: On January 12, 2021, LeMoyne Arts requested a change to the scope of the project's original concept. Rather than constructing the new education center at its current site, LeMoyne Arts is now seeking to purchase and renovate an existing property located immediately adjacent to their current facility. According to their revised proposal provided to the CRA (Attachment #8), the purchase of the existing property would significantly reduce project costs and completion time while providing increased parking, garden and event space, and visibility/visitor access. With this change in scope, the total project cost would be reduced from \$3 million to \$2 million. However, given the challenges in fundraising, LeMoyne requested

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another \$1 million to support the purchase and renovation of the new proposed building site in addition to the \$1 million previously awarded in July 2018.

On January 28, 2021, the CRA Board recommended the reallocation of \$800,000 to LeMoyne Arts "Art for Always" project to support the completion of the new educational facility. The CRA Board's recommendation would provide LeMoyne Arts with a total of \$1.8 million in TDT funds for the renovation of the proposed building site without the need for a fundraising campaign. LeMoyne Arts anticipates the acquisition and improvements to the new property can be completed in approximately one year.

Pursuant to the Third Amendment to the CRA Interlocal Agreement approved in 2014, the TDT funds can be allocated for projects, programs and expenses related to culture, visual arts, and heritage in either of the CRA Districts. LeMoyne Arts is within the Downtown CRA District and the project meets the statutory requirements for the expenditure of TDT funds under section 125.0104, Florida Statutes. The CRA Board is charged with making recommendations for the utilization of these funds which are subject to final approval by both the County and City Commissions. The February 2, 2021 letter from the Interim Executive Director of the CRA seeks the Board's approval of the CRA's recommendation to reallocate \$800,000 from TLH Arts to the LeMoyne Arts "Art for Always" project.

CRA Recommendation: Approve the project scope modifications and allocate \$800,000 to the LeMoyne Arts "Art for Always" project.

Additional Projects Considered for the Reallocation of TDT Funds

On January 28, 2021, the CRA Board considered additional projects for the reallocation of TDT funds initially awarded to TLH Arts and expressed interest in funding projects that can be completed within a reasonable time frame. Projects included in the agenda materials for consideration included a \$700,000 request from the Challenger Learning Center of Tallahassee to improve seating, safety, ADA accommodations, and amenities for the IMAX Theatre. A separate request sought \$1.8 million for the purchase of the old Department of Health Building at Cascades Park to be converted into a black archives' destination. Following public input and discussion, the CRA Board recommended awarding \$1 million for the renovation of the Ashmore Building in Frenchtown to a museum (Attachment #9).

As detailed in the CRA's status report, the "Ashmore Building" project proposes the preservation and conversion of the building into a museum showcasing the historical and cultural legacy of the site. In 2018, the Ashmore Building project was one of the original funding requests submitted to the CRA for consideration as part of the ACHG Program application review process. At that time, the Big Bend Community Development Corporation (CDC) owned the Ashmore Building and requested grant funds to renovate the site to provide a technology-based museum as well as other offerings including learning labs and a stage for entertainment. The Ashmore Building project was the second ranked project by the ACR Committee but was not included in the final recommendations by the CRA Board.

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Since that time, the Ashmore property was conveyed to the City of Tallahassee in June 2020. In addition, the Ashmore Building has been identified by the Frenchtown resident-led Community Action Team as one of several key properties that should be preserved as part of the City's Neighborhood First Plan.

As the current owner of the property, the City is the applicant for the Ashmore Building project and is in the early stage of developing the project scope. Given the condition of the building, it is likely that the restoration of the structure will exceed \$1 million.

The Ashmore Building is within the Greater Frenchtown/Southside CRA District and the project, described as a publicly-owned building to be renovated as a museum, meets the statutory requirements for the expenditure of TDT funds under section 125.0104, Florida Statutes. The project appears to be similar to the original concept proposed in 2018 by a non-profit that owned the Ashmore property and was deemed to meet the TDT statutory requirements. The February 2, 2021 letter from the Interim Executive Director of the CRA seeks the Board's approval of the CRA Board's recommendation to reallocate \$1 million to renovate the Ashmore Building in Frenchtown to a museum

CRA Recommendation: Allocate \$1 million to renovate the Ashmore Building to a museum.

The original ACHG Program Guidelines from 2018 allowed for TDT funds to be spent on the acquisition of new property and improvements to leased property with certain conditions to ensure compliance with Florida Statutes and an ongoing public benefit that is reflective of the public investment. These provisions were included in the grant guidelines to encourage capital investment within the CRA Districts while also protecting the public investment to ensure the properties improved with TDT funds maintained their intended use. Should the Board approve the CRA's recommendations, project grants would be provided on a reimbursement basis under the existing terms required by the CRA Interlocal Agreement and the ACHG Program. Funding agreements would be managed by the CRA.

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Options:

1. Approve the Community Redevelopment Agency's recommendations for the reallocation of Tourist Development Tax Funds through the Arts, Culture, and Heritage Grant Program to award \$800,000 for the LeMoyne Arts "Arts for Always" and \$1 million for the City of Tallahassee renovation of the Ashmore Building to a museum.
2. Do not approve the Community Redevelopment Agency's recommendations and direct the County Administrator to write a letter to the CRA Board requesting it initiate a new application process to be evaluated by community stakeholders, similar to the 2018 grant cycle, for the available \$1.8 million in Tourist Development Tax funds.
3. Do not approve the Community Redevelopment Agency's recommendations and direct the County Administrator to write a letter to the CRA Board requesting it extend the timeline and seek a revised proposal from TLH Arts for a performance and rehearsal venue.
4. Board direction.

Recommendation:

4. Board direction

Attachments:

1. February 2, 2021 Letter from the CRA Interim Executive Director
2. March 27, 2018 County agenda item on the CRA including the Arts, Culture and Heritage Grant Program
3. July 10, 2018 County agenda item on the CRA's Arts, Culture and Heritage Grant Program recommendations
4. September 26, 2019 CRA Status Update on Arts, Culture and Heritage Program Grant recipients
5. October 15, 2019 County agenda item and Status Report on the Arts, Culture and Heritage Grant Program
6. January 28, 2021 CRA Status Update on the Arts, Culture, and Heritage Grant recipients
7. January 20, 2021 TLH Arts letter to the CRA
8. January 2021 LeMoyne "Arts for Always" project proposal update to the CRA
9. Historic Images of the Ashmore Building included in the January 28, 2021 CRA agenda materials



February 2, 2021

Mr. Ken Morris
Assistant to Leon County Administrator
Leon County Florida
301 South Monroe Street
Tallahassee, FL 32301

Re: CRA Board Recommendations of TDT Funds

Dear Ken:

On January 28, 2021, the CRA Board was given an update (see [Jan. 28 CRA Board agenda item, 9.01](#)) on the three Tourist Development Tax arts funds (TDT Arts Funds) projects which were approved by the CRA Board, Leon County Board of County Commissioners and the City of Tallahassee on July 9, 10 and 11, 2018, respectively. The TDT Arts Funds projects and amounts approved were as follows:

- John G. Riley Museum: Frenchtown “Soul Voices” Heritage Trail Monument Markers – Awarded \$189,000
Status: This project is complete.
- TLH Arts, Inc. – Awarded \$1.8 million
Status: The FDOT, who owns the building where the \$5 million project would be located, decided not to extend the lease with the City and were evaluating options for removing the building. TLH Arts requested more time to work with FDOT to secure a long-term lease.
- LeMoyne Arts Center/Gallery – Awarded \$1.0 million
Status: The original concept to construct a new education facility for \$3 million has changed to purchasing and renovating the adjacent property for the education center at a cost of \$2 million. LeMoyne requested an additional \$990,000 in TDT Arts Funds.

After the status update, the CRA Board expressed the need to fund projects that could move forward within a reasonable time frame. Following the discussion, the CRA Board recommended in a 4-1 vote (Mayor Dailey in dissent) the following options:

- Option 2. Formally close the TLH Arts, Inc. grant award of \$1.8 million in TDT Arts Funds.
- Option 4. Approve the LeMoyne project scope change.
- Option 9. Do not reopen the application process for uncommitted TDT Arts Funds.
- Option 10. Identify new projects which may be funded with uncommitted TDT Arts Funds and direct staff to develop the projects consistent with State Statutes and process according to the adopted Interlocal Agreement.

Option 12. Board direction which included recommending the \$1.8 million awarded to TLH Arts, Inc. be divided among LeMoynes Arts Center/Gallery (\$800,000) and the Ashmore Building in Frenchtown (\$1.0 million). The \$1 million for Ashmore's would go towards the renovation of the building into a museum consistent with Greater Frenchtown Southside CRA and the draft Neighborhood First Plan.

As you are aware, the third amendment to the Interlocal Agreement requires all three governing bodies to approve the use of the tourist development tax funds. In order to move forward with the use of the TDT Arts Funds, the Leon County Board of County Commissioners will need to consider and vote on the CRA Board recommendations.

Please contact me with any questions or if we can provide additional information.

Sincerely,



Wayne Tedder

Interim Executive Director

Community Redevelopment Agency

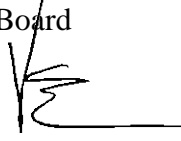
CC. Commissioner Diane Williams-Cox, CRA Chair
Reese Goad, Tallahassee City Manager

Leon County Board of County Commissioners

Agenda Item #14

March 27, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Status Update on the Proposed Restructuring of the Community Redevelopment Agency

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator
Lead Staff/ Project Team:	Ken Morris, Assistant County Administrator Nicki Paden, Management Analyst

Statement of Issue:

This status update seeks the Board's authorization for the County Administrator to finalize the proposed restructuring of the Community Redevelopment Agency (CRA) as approved by the Board on February 27, 2018 but without the additional changes to the ongoing Tourist Development cultural funding allocation process approved by a separate motion at that meeting to be considered in the negotiations with City.

Fiscal Impact:

The proposed restructuring of the CRA has a fiscal impact as described in greater detail in the February 27th agenda item including a \$23 million overall savings to the County. The proposed restructuring will provide the desired funding for the County to offset a portion of the revenue loss associated with the possible additional Homestead Exemption and provides additional long-term savings by reducing the County's overall contributions to the CRA.

Staff Recommendation:

See next page.

Title: Status Update on the Proposed Restructuring of the Community Redevelopment Agency
March 27, 2018
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Staff Recommendation:

- Option #1: Accept the status update on the proposed restructuring of the Community Redevelopment Agency.
- Option #2: Direct the County Administrator to proceed with finalizing the proposed restructuring of the Community Redevelopment Agency, in a form to be approved by the County Attorney, which shall be brought back to the Board for approval on April 24, 2018 and include the following elements:
- A. Discontinue the County's financial contributions to the Downtown CRA District by FY 2024 (final payment to be made in FY 2023).
 - i. County increment incentives would continue to be made only for the three recently approved projects (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
 - B. Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the Frenchtown/Southside CRA District starting in FY 2019.
 - C. Finalize and approve the boundaries for the proposed Frenchtown/Southside CRA District expansion.
 - D. Extend the term of the Frenchtown/Southside CRA District from 2030 to 2038.
 - E. Upon execution of this proposed restructuring, County Commissioners would no longer serve on the governing body of the CRA.

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Report and Discussion

Background:

Based on previous Board direction, the County Administrator and City Manager entered into negotiations to sunset the County's participation in the Downtown Community Redevelopment Agency (CRA). The County Administrator and Interim City Manager explored in good faith opportunities to balance the short- and long-term goals of their respective organizations, resolve long standing differences with regard to the CRA, and present a solution that serves the best interest of all affected stakeholders.

The proposed restructuring, as presented in the February 27th agenda item and approved by the Board, includes the following elements (Attachment #1):

- A. Discontinue the County's financial contributions to the Downtown CRA District by FY 2024 (final payment to be made in FY 2023).
 - i. County increment incentives would continue to be made only for the three recently approved projects (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
- B. Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the Frenchtown/Southside CRA District starting in FY 2019.
- C. Finalize and approve the boundaries for the proposed Frenchtown/Southside CRA District expansion.
- D. Extend the term of the Frenchtown/Southside CRA District from 2030 to 2038.
- E. Upon execution of this proposed restructuring, County Commissioners would no longer serve on the governing body of the CRA.

Additionally, the Board also approved a separate motion to include in the negotiations with the City the return of the County's authority over the unallocated Tourist Development Tax (TDT) funds designated for cultural funding. Pursuant to the existing interlocal agreement, the current process requires the County, the City and the CRA to approve the allocation of these funds.

On February 28, 2018, the City of Tallahassee approved the proposed restructuring of the CRA. However, the City did not approve the additional changes to the ongoing Tourist Development cultural funding allocation process.

Regarding the Tourist Development cultural funding allocation process, since the Third Amendment to the CRA Interlocal Agreement in 2014, approximately \$5.1 million of TDT has been set aside for projects, programs and expenses related to culture, visual arts, and heritage in either of the CRA Districts (Attachment #2). The CRA Board is charged with making recommendations for the utilization of these funds which are subject to final approval by both the County and City Commissions. To date, \$2.25 million of the TDT funds has been allocated by the County and City for the Capital City Amphitheater support space to be constructed as part of the North American Properties redevelopment project adjacent to Cascades Park.

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March 27, 2018
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Currently, the cultural funding allocation process approved by the CRA (and consistent with the existing Interlocal Agreement) to allocate the remaining TDT funding is underway and is expected to award all of the designated TDT funds upon its completion.

This agenda item provides the Board an update on action taken by the City Commission at its February 28th meeting, the status of CRA's ongoing grant process for the remaining \$2.9 million of TDT, and the recommended next steps in order to effectuate the proposed restructuring of the CRA.

Analysis:

Immediately following the Board's approval of the proposed restructuring of the CRA, the City Commission took up the issue at its meeting on February 28, 2018 (Attachment #3). The City Commission approved the restructuring as proposed by the City Manager and County Administrator (elements A-E on page 3 in the Background section of this agenda item); however, the City Commission did not affirm the changes to the TDT allocation sought by the Board.

As previously mentioned, the CRA Board is charged with making recommendations to the County and City Commissions for the utilization of the TDT funds once dedicated to the performing arts center. Approximately \$2.9 million of TDT funds remain available for projects, programs and expenses related to culture, visual arts, and heritage in either of the CRA Districts. On May 25, 2017, the CRA Board approved the creation of the Arts and Culture Review Committee (ACRC) in an effort to identify, evaluate, and recommend potential proposals for the utilization of the remaining TDT balance (Attachment #4). The six-member committee consists of representatives from the Leon County Tourist Development Council, the Council on Culture and Arts, the Tallahassee Downtown Improvement Authority, the Knight Creative Communities Initiative, and one representative from both the Frenchtown/Southside Citizen Advisory Committee and the Downtown Redevelopment Commission.

ACRC has provided guidance to CRA staff for the development of a two-phased process for the review and ranking of funding requests for the allocation of TDT toward proposed projects, programs and expenses related to culture, visual arts, and heritage. The application process is based on objectives from the Capital Area Cultural Plan and feedback gathered from the arts, cultural, and general community. Once applications are received, the ACRC will review and rank funding requests based on evaluation criteria approved by the CRA Board during their May 25, 2017 meeting. Following this review, funding requests will be forwarded to the Leon County Tourist Development Council prior to consideration by the CRA Board and final approval by the County and City Commissions.

At this time, CRA staff anticipates opening the application process by the last week of March 2018. This process is consistent with the terms of the CRA Interlocal Agreement and the policy guidance provided by the CRA Board. An update on the ACRC's application/review process and timeline will be provided at the CRA meeting on March 22, 2018. County Tourism staff will continue to work with the ACRC throughout their efforts to identify, evaluate, and recommend proposals for the utilization of the remaining TDT funds.

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Based on the mutual support for elements A-E of the proposed restructuring, the City Commission not consenting to the reassignment of the remaining \$2.9 million in TDT funds to the County's sole discretion, and the ongoing arts and culture grants process consistent with the Interlocal Agreement, staff recommends proceeding with the CRA restructuring as initially proposed and approved by the Board. Staff will coordinate with the City to prepare an interlocal agreement and any other necessary legal documents to be formally executed by each party as follows:

- March 22nd CRA Meeting: Finding of Necessity to expand the Frenchtown/Southside CRA.
- April 24th County Commission Meeting: Approval of the Interlocal Agreement for the proposed restructuring of the CRA and the Finding of Necessity to expand the Frenchtown/Southside CRA.
- April 25th City Commission Meeting: Approval of the Interlocal Agreement for the proposed restructuring of the CRA.
- May 23rd City Commission Meeting: Public Hearing to adopt the Finding of Necessity to expand the Frenchtown/Southside CRA.
- May 24th, CRA Meeting: Final Adoption of the Interlocal Agreement for the proposed restructuring of the CRA (the final CRA meeting to include County Commissioner participation).

The anticipated schedule provides the County and City the opportunity to review and approve the formal documents so that the financial restructuring can be implemented by the start of FY 2019. County Commissioners' final meeting serving on the CRA Board would be May 24, 2018.

Options:

1. Accept the status update on the proposed restructuring of the Community Redevelopment Agency.
2. Direct the County Administrator to proceed with finalizing the proposed restructuring of the Community Redevelopment Agency, in a form to be approved by the County Attorney, which shall be brought back to the Board for approval on April 24, 2018 and include the following elements:
 - A. Discontinue the County's financial contributions to the Downtown CRA District by FY 2024 (final payment to be made in FY 2023).
 - i. County increment incentives would continue to be made only for the three recently approved projects (Firestone/Bloxham redevelopment, 4Forty North Apartments, and Washington Square).
 - B. Equalize the County's millage rate contribution to the City's millage rate throughout the entirety of the Frenchtown/Southside CRA District starting in FY 2019.
 - C. Finalize and approve the boundaries for the proposed Frenchtown/Southside CRA District expansion.

Title: Status Update on the Proposed Restructuring of the Community Redevelopment Agency
March 27, 2018
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- D. Extend the term of the Frenchtown/Southside CRA District from 2030 to 2038.
 - E. Upon execution of this proposed restructuring, County Commissioners would no longer serve on the governing body of the CRA.
3. Do not accept the status update on the proposed restructuring of the Community Redevelopment Agency and direct the County Administrator to discontinue the proposed restructuring until the City agrees to reassign the remaining \$2.9 million in Tourist Development Tax funds to the sole discretion of the County.
 4. Board direction.

Recommendation:

Options #1 & #2.

Attachments:

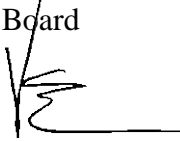
1. February 27, 2018 Agenda Item on the Proposed Restructuring of the County's Participation in the Community Redevelopment Agency
2. December 11, 2014 Third Amendment to Interlocal Agreement
3. February 28, 2018 City Commission Agenda Item on the Proposed Restructuring of the County's Participation in the Community Redevelopment Agency
4. May 25, 2017 CRA Agenda Item Regarding the Creation of the Arts and Culture Review Committee

Leon County Board of County Commissioners

Agenda Item #24

July 10, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Community Redevelopment Agency's Arts, Cultural and Heritage Grant Program Recommendations

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator
Lead Staff/ Project Team:	Kerri L. Post, Director, Division of Tourism Nicki Paden, Management Analyst

Statement of Issue:

This item seeks the Board's approval of the grant awards for the Community Redevelopment Agency's Arts, Cultural, and Heritage Grant Program consistent with the terms of the Interlocal Agreement between the County, City and the CRA to utilize Tourist Development Taxes previously set aside for a performing arts center.

Fiscal Impact:

This item seeks to award approximately \$3.1 million in Tourist Development Tax (TDT) funds for three projects. Adequate TDT funds have been allocated pursuant to the Interlocal Agreement to satisfy the grant awards.

Staff Recommendation:

Option #1: Approve the Arts, Cultural, and Heritage Grant Program funding recommendations as follows: Le Moyne Gallery (\$2,042,000), Big Bend Community Development Corp. (\$840,885), and John Gilmore Riley House Museum (\$189,000) subject to the City and Community Redevelopment Agency's approval.

Title: Community Redevelopment Agency's Arts, Cultural and Heritage Grant Program
Recommendations

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Report and Discussion

Background:

The Community Redevelopment Agency (CRA) established a grant program, allocation process, review committee, and accelerated timeline to award approximately \$3.1 million in Tourist Development Tax (TDT) funds once dedicated to the performing arts center, by July 2018, subject to the approval by the CRA Board and the County and City Commissions. This item seeks the Board's approval of the grant awards for the Arts, Cultural, and Heritage Grant Program (ACHGP), as recommended by the Arts and Culture Review Committee and reviewed by the Tourist Development Council (TDC), subject to the CRA Board's approval on July 9th. Should the CRA Board take any action other than what has been recommended by the ACRC, staff will provide the Board an update at its July 10th meeting.

Since the Third Amendment to the CRA Interlocal Agreement in 2014, approximately \$5.2 million of TDT was retained in an interest bearing account set aside for projects, programs and expenses related to culture, visual arts, and heritage in either of the CRA Districts. Pursuant to the Interlocal Agreement, the CRA Board is charged with making recommendations for the utilization of these funds which are subject to final approval by both the County and City Commissions. Based on final negotiations, \$2.1 million of these TDT funds have been allocated by the County and City for the Capital City Amphitheater support space to be constructed as part of the North American Properties redevelopment project adjacent to Cascades Park. This results in a balance of approximately \$3.1 million for allocation as part of the ACHGP administered by the CRA.

On March 27, 2018, the Board received an update on the ACHGP created by the CRA Board (and consistent with the existing Interlocal Agreement) for the remaining \$3.1 million of TDT funding dedicated for cultural projects, programs and expenses in either of the CRA Districts (Attachment #1). On May 25, 2017, the CRA Board approved the creation of the Arts and Culture Review Committee (ACRC) to provide guidance to CRA staff for the development and facilitation of the ACHGP allocation process. The six-member ACRC consists of the following representatives:

1. Russell Daws, Tourist Development Council
2. Spenser Ingram, Council on Culture and Arts
3. Claudia D'Vant, Tallahassee Downtown Improvement Authority
4. Betsy Couch, Knight Creative Communities Initiative
5. Cynthia Tunncliff, Downtown Redevelopment Commission
6. Rahni Wright, Frenchtown Southside Citizens Advisory Committee

The ACRC was tasked with providing guidance to CRA staff for the development of a two-phased review process and, upon completion, providing ACHGP funding recommendations to the CRA Board. An accelerated timeline of the application, deliberation, and approval process was adopted in order for the County, CRA Board, and City to each approve the grant awards at their respective meetings in July. The timeline is as follows:

Title: Community Redevelopment Agency's Arts, Cultural and Heritage Grant Program
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- March 26, 2018: Publication of ACHGP Application Materials
- May 24, 2018: ACHGP Application Deadline
- May 25 – June 11, 2018: ACRC deliberations
- June 21, 2018: Leon County Tourist Development Council Review
- July 9, 2018: CRA Board consideration
- July 10, 2018: Board of County Commissioners consideration
- July 11, 2018: City of Tallahassee consideration

Following the application deadline, a total of nine funding requests were submitted to the CRA. One project was deemed ineligible, three projects were deemed partially eligible, and five projects were deemed fully eligible for funding as explained in the analysis section. One of the three partially eligible project applicants, Southside Arts, withdrew from the process leaving seven applications to be evaluated by the ACRC.

The ACRC funding recommendations are subject to final approval by the CRA Board and the County and City Commissions. The CRA Board is scheduled to meet one day prior to the County's July 10th Board meeting. This item seeks the Board's approval of the award recommendations for the ACHGP, as recommended by the ACRC and reviewed by the TDC, subject to the CRA Board's approval on July 9th.

Analysis:

Created and administered by the CRA, the ACHGP serves as the allocation process for the remaining \$3.1 million of TDT (Attachment #2). The ACHGP timeline and application process tasked the ACRC with the review and evaluation of grant applications to provide recommendations for funding awards to be presented to the CRA Board and the County and City Commissioners. As a part of this effort, the ACHGP called for a two-phase review process:

Phase One Review

On Tuesday, May 29, an initial review was conducted to determine the eligibility of the nine applications for TDT funding as determined by Section 125.0104, F.S. and the CRA Interlocal Agreement. This review was conducted by a workgroup consisting of representatives from the Council on Culture & Arts, County/City/CRA staff, and the City/County Attorney Offices. Following deliberations, the workgroup identified five projects as fully eligible, one project as ineligible, and three projects as partially eligible for TDT funds. Each applicant was provided written notification of the Phase One Review for eligibility. One of the three partially eligible project applicants, Southside Arts, withdrew from the process leaving a total of seven fully eligible and partially eligible projects to be considered by the ACRC.

Phase Two Review

Following the eligibility review, the ACRC held three public meetings to conduct the second phase of the review process to evaluate the remaining seven eligible applicants based on the

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CRA-approved evaluation criteria. Following an extensive review and deliberation of the ACRC, the funding requests were ranked based on the average of their total scores as shown in Table #1.

Table #1: Ranking of Project Applicants and Average Total Scores				
Rank	Average Score	Organization	Project Proposal	Funding Request
#1	86.5	LeMoyne Arts	“Art for Always”	\$3 million
#2	83.66	Big Bend Community Development Corp. (CDC)	“Community Driven Arts, Culture, Heritage, and Educational Project”	\$1.2 million
#3	83.16	TLH Arts	“Performance and Rehearsal Space”	\$3 million
#4	82.83	John Gilmore Riley House Center/Museum	“Soul Voices”	\$275,000
#5	77.0	Florida Litfest/ Word of South	“Cascades Park Amphitheater Concert Funding”	\$350,000
#6	71.66	CAT Family Records	“Monroe Contemporary”	\$2.8 million
#7	68.88	Playhouse Tallahassee	“Playhouse Tallahassee in Washington Square”	\$3 million

As indicated in the program guidelines (Attachment #2), the ACRC and CRA Board reserve the right to recommend awarding the \$3.1 million to a single project or multiple proposals, and to allocate those funds in the manner that best meets the stated program criteria. During the evaluation process, the ACRC considered the opportunity to fund multiple project proposals to achieve the greatest benefit from the program. Further, applicants indicated a willingness and ability to revise project plans if awarded less funding than requested which would allow multiple projects to be recommended for the allocation of TDT funds.

Thus, the ACRC reviewed the seven project applications and recommended funding for three of the top four ranked applications. Based on the applicants’ willingness to revise project plans if awarded less funding than requested, the ACRC was able to identify three projects that could be sufficiently funded with the \$3.1 million of TDT funds as follows:

- LeMoyne Arts: \$2,042,000
- Big Bend CDC: \$840,855
- John Gilmore Riley House Center/Museum: \$189,000

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The LeMoyne Arts "Art for Always" project proposes the construction and renovation of an Education Center, sculpture garden and parking. The Big Bend Community Development Corp. proposes "Ashmore's Museum: A Community-driven Arts, Culture, Heritage Educational Catalyst" project in Frenchtown including a glassworks studio and learning lab. The John Gilmore Riley House Center/Museum proposes "Soul Voices" which will produce permanent historic markers throughout the Frenchtown community.

Tourist Development Council Review of Funding Recommendations

On June 21, 2018, the TDC conducted a special meeting to review the project applications and ACRC grant funding recommendations. Following extensive discussion, several TDC members expressed disappointment that a performing arts space/venue will not be realized through this process, thereby leaving a significant community priority unfulfilled. Recognizing the current local grant opportunities available, members suggested the ACHGP as an opportunity to support an unprecedented project unique to current local cultural offerings. In light of this one-time opportunity to leverage approximately \$3.1 million, several TDC members indicated an expectation for a single transformative project for the community. The TDC's discussion resulted in a consensus statement acknowledging the diligent work of the ACRC and the importance of accountability for these projects moving forward but expressed disappointment that the funds would not be utilized for a publicly owned and singular transformative project (Attachment #3).

The ACRC funding recommendations, as reviewed by the TDC, require final approval of the CRA, City, and County Board at their respective meetings in July. This item seeks the Board's approval of the grant awards for the ACHGP as recommended by ACRC, subject to the CRA Board's approval on July 9th. Should the CRA Board take any action other than what has been recommended by ACRC, staff will provide the Board an update at its July 10th meeting.

Options:

1. Approve the Arts, Cultural, and Heritage Grant Program funding recommendations as follows: Le Moyne Gallery (\$2,042,000), Big Bend CDC (\$840,885), and John Gilmore Riley House Museum (\$189,000) subject to the City and Community Redevelopment Agency's approval.
2. Do not approve the Arts, Cultural, and Heritage Grant Program funding recommendations.
3. Board direction.

Recommendation:

Option #1.

Attachments:

1. March 27, 2018 Status Update on the Proposed Restructuring of the CRA
2. Arts, Culture, and Heritage Grant Program Application and Funding Guidelines
3. TDC Consensus Statement on the Review of the ACHGP Funding Recommendations

**Additional Information
for Agenda Item #24
for the
Meeting of Tuesday, July 10, 2018**

General Business

24. Community Redevelopment Agency's Arts, Cultural and Heritage Grant Program Recommendations
(County Administrator/ County Administration/ Tourism Division)


Leon County Board of County Commissioners

Additional Information and Revised Option for

Agenda Item #24

July 10, 2018

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator 

Title: Additional Information and Revised Option: Community Redevelopment Agency's Arts, Cultural and Heritage Grant Program Recommendations

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator
Lead Staff/ Project Team:	Kerri L. Post, Director, Division of Tourism Nicki Paden, Management Analyst

This memorandum provides additional information and replaces Option #1 for agenda item #24 related to the Community Redevelopment Agency's (CRA) Arts and Culture Review Committee's (Committee) funding recommendations. At its meeting today, the CRA Board received the Committee's grant recommendations (as reflected in the original agenda item #24). However, after deliberation the CRA Board approved the grant awards as modified below:

- John Gilmore Riley House Center/Museum: \$189,000
- Le Moyne Arts: \$1 Million
- TLH Arts: \$1.8 Million

The modification approved by the CRA Board maintains the award amount recommended by the Committee for Riley House's proposal, reduces the award amount to Le Moyne by approximately \$1 million (or 50%), and eliminates funding for the Big Bend CDC project in support of the TLH Arts project for \$1.8 million. The TLH Arts project was the third ranked project by the Committee but was not initially recommended for a grant due to the limited availability of funds. The TLH Arts project proposes the renovation of an underutilized building near Lake Anita to provide a multi-purpose assembly and performance venue.

The CRA Interlocal Agreement requires County Commission and City Commission approval of the final grant awards. Should the Board concur with the funding recommendations approved by the CRA Board; the funding recommendations will then be considered by the City Commission at their meeting on Wednesday. Should the Board not concur with the CRA's funding recommendations, the Board may wish to provide guidance to staff.

Title: Additional Information and Revised Option: Community Redevelopment Agency's Arts,
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Staff Recommendation:

Option 1: Approve the Arts, Cultural, and Heritage Grant Program funding recommendations by the Community Redevelopment Agency as follows: John Gilmore Riley House Museum (\$189,000), Le Moyne Gallery (\$1 million), and TLH Arts (\$1.8 million), subject to the City Commission's approval.



Agenda Item Details

Meeting	Sep 26, 2019 - CRA Board Meeting and Public Hearing
Category	9. Both Districts Policy Formation and Direction
Subject	9.01 Development of funding agreements for the Tourist Development Tax - Arts, Culture and Heritage Program Grant Recipients - Sherri Curtis, CRA
Type	Action
Preferred Date	Sep 26, 2019
Fiscal Impact	No
Recommended Action	Direct staff to develop funding agreements for TDT grant recipients consistent with project schedules identified within this agenda.

For more information, please contact: Sherri Curtis, 891-8354

Statement of Issue

On July 9, 2018, the City of Tallahassee Community Redevelopment Agency (CRA) Board awarded approximately \$3.0 million in CRA-controlled Leon County Tourist Development Tax (TDT) grant funds to three nonprofit organizations under the Arts, Culture and Heritage Grant Program. The recipients were John G. Riley Museum, LeMoyne Arts Foundation and TLH Arts, Inc.

In the year since the grant funds have been approved, the CRA has entered into an agreement with the John G Riley Museum for their Soul Voices – Frenchtown Heritage Kiosk project, and the project is well underway. The LeMoyne Art Foundation and TLH Arts, Inc. projects have not progressed to the point of construction commencement.

In an effort to begin utilizing the TDT funds as intended, staff sent a letter to the LeMoyne Art Foundation and TLH Arts On August 13, 2019 requesting they provide a timeline outlining fund-raising efforts, as well as design, permitting and construction, and their ability to start construction by July 31, 2020. Staff is requesting approval to develop funding agreements with both LeMoyne Art Foundation and TLH Arts that will provide for completion of these projects. Should either project not meet the agreed schedule, staff is recommending terminating the agreements, thus rescinding the TDT grant funds.

Recommended Action

Option 1 - Direct staff to develop funding agreements for the TDT grant recipients consistent with the project schedules identified within this agenda.

Fiscal Impact None. The grant funds have already been awarded and there is no commitment.

Supplemental Material/Issue Analysis

History/Facts & Issues

Approximately \$5 million was collected in Leon County Tourist Development Tax (TDT) funds for the Downtown Performing Arts Center. In December 2014, as part of the third amendment to the Interlocal Agreement governing the CRA's Downtown District, the County, City and CRA agreed the TDT funds could be used for projects and programs related to culture, visual arts, heritage programs, performing arts space or other performing arts projects. A historical timeline of the TDT funds and the process for allocating the funds is outlined in Attachment 1.

The funds can be used in either the Greater Frenchtown/Southside District or the Downtown District provided the uses were authorized under Section 125.0104(5), Florida Statutes (Attachment 2). Specifically the funds can be used to acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate or promote certain facilities as authorized by the Local Option Tourist Development Act, as authorized by Section 125.0104 (5), Florida Statutes. Eligible facilities and uses include:

- Publicly owned and operated convention centers, sports stadiums, sports arenas, coliseums, or auditoriums;
- Publicly owned auditoriums that are operated by 501 (c)(3) not-for-profit organizations;
- Aquariums or museums that are publicly owned and operated or owned and operated by not-for-profit organizations;
- The promotion of zoological parks that are publicly owned and operated or owned and operated by not-for-profit organizations;
- To promote and advertise tourism in this state and nationally and internationally;
- To fund convention bureaus, tourist bureaus, tourist information centers, and news bureaus as county agencies; and
- To finance beach park facilities, or beach, channel, estuary, or lagoon improvement, maintenance, renourishment, restoration, and erosion control.

On May 2017, the CRA Board approved the use of up to \$2.1 million in TDT funds for the purchase of 12,955 square-feet of amphitheater operational support space, performance space and flexible event space, as part of the CRA-Cascades Joint Venture development agreement for the Cascades Project development. The Board also authorized staff to move forward with the TDT Arts Funds allocation process for the use of the remaining \$3 million.

The remaining \$3 million was awarded to three non-profit organizations in July 2018. The organizations and their awarded amounts are listed below:

1. John G. Riley Museum - \$189,000. The museum requested \$275,000 but was awarded \$189,000 for the Soul Voices – Frenchtown Heritage Kiosk Project. Due to the reduction in funding, the Museum scaled their project down from fifteen markers/kiosks to nine for an estimated total cost of \$172,000. The project consists of markers displaying historical photos and recorded content from former Frenchtown residents. The markers will be located throughout the Frenchtown community. The Riley Museum has executed an agreement with the CRA for the use of the TDT funds. The Museum has completed the design and historical content for each marker and is currently working on the fabrication and construction. The markers should be completed and installed by the end of this year.
2. LeMoyne Arts Foundation - \$1.0 million. The foundation requested \$3.0 million and was awarded \$1.0 million for their Art for Always project which consists of the construction of an education center and the renovation of the sculpture garden at their current location of 125 Gadsden Street. The total project cost is estimated at \$3.0 million. Following the award of the grant funds, LeMoyne indicated the need to raise additional funds to complete their project.
3. TLH Arts, Inc. - \$1.8 million. Requested \$3.0 million and was awarded \$1.8 million for the renovation of a publicly-owned (State) building located at 206 W. Van Buren Street into a multi-purpose assembly and performance venue. The total project cost is estimated at \$5.6 million. Following the grant award, TLH Arts also indicated the need to raise additional funds to complete their project. TLH Arts will also need to secure a lease agreement on the State building. Currently, the City of Tallahassee holds a lease on this building.

On August 13, 2019, staff sent a letter to the LeMoyne Art Foundation and TLH Arts requesting they provide a timeline outlining fund-raising efforts, as well as design, permitting and construction, and their ability to start construction by July 31, 2020 (Attachment 3). Responses were due to the CRA on September 5, 2019.

The LeMoyne Arts Foundation's *Art for Always* timeline, as illustrated below and in Attachment 4, anticipates starting construction in July 2020 with the education center completed in May 2021, and the remaining project components completed and the facility open for operations in July 2021. In separate correspondence, Kelly Dozier, President, LeMoyne Arts, advised staff the project budget is \$3.0 million, with the \$1.0 million in TDT grant funds and \$2.0 million in funds raised by the LeMoyne Arts Foundation. In addition, the Foundation is working to raise another \$1.0 million for an endowment which will secure the future of this project. Key points from the timeline include:

- August 2019-April 2020: Conduct Capital Campaign and finalize design completion. Multiple donor events scheduled.
- April 2020-June 2020: Permitting and project documents to bid with three local contractors.

- July 2020: Commencement of construction. Site preparation, construction of new building.
- May 2021: Construction complete.
- May-July 2021: Demolish existing education building.
- May-July 2021: Installation of new plaza/parking lot.
- July 2021: Install and construct new sculpture garden.
- July 2021: Begin full operations of new facility. Open for community events.

The TLH Arts, Inc. timeline, shown below and at Attachment 5, anticipates starting construction in March 2021, with construction completed in approximately 10 months (January/February 2022). In their milestone description, TLH Arts advises the uncertainty regarding the lease of the property from FDOT has had a substantial impact on their design and fundraising activities and plans.

- June 18, 2019: City/CRA receives and forwards new proposed draft lease from FDOT (only five (5) years, with one (1) renewal term of five (5) years and \$850 per month for any month in which ticketed events are held); original lease was for initial term of fifty (50) years at no charge.
- September 10, 2019: Consensus between TLH Arts, Inc., and CRA/City staff regarding respective work items, FDOT lease counterproposal/terms.
- Anticipated Notice to Proceed – Fall/Winter 2019.
- Design Phase – 10-12 Months (additional time added for arts community engagement/input).
- Permitting Phase – 4 Months.
- Construction Phase – (Anticipated to begin March 2021) 10 Months.
- Early 2022 – Anticipated Substantial Completion; Occupancy.

The key step necessary for this project to move forward is securing a lease on the State owned building. TLH Arts and the City will need to develop the lease and the final approval will be made by FDOT. Based on this critical step, staff is recommending the following schedule:

- October 30, 2019: Consensus between TLH Arts, Inc., City and FDOT on lease terms.
- January 31, 2020: Lease approved contingent upon project completion.
- October 30, 2020: Design completed
- February 28, 2021: Permitting completed
- March 31, 2021: Construction commences
- January 31, 2022: Substantial completion; Occupancy.

Staff is requesting approval to develop funding agreements with the grant recipients as provided above. Should either project not meet the agreed schedule, staff is recommending terminating the agreements, thus rescinding the TDT grant funds. Per the Third Amendment to the Interlocal Agreement that governs select operations of the CRA, if the grant funds are eventually not provided to one of the current recipients, the use of the funds for a different use requires approval by the CRA, City Commission and County Commission.

Department(s) Review

Resource Management

Options

Option 1: Direct staff to develop funding agreements for the TDT grant recipients consistent with the project schedules identified within this agenda.

Option 2: Board direction.

Attachments/References

1. Historical Timeline for TDT Art Funds
2. Section 125.0104(5), Florida Statutes
3. August 13th letter to LeMoyne Art Foundation and TLH Arts
4. LeMoyne Art for Always Project Timeline

5. THL Arts Project Timeline

Atch 1.pdf (614 KB)

Atch 2.pdf (620 KB)

Atch 3.pdf (2,273 KB)

Atch 4.pdf (1,857 KB)

Atch 5.pdf (4,283 KB)

Leon County Board of County Commissioners

Agenda Item #18

October 15, 2019

To: Honorable Chairman and Members of the Board

From: Vincent S. Long, County Administrator



Title: Status Report on the Community Redevelopment Agency's Arts, Cultural and Heritage Grant Program

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Kerri Post, Director, Division of Tourism
Lead Staff/ Project Team:	Nicki Paden, Management Analyst

Statement of Issue:

As requested by the Board during the September 17, 2019 meeting, this item provides a status report on the Community Redevelopment Agency's Arts, Cultural, and Heritage Grant Program.

Fiscal Impact:

This item has no fiscal impact.

Staff Recommendation:

Option #1: Accept the status report on the Community Redevelopment Agency's Arts, Cultural, and Heritage Grant Program.

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Report and Discussion

Background:

As requested by the Board during the September 17, 2019 meeting, this item provides a status report on the Community Redevelopment Agency's Arts, Cultural, and Heritage Grant Program.

On May 25, 2017, the Community Redevelopment Agency (CRA) established a grant program, allocation process and review committee to award the remaining approximate \$3 million of Tourist Development Tax (TDT) funds once dedicated to the performing arts center for cultural projects, programs and expenses in either of the CRA Districts. As part of this effort, the Arts, Culture, and Heritage Review Committee was established to provide guidance to CRA staff on the development and facilitation of the grant program and application review process to determine funding award recommendations to be reviewed by Tourist Development Council (TDC) and subject to final approval by the CRA Board and the County and City Commissions.

At their respective meetings in July 2018, the County, CRA Board, and City each approved the allocation of the approximately \$3 million of TDT funds through the CRA's Arts, Cultural, and Heritage Grant Program to the following projects:

- John G. Riley House Museum "Soul Voices – Frenchtown Heritage Kiosk" (\$189,000)
- LeMoyne Arts "Art for Always" Project (\$1 million)
- TLH Arts, Inc. "Performance and Rehearsal Venue Renovation" (\$1.8 million)

This item provides a status report on CRA's Arts, Cultural, and Heritage Grant Program including the status and timeline for completion of the awarded projects.

Analysis:

Following the approval of the Arts, Cultural, and Heritage Grant Program funding awards in July 2018, the CRA worked with the applicants to develop implementation agreements determining how funding would be disbursed and monitored. As detailed in the Arts, Cultural, and Heritage Grant Program Application Guidelines, allocation of the funding awards by the CRA is on a reimbursement basis contingent upon successful completion of the approved project proposals. As the approximate \$3 million in TDT was awarded to fund a portion of each of the three projects, applicants were required to provide a funding match or pursue additional funding through fundraising efforts prior commencing construction.

In the year since the grant funds have been approved, the Division of Tourism and the Tourist Development Council have been monitoring the progress of the three awarded projects for the Arts, Cultural, and Heritage Grant Program. On September 26, 2019, the CRA Board received an update on the projects (Attachment #1), detailing the status and timeline of fundraising efforts and construction completion, as follows:

The John G. Riley House Museum "Soul Voices – Frenchtown Heritage Kiosk" project was awarded \$189,000 to support the placement of nine kiosks in the Frenchtown community

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displaying historical photos and recorded content from former Frenchtown residents. The CRA has entered into a funding agreement with the John G. Riley House Museum and fabrication and construction of the markers is underway with installation to be complete by the end of 2019 with a total project cost of \$172,000.

LeMoyne Arts "Art for Always" project was awarded \$1 million to support the \$3 million construction of an education center and renovation of the sculpture garden at their current site. Following the award of the grant funds, LeMoyne indicated the need for additional time to raise the remaining \$2 million of project costs prior to entering to commencing construction based on the following timeline:

- August 2019-April 2020: Completion of project design for education center; Multiple fundraising events scheduled.
- July 2020: Commencement of construction of education center.
- May 2021: Completion of construction of education center.
- May-July 2021: Demolition of existing education building; Installation of new plaza/parking lot.
- July 2021: Project completion.

TLH Arts, Inc.'s "Performance and Rehearsal Venue Renovation" project was awarded \$1.8 million to support the \$5.6 million renovation of a State-owned building, currently being leased by the City of Tallahassee, into a multipurpose assembly and performance venue. TLH Arts, Inc. has also indicated the need to raise additional funding prior to the commencement of construction; however, ongoing negotiations on lease terms for the site between TLH Arts, Inc., the City, and the State has had an impact on the project design development and fundraising activities. As securing a lease on the building is the key step necessary for the project to move forward, the following timeline for construction is based upon the anticipated finalization of the lease agreement by January 2020:

- October 2020: Completion of project design.
- February 21, 2020: Completion of project permitting.
- March 31, 2021: Commencement of project construction.
- January 31, 2022: Project completion.

In an effort to ensure the TDT funds are utilized for the intended purpose through the Arts, Cultural, and Heritage Grant Program, the CRA Board approved the development of funding agreements with LeMoyne Arts and TLH Arts, Inc. to begin project construction within two years of the original funding approval which occurred in July 2018. The funding award would be rescinded should the recipients fail to meet the timeline for project completion reflected above.

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Pursuant to the Third Amendment to the CRA Interlocal Agreement, the CRA Board would be charged with making recommendations for the utilization of the rescinded funds, subject to final approval by both the County and City Commissions.

Options:

1. Accept the status report on the Community Redevelopment Agency's Arts, Cultural, and Heritage Grant Program.
2. Do not accept the status report on the Community Redevelopment Agency's Arts, Cultural, and Heritage Grant Program.
3. Board direction.

Recommendation:

Option #1

Attachments:

1. September 26, 2019 CRA Status Update on Arts, Culture and Heritage Program Grant Recipients



Agenda Item Details

Meeting	Jan 28, 2021 - CRA Board Meeting
Category	9. Both Districts Policy Formation and Direction
Subject	9.01 CRA Tourist Development Tax Projects Update - Rick McCraw, CRA Program Director
Type	Action, Discussion
Preferred Date	Jan 28, 2020
Recommended Action	Option 1. Accept the projects update. Option 12. Board direction.

For more information, please contact: Rick McCraw, [\(850\) 891-8352](tel:8508918352) or Sheila Williams, [\(850\) 891-8355](tel:8508918355)

Statement of Issue

On July 9, 2018, after a lengthy application process, the City of Tallahassee Community Redevelopment Agency (CRA) Board approved the use of approximately \$3.0 million in Tourist Development Tax (TDT) arts funds (originally collected in support of the proposed Tallahassee Performing Arts Center) to support three arts/culture/performing arts projects. Consistent with the terms of the 3rd Amendment to the Interlocal Agreement governing the creation and operation of the CRA's Downtown (DT) District, the grant amounts and projects were also approved by the Leon County Board of County Commissioners and the City of Tallahassee Commission on July 10 and 11, respectively. The projects and amounts approved are as follows:

- John G. Riley Museum: Frenchtown "Soul Voices" Heritage Trail Monument Markers - \$189,000;
- TLH Arts, Inc. - \$1.8 million; and
- LeMoyne Arts Center/Gallery - \$1.0 million.

The purpose of this agenda item is to provide a status of the three projects and to seek Board direction for moving forward. Additionally, LeMoyne has proposed a potential scope change and requested additional funding (above their original award amount) to be considered by the Board. Lastly, this item identifies other potential projects/requests that have surfaced over the past several months that may be considered for any surplus TDT funds. Any changes to the existing projects and their funding levels or the addition of new projects will require approval by the CRA Board, the City Commission and the Leon County Board of County Commissioners.

Recommended Action

Option 1. Accept the TDT projects update.
Option 12. Board direction.

Fiscal Impact

There is no fiscal impact associated with this agenda item. The grant funds were approved in July 2018.

Supplemental Material/Issue Analysis

History/Facts & Issues

In July 2018, the CRA Board, the Leon County Board of Commissioners and the City of Tallahassee Commission approved the use of approximately \$3.0 million in uncommitted TDT Arts Funds for the following arts related project as outlined in the 3rd Amendment to the Interlocal Agreement governing the creation and operation of the CRA's Downtown District.

- John G. Riley Museum: Frenchtown "Soul Voices" Heritage Trail Monument Markers. The John G. Riley Center/Museum of African American History and Culture, Inc (John G. Riley Museum) was approved for a grant of \$189,000 in TDT Arts funds to fabricate and install nine historic monument markers in the GFS District as the "Soul Voices" Heritage Trail project. On January 30, 2020, the CRA Board approved \$64,000 in CRA grant funds for the purchase and installation of the four additional historic markers.

Status: The project is complete. The original nine historic markers and audio kiosks were unveiled on November 8, 2019. The four additional historic markers were unveiled on November 28, 2020. Following the final payment for the four additional historic markers \$16,700 in uncommitted CRA grant funds remained. The funds were returned to the FY 2020 GFS Master Project where they were used for FY 2021 budgeted expenses.

- TLH Arts, Inc. TLH Arts was awarded a \$1.8 million grant towards a \$5.6 million project for a Multi-purpose Performing/Event Space at 206 W. Van Buren Street in the GFS District. The proposed project includes a 300-seat black box theater, recording studios, education, rehearsal and green-screen spaces. The project anticipated using the property at 206 W. Van Buren Street which would be leased from the Florida Department of Transportation (FDOT) via a City of Tallahassee lease. Attachment 7 includes the TLH Arts application and additional information regarding their proposal.

Status: In August 2020 FDOT staff advised the City that they would not extend the building lease with the City and were evaluating the options for removing the building. This effectively closes the TLH Arts proposal and potentially returns \$1.8 million in uncommitted TDT Arts funds to the CRA. The Board

approved project timeline includes the finalization of lease terms between the City and FDOT by January 31, 2020; construction starting by March 31, 2021, and construction substantially complete by January 31, 2022. Attachment 7 also includes an email requesting additional time for representatives of TLH Arts to work with FDOT to secure the proposed building in a long term lease.

- **LeMoyné Arts Center/Gallery.** LeMoyné was awarded \$1.0 million grant towards a \$3.2 million project for a sculpture garden and educational center improvements to their property at 125 N. Gadsden Street in the DT District. Attachment 1 includes a summary of their approved project scope. Additionally, Attachment 1 also includes a request from LeMoyné for funding in the amount of \$1.99 million. This amount is consistent with LeMoyné's original request to the CRA.

Status: The LeMoyné project timeline originally approved by the CRA Board in September 2019 included a capital fundraising campaign from August 2019 to April 2020, construction of the new facility starting in July 2020 and opening the facility in July 2021. In November 2019 the CRA Board moved the required completion date for the facility to January 31, 2022 to coincide with the approved TLH Arts schedule. On January 12, 2021, LeMoyné requested a change to the scope of their original concept. The change includes the purchase and renovation of the property located at 131 N. Gadsden Street, immediately adjacent to their current site. The new property would serve as the new education facility that LeMoyné has been seeking for the past three years. LeMoyné's has indicated that the scope change could result in the following benefits:

1. Significantly less expensive to purchase and renovate the building versus new construction. The estimated cost to purchase the property and renovate the building is \$2.0 million.
2. More than doubles LeMoyné Arts street frontage on N. Gadsden Street, increasing visibility and visitor access.
3. Adds more than 20 parking spaces, a premium in the downtown area.
4. Can be purchased and renovated into education building within one year, completing the project much faster than new building construction.
5. Maintains the full garden footprint behind the Gallery building allowing LeMoyné to keep and expand its gardens and event spaces as well as the ceramics kiln firing complex.

LeMoyné Arts learned of the sale of the property at the beginning of the year and is in the early stages of evaluating the revised concept. An initial investigation of the structure and proposed land use compatibility has been done, and both appear to be compatible with the proposed changes. Other feasibility questions are being pursued, but at this time LeMoyné believes this opportunity will greatly improve their ability to provide quality art education in an appropriate, efficient facility. With this change in scope, LeMoyné is requesting the approved grant funds be increased from \$1 million to \$2 million for the purchase and renovation of the building at 131 N Gadsden Street.

TDT Funding Limitations

The Third Amendment to the Interlocal Agreement governing the creation and operation of the CRA's Downtown District (Attachment 2) was approved by City, County and CRA on December 12, 2014. The amendment addressed the use of the \$5,042,522 in tourist development tax funds ("TDT Arts Funds") originally collected for the Downtown Performing Arts Center. Per the amendment, the TDT Arts Funds could be used for projects and programs 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 can be used in either the Greater Frenchtown/Southside District or the Downtown District provided the uses are authorized under Section [125.0104\(5\)](#), Florida Statutes (Attachment 3). Specifically, the funds can be used to acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate or promote certain facilities as authorized by the Local Option Tourist Development Act, as authorized by Section [125.0104 \(5\)](#), Florida Statutes. Eligible facilities and uses include:

- Publicly owned and operated convention centers, sports stadiums, sports arenas, coliseums, or auditoriums;
- Publicly owned auditoriums that are operated by 501 (c)(3) not-for-profit organizations;
- Aquariums or museums that are publicly owned and operated or owned and operated by not-for-profit organizations;
- The promotion of zoological parks that are publicly owned and operated or owned and operated by not-for-profit organizations;
- To promote and advertise tourism in this state and nationally and internationally;
- To fund convention bureaus, tourist bureaus, tourist information centers, and news bureaus as county agencies; and
- To finance beach park facilities, or beach, channel, estuary, or lagoon improvement, maintenance, re-nourishment, restoration, and erosion control.

Project Considerations

Staff has also been made aware of several other community ideas that could be considered. The following is a list of projects/properties that have received interest from the community:

- **Challenger Learning Center of Tallahassee (CLCTLH):** A funding request for \$700,000 was submitted to the CRA on January 18, 2021. The request (Attachment 4) seeks funding to improve seating, safety, and other amenities, and update the ADA accommodations of the Challenger Learning Center's IMAX Theatre. The Challenger Center has served to enhance the downtown's goal of creating an 18-hour downtown.
- **Department of Health Building at Cascades Park:** The Department of Health Building at Cascades Park (Attachment 5) is currently owned by Cascades Joint Venture LLC. The historic building has been preserved and renovated as part of the Cascades development project. The building was constructed in 1940, includes two floors, is approximately 4,300 square feet and is located directly across the street from a memorial plaza that is currently under design. It was one of the few government offices in Leon County which employed an interracial staff. Interest in a black archives facility in the area has been presented at Commission meetings over time. However, in order for the building to qualify, it must be owned by a public entity. It is estimated that a purchase of the restored building would be \$1.8 million. The final cost would be subject to an appraisal in accordance with policy.
- **Ashmore's Building in Frenchtown:** Ashmore's (Attachment 6) represents the true character and identity of the Frenchtown community. The property was conveyed to the City in June 2020. Concepts previously identified for this property include preserving the structure and showcasing many of the historical artifacts and relics native to the Frenchtown community. The Neighborhood First process has also identified preservation of historical and cultural places as a key recommendation in their planning process. Preserving the structure and ensuring the Frenchtown history and culture is shared with the community could be a transformation project in the immediate area. Given the condition of the building, it is likely that the restoration of the structure will exceed \$1 million.

Next Steps

Per the 3rd Amendment to the Interlocal Agreement, the use of the TDT Arts funds must be approved by the CRA Board, the Leon County Board of Commissioners, and the Tallahassee City Commission. The Board may consider the below options.

Options

- Option 1. Accept the TDT projects updates.
- Option 2. Formally close the TLH Arts, Inc. grant award of \$1.8 million in TDT Arts Funds.
- Option 3. Do not close the TLH Arts, Inc. grant award of \$1.8 million in TDT Art Funds and set a date for completion of a lease agreement.
- Option 4. Approve the LeMoyné project scope change.
- Option 5. Do not approve the LeMoyné project scope change.
- Option 6. Increase the TDT Art Funds for the LeMoyné project from \$1.0 million to \$2 million.
- Option 7. Do not increase the TDT Art Funds level for LeMoyné.
- Option 8. Reopen the application process for uncommitted TDT Arts Funds.
- Option 9. Do not reopen the application process for uncommitted TDT Arts Funds.
- Option 10. Identify a new project/s that may be funded with uncommitted TDT Arts Funds and direct staff to develop the project/s consistent with State Statutes and process according to the adopted Interlocal Agreement.
- Option 11. Do not identify a new project/s that may be funded with uncommitted TDT Arts Funds.
- Option 12. Board direction.

Attachments/References

- Attachment 1: LeMoyné Project Scope Change
- Attachment 2: Third Amendment DT Interlocal Agreement
- Attachment 3: Section [125.0104](#)(5), Florida Statutes
- Attachment 4: Challenger Learning Center Funding Request
- Attachment 5: Department of Health Building Information
- Attachment 6: Ashmore's Building Information
- Attachment 7: TLH Arts Update

[Atch 1 - Proposed New Concept LeMoyné Arts - Art for Always Project.pdf \(828 KB\)](#)

[Atch 2 - Third Amendment DT District Interlocal Agreement.pdf \(45 KB\)](#)

[Atch 3 - Section 125.0104\(5\), F.S. Summary.pdf \(96 KB\)](#)

[Atch 4 - Challenger Learning Center TDT Arts Request.pdf \(388 KB\)](#)

[Atch 5 -Department of Health Bldg.pdf \(2,500 KB\)](#)

[Atch 6 - Ashmores Building.pdf \(481 KB\)](#)

[Atch 7 - TLH Arts Request.pdf \(8,637 KB\)](#)

To: City of Tallahassee Community Redevelopment Agency (“CRA”)
Attn: Mr. Wayne Tedder

From: TLH Arts, Inc., a Florida not-for-profit corporation (recognized 501(c)(3))

Date: January 20, 2021

Re: Status of Communications/Engagement with Florida Department of Transportation

At the request of Mr. Wayne Tedder, our group TLH Arts, Inc. (“TLH Arts”) provides this update on the status of the ‘TLH Arts Inc. Project’ planned for the existing 10,000 square foot publicly-owned building, located in the heart of the evolving innovation, arts and cultural district between Railroad Square and Cascades Park along FAMU Way at 124 W. Van Buren Street (directly adjacent to Anita Favors Thompson Plaza at Lake Anita).

So as to ensure that the current Board has easy access to historical/background information for the TLH Arts Inc. Project, we are also providing contemporaneously herewith copies of the application that was selected and awarded the original \$1.8 million dollar matching grant by the CRA in July of 2018 (from the total \$3 million dollars of hotel bed tax revenue remaining and originally earmarked for a large-scale performing arts center in downtown Tallahassee), as well as a brief overview of the TLH Arts Inc. Project, and some pieces published by the press related thereto (none of which were paid for or solicited).

As the members of the Board are no doubt aware, the building in which the TLH Arts Inc. is intended to be housed is presently owned by the Florida Department of Transportation (“FDOT”). At the time of the original approval and award related to the TLH Arts Inc. Project, the building was leased to the City of Tallahassee (and then subleased to TLH Arts Inc. partner/affiliate Distinguished Young Gentlemen of America, Inc. (DYG), founded by our local State Representative Ramon Alexander) for a term of ninety-nine (99) years (the ‘Original Lease’).

The Original Lease arrangement was subsequently put into jeopardy due to a request by the Tallahassee City Attorney’s Office to terminate the Original Lease, and for FDOT to enter into a direct lease with the TLH Arts, Inc. Such request was not made at the bequest of TLH Arts, Inc., nor the CRA (at the time, directed by Ms. Roxanne Manning). Although intending no harm and done without an understanding/appreciation for the subsequent events that such request put into motion, this action had a severely detrimental effect upon the then-existing momentum of the TLH Arts Inc. Project, and resulted in significant delays (as any such new structure would have to go through State procurement and other reviews, as well as the fact that it corresponded with the unfortunate pedestrian bridge collapse in South Florida, resulting in new attention to all facilities located under overpasses, etc.). Although the City and CRA did thereafter re-engage with FDOT to attempt to put the Original Lease terms back into place (although the full extent, degree and with what frequency our group does not know, as we were not permitted to communicate directly/independently with FDOT, were not copied on or a party to all communications, and were asked to let City/CRA staff try to work on the matter without our assistance), there did not appear to be much progress made (other than a subsequent proposal for a five (5) year Lease on different terms)—and what progress was made (at least initially) was primarily through Ms. Judy Donahoe. Unfortunately, during that time, Ms. Donahoe also endured some fairly significant health issues leading up to her unfortunate and untimely passing last year (we made numerous requests to accelerate the matter and directly work/communicate with FDOT, but were requested not to do so). Thereafter, with the onset of COVID-19, our group was asked to again stand-by as other staff would take over communications with FDOT. We were ultimately advised by staff that it did not appear that the City would be able to obtain any further assurances (or a new lease replacing the Original Lease—although we are unaware of it ever actually being formally terminated) from FDOT for the subject property, and that at least some individuals within FDOT desired to simply demolish the building. At our request, we were then finally given permission by staff (specifically, Mr. Tedder) this past November to directly engage with FDOT in hopes of continuing the TLH Arts Inc. Project in the identified Van Buren Street location (which then was, and still is, far superior to any other existing location/structure for such purposes).

Since being given the go-ahead to directly communicate with FDOT regarding the project, we are pleased to report that our group has successfully engaged and enlisted the assistance of Mr. Jim Boxold, the former Secretary of the Florida Department of Transportation, and at present a registered lobbyist at Capital City Consulting based here in Tallahassee. Mr. Boxold has provided TLH Arts Inc. with excellent insights/assessments (based upon our project, the operations of FDOT, and historical relationships with past City leadership), has already initiated communications with FDOT, and has agreed to assist our group *pro bono*. Although we had hoped to provide something definitive regarding his progress prior to the January 28th meeting, the fact that we were just able to get engaged prior to the holidays, coupled with this year's early legislative session (and resulting committee meetings), has not made such possible. Nevertheless, we are confident that the vision of the TLH Arts Inc. Project, together with his understanding/abilities as it relates to FDOT matters (and leadership), provides our group, the Tallahassee arts community, and the aspiring artists/performers, entrepreneurs, youth and tourists that the programming and project will serve and provide an incredible venue to, with the best possible avenue for success.

Therefore, we respectfully request that the current CRA board please have further patience, and provide our group with the necessary time and ability to carry-out and execute this all-important step of the TLH Arts Inc. Project. It was our expressed desire to directly engage FDOT and take the actions that have been initiated over the last two (2) months more than two (2) years ago – yet we were asked (and, respectfully, directed) not to do so by staff (who we still very much appreciate, respect and have good working relationships with). And, with the goal still being to secure the subject property (either by Lease or fee ownership) for the benefit of the City of Tallahassee, we certainly honored those requests and stood by. Now, as the success of the TLH Arts Inc. Project hangs in the balance, and we work diligently to solve problems that were not of our making (unintentional as they were), we believe it only fair to not only our group, but to the other individuals, community members, Tourist Development Council, City Commission and CRA board that selected the TLH Arts. Inc. Project after considerable work and deliberation, that every opportunity be provided to bring it to fruition.

To that end, we would encourage you to review the application and overview again—particularly in light of the current state of well-being of the very individuals and groups that we aim to serve and the unique attraction that we seek to create for the City of Tallahassee—not simply our specific group. We believe sincerely and passionately there is/will be no better time for something like TLH Arts. Inc. here in our community than now, and that there would/could still be no better project or use for the designated funding.

Thank you for your work and consideration.

Tourist Development Tax ***ART, CULTURE & HERITAGE*** ***FUNDING APPLICATION***

March 2018

Administered on behalf of:



TLH ARTS, INC.



Tourist Development Tax – Art, Culture & Heritage Funding Application

TLH ARTS, INC.
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(H1 & H3 Financial Readiness Forms Included in Separate Envelope as Required)

Additional Attachments

- Project Rendering and Scope Description
- Project Construction Estimate

Statement of Certification and Compliance

Statement of Certification and Compliance

I hereby attest to all the information in this application being factual, including all attachments and supporting materials. I attest that my organization meets the eligibility criteria and will abide by all legal, financial, and reporting requirements, such as interim and final reports, for all grants received on behalf of the City of Tallahassee and/or Leon County.

By applying for the Tourist Development Tax (TDT) Art, Culture and Heritage funding, my organization consents to the examination and audit of our financial records by the review committee. My organization understands and agrees to the payment schedule and reporting requirements for funding.

To the best of my knowledge, I certify that my organization's facilities are accessible to persons with disabilities as required by all applicable sections of the Americans with Disabilities Act.

False Statements shall be punishable in accordance with the applicable provisions of Florida Statute **837**.

Signature of Presiding Officer or Agency Head,



(please sign original in blue ink)

Printed Name: Larhonda Larkins

Title : President/Chairwoman

Date: May 23, 2018

Application prepared by: TLH Arts, Inc.

Title: Applicant Organization (Lead)

A. Application Details

A. Application Details:

A1. Name of Applicant/Organization:

TLH Arts, Inc., a Florida non-profit Corporation (lead applicant)*

- Distinguished Young Gentlemen of America, Inc., a Florida non-profit Corporation ("DYG") (alliance member)
- Domi Education, Inc., a Florida non-profit Corporation (alliance member)
- Florida Jazz and Blues Festival, Inc., a Florida non-profit Corporation (alliance member)

* Pursuant to the TDC Funding Guidelines, a "consortium or alliance of organizations" may apply, but one (1) organization must be the lead applicant. As such, the alliance members have created a new Florida non-profit Corporation in order to serve as the over-arching administrative operator of the "TLH Arts, Inc." project described in this application.

A2. Address:

914 Railroad Avenue

A3. City, State, Zip Code:

Tallahassee, Florida 32310

A4. Project Contact Person:

Donald Gray, Jr., Director

A5. Phone Number:

(850) 350-3500

A6. Fax Number:

None

A7. Email Address:

Donald@fc-groupllc.com

A8. Organization Type or Classification:

Florida non-profit Corporation(s) (501(c)(3))

A9. Organization Incorporation Date:

- TLH Arts, Inc., a Florida non-profit Corporation (May 18, 2018)
- Distinguished Young Gentlemen of America, Inc., a Florida non-profit Corp. (July 27, 2009)
 - Domi Education, Inc., a Florida non-profit Corporation (September 16, 2013)
 - Florida Jazz and Blues Festival, Inc., a Florida non-profit Corp. (May 18, 2016)

A10. Number of years of continuous operations in Leon County:

- TLH Arts, Inc. (<1)
- Distinguished Young Gentlemen of America, Inc. (>8)
 - Domi Education, Inc. (>4)
 - Florida Jazz and Blues Festival, Inc. (>2)

A11. Federal ID#:

- TLH Arts, Inc. (83-0621717)
- Distinguished Young Gentlemen of America, Inc. (27-0745257)
 - Domi Education, Inc. (46-3780009)
 - Florida Jazz and Blues Festival, Inc. (81-2735756)

B. Phase One: Eligibility Review

Phase One – Eligibility Review

Statutory and Interlocal Agreement Compliance: To be considered for this funding, the proposed project/program must be consistent with the requirements of Florida Statute Chapter 125 (Attachment 1) and The City/County/CRA Interlocal Agreement (Attachment 2). Please provide the following information to determine eligibility.

B1. Project/Proposal Title:

TLH Arts, Inc. (“arts inc”)

B2. Brief Description of Project:

The ‘TLH Arts, Inc. Project’ (Arts Inclusion + Arts Incubated + Arts Incorporated) is the planned conversion an ***already existing, publicly owned***, well-preserved but previously underutilized, 10,000 sq. ft. building/asset directly adjacent to Anita Favors Thompson Plaza at Lake Anita, into a multi-purpose assembly and performance venue. At it’s core, the facility will be a premier attraction for tourists to Leon County attending one of the many events, concerts, festivals, demonstrations, and cultural events that it is perfectly situated to host. In addition, on a day-to-day basis, it will serve the needs of artists, performers, arts entities/organizations, and students/teachers in our community. The state of the art facility design includes a 300-seat black box theatre (that can be divided for maximum usage/efficiency, and with sufficient height for cinema applications), two (2) recording studios/podcast garages, flexible dance, photo/video (including green screen capture space), lecture/education and multi-purpose studios.

In addition to providing flexible space to perform, record, practice, teach and create, the organizers will leverage their experience and existing resources to provide direct educational opportunities and engagement to community youth, as well as significant entrepreneurial support and assistance (co-creating/co-working and incubation) to artists (existing and aspiring) to develop the business side of their chosen craft. **Building upon the efforts of COCA and its Arts and Entrepreneurs Institute (with the support of KCCI), TLH Arts, Inc., will work to create, facilitate and program the most inclusive and unique intentional collision of arts, education and economic development activities in Leon County.**

Whether the visitor is someone from outside the community coming to Tallahassee to attend one of the many planned concerts/performance/events/festivals, a young person seeking to explore hands-on new media/audio/visual opportunities, or a local artist that simply wishes to create a sustainable path to fund and pursue their artistic passions as a career—everyone who walks through the doors of ‘arts inc’ will know that in Leon County, the Arts do mean business; and that this community provides a home and support to ‘Thriving Artists’ (working everyday to make the concept of ‘Starving Artists’ a thing of the past).

B3. Location/Address of Project:

206/208 W. Van Buren Street
Tallahassee, Florida 32301
Leon County Property Tax ID# 1401200150000

The Project is located within the Frenchtown/Southside CRA District

B4. Eligibility: Application must be for one of the following (please circle one):

- b. Projects, programs and expenses that will attract visitors from outside of Leon County related to:
 - i. Culture, visual arts and heritage programs, projects or space.
 - ii. Performing arts space or projects.

B5. Project and/or Programs Purpose: (Check all that apply)

- b. Construction
- c. Renovation

B6. Project Start Date:

4Q 2018 (contingent upon permitting/funding)

B7. Project End Date:

3Q 2019 (contingent upon Project Start Date)

B8. Amount Requested:

Maximum award possible (not to exceed \$3,000,000.00)

B9. Total Project Budget:

\$5,610,000*

* Based upon proposed designs of architects, Fitzgerald Collaborative Group, LLC, and detailed construction cost analysis/estimates of engaged General Contractor, Ajax Building Corporation. Represents total proposed project costs, including estimates of renovation construction costs and design fees.

B10. What percentage of this project would be funded by this request?

Based upon current cost estimate figures (and without assessment of potential value engineering/design alternatives that may be considered depending upon funding), sixty percent (60%).

B11. What is the Source of other funding for this project?

Planned activities include private fundraising, sponsorships (public and private), and grants

C. Phase Two: Funding Review

Phase Two: Funding Review

If this application is for the construction, renovation or maintenance of a facility, please provide the following:

C1. Facility Information:

a. Age of the Building (for existing structures)

Based upon publicly available information, between approximately sixty (60)-seventy (70) years

b. Is the building subject to historical preservation requirements? If yes, please describe. (for existing structures)

No.

c. Is the building owned or leased? If leased, the property owner must co-sign the application or provide a letter agreeing to the proposed activities and/or physical changes to the property.

- The building and land thereunder are owned by the Florida Department of Transportation (DOT), and is leased to the City of Tallahassee by virtue of that certain Lease Agreement dated May 15, 2017, for a period of fifty (50) years, beginning May 15, 2017 and ending May 15, 2067 (the "DOT Lease"). The DOT Lease also provides for a renewal that may be exercised by the City of Tallahassee for an additional fifty (50) years beyond the initial term, that would/could extend the same through the year 2117.

- The building and land thereunder is under the possession/tenancy of Distinguished Young Gentlemen of America, Inc., by virtue of that Sub-Lease Agreement entered into with the City of Tallahassee dated June 16, 2017, for an initial period of one (1) year, but with unlimited, automatic yearly renewal provisions.

The applicant has communicated and worked actively with the City of Tallahassee (and Blueprint 2000) representatives who have no objection to the proposed project, and City staff has already reached out to Florida DOT representatives with respect thereto (so as to ensure that there are no substantive issues present with the proposed renovations, understanding that although the DOT Lease provides rights/obligations to perform all work required for occupancy, Florida DOT should be engaged with respect thereto). However, given procedural requirements and legal limitations, Florida DOT is unable to "co-sign" the application or provide a letter as set forth in this subsection.

d. Who owns the building?

Florida DOT (Please see response to C1(c.) above)

e. Who owns the land?

Florida DOT (Please see response to C1(c.) above)

f. If building is leased to Applicant, when does the lease expire? Please note a restrictive covenant may be required.

Please see response to C1(c.) above

D. PROJECT DISCUSSION: Cultural Plan Compliance

D1. Compliance with the Cultural Plan goal for Economic Development; Please describe how the proposed project helps to position and market the arts, culture and heritage as a strategic partner of Tallahassee/Leon County economic development efforts, through public and private funding for arts, arts organizations and cultural assets.

As noted in Section B2 (Brief Description of Project) above, the creation of a thriving physical space that not only provides an incredible tourist attraction, but that also serves as the intersection for arts and economic development efforts in Leon County, is at the heart of the TLH Arts, Inc., project. Specifically as it relates to the Cultural Plan for Economic Development (“CPED”), the following identified objectives of the CPED are addressed by this project:

D. Project Discussion: Cultural Plan Compliance

CPED Objective Number 3 (identify and support districts with cultural components by providing appropriate wayfinding, parking opportunities and transportation links for ease of accessibility to arts, culture and heritage entities):

- TLH Arts, Inc., is located directly between and adjacent to significant community infrastructure improvements including the newly completed FAMU Way, Anita Favors Thompson Plaza at Lake Anita, the Pedestrian Bridge, and of course Cascades Park. More importantly, it can/will serve as a link between Cascades Park and the many arts/cultural/heritage events already happening there, and the Railroad Square/Gaines District, with easy accessibility to both downtown and the south side of Tallahassee. TLH Arts, Inc., is also primed to take advantage of the abundance of existing parking in the area, including the State of Florida’s Fletcher Building Parking Lot (already utilized for similar events at Cascades Park) located less than a half-block away. The experience of walking from Cascades Park, across the Pedestrian Bridge, and passing the new “TLH” public art display (courtesy of KCCI) as you approach ‘arts inc’ facility (with the evening light show of Lake Anita) is a public infrastructure/arts walk that would be unrivaled in Leon County (and many other cities competing for tourist dollars/attention).

CPED Objective Number 4 (provide training workshops to assist artists and arts/cultural organizations in ways to implement effective business practices):

- Beyond the direct impacts on tourism, this is perhaps the most exciting opportunity presented by TLH Arts, Inc.—particularly in light of the recent success of COCA in securing the funding necessary to create the Arts and Entrepreneurs Institute. Alliance member Domi Education, Inc., has been active in the creation and planning of TLH Arts, Inc., from its inception, and will provide vital insight and assistance to the project through not only the contemplated arts-specific entrepreneurial programming noted above (similar to the effective and sustainable model that has now entered its fourth (4th) year at nearby Domi Station), but also in the project management (given its experience in a similar public/private non-profit partnership that created the Domi Station facility), and day-to-day operations (leveraging existing staff and systems to coordinate the co-working/co-creation/rehearsal/education spaces. TLH Arts, Inc., will be an incredible partner and supporter of COCA in their efforts, and can serve as the public ‘front door’ for

artists and other arts/cultural organizations seeking to focus on the development/growth of the business of their art/passion.

CPED Objective Number 6 (market Tallahassee as a “location site” for the film industry, as an economic driver, in cooperation with the FSU Film School, The Film Society, Florida A&M Journalism/Film Program, TCC Film Program, the Tallahassee Film Festival and other film oriented organizations):

- TLH Arts, Inc., is heavily focused on performance and development in the audio/visual arts space—with significant emphasis on the opportunities that exist within our community for film. As depicted in the architectural renderings/designs, the project plans to include not only an indoor screening facility, but also unique outdoor screening capabilities that should create an un-paralleled urban arts experience ‘under the overpass’ for the surrounding community in a rapidly developing business/arts/residential district on the south side. The organizers of TLH Arts, Inc., have already provided film-specific ideas/concepts to local economic development and arts entities, and absolutely envision the facility serving as a location where each of the entities/programs/festivals noted in CPED Objective Number 6 would/could create and utilize. Tallahassee—with its rich/deep talent pool in film and physical attributes—has a unique opportunity to leverage the success of Atlanta (Hollywood 2.0) just four (4) hours to the north. This facility will take advantage of those opportunities, create a unique environment for the artists/creatives from FAMU/FSU/TCC to interact and ideate with local organizations, community youth, and businesses in a neutral location (which, as witnessed at Domi Station, can be a significant aid to meaningful collaboration). And, it must be noted that TLH Arts, Inc., does not wish to compete with an existing facility such as All Saints Cinema (“ASC”) (that has obviously become a community asset filling an artistic void since the unfortunate closure of Miracle 5). Rather, it would exist to support and supplement ASC (which the organizers would welcome the input of), as well as perhaps serve as a future home if/when CSX where to ever restore passenger rail service at the existing depot.

CPED Objective Number 8 (expansion of existing arts liaisons to include leaders of the arts community in an effort to be proactive and look for economic development opportunities that may present themselves as a result of cultural and heritage events in our community):

- As noted above, in light of the planned activities/programs (particularly with respect to CPED Objective 4), TLH Arts, Inc., could/would serve as the ideal public/community space to facilitate the desired proactive relationships described in this objective.

CPED Objective Number 12 (work cooperatively with local businesses, arts organizations and hoteliers to package arts, culture and heritage resources wherever possible and practical to expand the geographic footprint and reach of our local offerings beyond our community):

- TLH Arts, Inc., will survive and thrive by supporting the collective efforts of the local artists, arts organizations, arts-supporting/focused businesses, and the economic development efforts of our region associated therewith. TLH Arts, Inc., will serve as a

technology-forward, additional promotion/marketing/coordination arm for arts-centric economic development efforts in Leon County as set forth above.

D2. Compliance with the Cultural Plan goal for Education; Capitalize on the area’s art, cultural and heritage attributes in order to strengthen art, culture and heritage opportunities in schools and the community.

TLH Arts, Inc., through its community partners, as well as its initial alliance (including DYG, whose mission includes mentoring, support resources, student enhancement workshops and student exposure initiatives for 7th—12th grade minority males), will provide significant emphasis on inclusive educational efforts to expand opportunities for all members of the community (with particular attention to the underserved that may not have had traditional access/introductions to the arts). Specifically as it relates to the Cultural Plan for Education (“CPE”), the following identified objectives of the CPE are addressed by this project:

CPE Objective Number 2 (Arts, heritage and education organizations should be encouraged to share their expertise with public, private and with home schools):

- TLH Arts, Inc., with its recording studios/podcast garages, and flexible dance, photo/video resources (including green screen capture space), lecture/education and multi-purpose studios, will serve as the ideal location for teaching, mentoring and sharing by not only arts, heritage and educational organizations— but also the private businesses/artistic professionals (photography, video production, graphic design, film, music/audio recording) that can work in a hands-on environment with community youth. As noted below, TLH Arts, Inc., will overlap this with CPE Number 3.

CPE Objective Number 3 (Increase commitment to Leon County’s youth and strengthen art and business relationships by creating an Arts at Work program, which is a comprehensive youth program that promotes the arts):

- In much the same way that Objective 4 of the CPED especially resonated with the organizers of TLH Arts, Inc., the ability to leverage experience and resources in creating unique arts-related (but, perhaps, in a non-traditional sense) programs and opportunities for community youth is also of great interest. The perfect example of this would be the first grant that has already been applied for in conjunction with WFSU Public Media. The goal of this Education Innovation Planning Grant is to design a youth multimedia program that focuses on journalism, arts and technology. We will collaborate with community partners who are also seeking to engage youth in developing opportunities for project-based learning, and the initial target audience will begin with at-risk youth living near and in the south side of Tallahassee often referred to as ‘South City’. As we build capacity we will expand this opportunity to all youth in the community in order to foster a diverse collaborative environment where youth learn from each other as well as from seasoned professionals.

D3. Compliance with the Cultural Plan goal for Funding and Facilities; Provide sustainable public and private funding to preserve and improve arts, cultural and heritage organizations and experiences. This effort acknowledges the importance of growing new and emerging projects and facilities, but will give priority to existing organizations.

As set forth in the Cultural Plan goal for Funding and Facilities (“CPFF”), there is an identified need for improved and additional performance spaces, and it has been acknowledged that our, “community must go forward with an effort to create one or more new performance venues with a realistic plan . . .” Therein, it also notes that in recent years, significant funds were set aside and significant financial support from local government was obtained for two performance/cultural facilities in the form of The Performing Arts Center and ArtsExchange. Although both of these projects (with their truly unique attributes and impressive designs/goals) were pursued by passionate and dedicated leaders in the arts (and business) community, and likely would have been jewels in the Leon County arts world, they were unfortunately unsuccessful. Although not the only reason for the lack of completion, lack of sufficient funding to execute the physical vision was a factor in both. It is on this note that TLH Arts, Inc., believes the existing CPFF—specifically, the strategies outlined in response to Objective Number 6—should be given particular attention/focus in the contemplated usage of TDC funds at issue.

CPFF Objective Number 6 (the on-going need for performance venues must be addressed):

- The strategies specifically provide “create collaborations and partnerships between performing arts organizations, universities, community colleges, public schools and private venues” and “[i]dentify underused sites that are affordable and can be repurposed”.

- The alliance members/organizers of TLH Arts, Inc., have applicable experience in commercial real property development/redevelopment, design and construction, and in light of current local construction/development costs (that have escalated in recent years as an unfortunate negative externality of increased construction activity and supply of/demand for commercial contractors/sub-contractors), building a new ground-up facility would likely be cost-prohibitive (and filled with unknowns/uncertainties). However, the possibility/ability to utilize an existing facility with unique character (and in this case, one that is already publicly-owned)— particularly one that is well-located within the community and an evolving arts/innovation district, has existing infrastructure (including access to mass transit and significant parking), and can be creatively re-purposed— provides an option with significantly less uncertainty, should provide more return on investment, and can be completed for more reasonable costs. The existing building identified by the TLH Arts, Inc., project is just such an existing facility. And, as should be evident based upon a review of the supporting materials provided, the architects/designers/contractors engaged to assess the same have expended considerable work/time to provide very detailed cost estimates/projections with a relative degree of certainty.

E. PROJECT DISCUSSION: Need for Project Within Community, Impact on Tourism

E1. Please describe the estimated number of arts/cultural/heritage entities that will be supported by the proposed project.

Based upon initial research and discussions, the arts/cultural/heritage entities that could/would be supported (including some as potential collaborators, depending upon the outcome of their own proposals based upon communications with their leadership) by the proposed TLH Arts, Inc., project include, but are not limited to:

- FAMU (Soc. Sciences/Arts/Humanities)
- FAMU Jazz Ensemble
- Tallahassee Jazz & Blues Festival
- DYG Step Team
- FSU Film School
- The Film Society
- Florida A&M Journalism/Film Program
- TCC Film Program
- Tallahassee Film Festival
- Tally Shorts Film Festival
- FSU Comma Project
- BAET Collective
- Tallahassee Youth Orchestra
- Tallahassee Winds
- Street Art Tallahassee
- Hayes Mural Works
- American Institute of Graphic Arts
- Indianhead Factory
- Cat Family Records
- SOUP Experimental
- Southside Arts Complex, Inc.
- Tallahassee Ballet
- Tallahassee Community Chorus
- Engage Church
- TSO
- Word of South

There are several other community and regional organizations where our team has close relationships and we will also actively pursue similar collaboration and support of their efforts. This list includes, but should not be limited to:

- Leon County Schools Music Programs
- Florida A&M University Music Camps and Community Concert Presentations
- Florida State University Music Camps and Community Concert Presentations
- African Caribbean Dance Theatre Camps and Community Concert Presentations
- The Boys Choir of Tallahassee Community Concert Presentations
- Goodwill Industries of the Big Bend Music Camps and Community Concert Presentations

*The TLH Arts, Inc., project has not sought or solicited formal letters of support/alignment from other arts/cultural/heritage entities, preferring instead to allow members of the same to see/hear all of the offerings and opportunities for facilities and potential collaborations, before asking for such commitments. Given this significant opportunity (that may never arise again), they should be provided with all information/options.

E. Project Discussion: Need for Project Within Community, Impact on Tourism

E2. Please discuss the potential number of citizens and visitors from outside of Leon County who will be served by the proposed project.

One of our goals will be to present accomplished international, national, regional and local artists and talent; providing a diverse offering for performances, lectures, and mentors to and in our community.

Another goal will be to Increase partnerships, allowing our team to inform and reach a larger audience to make sure they know about this venue and the associated activities; allowing more individuals and families to experience our beautiful community and the world-class talent interacting and engaged with this project.

As an all-inclusive community effort, we can and will actively work with Leon County Tourism / Visit Tallahassee and their research firm, Downs & St. Germain Research, to calculate comprehensive data at activity and events and work to capture economic impact information. Additionally, in documenting overnight hotel stays, our team can and will work with hotel partners and seek pick-up reports to note room counts.

E3. Please describe the project's potential impact on Leon County's tourism industry and its attraction for out of county residents and how that will be marketed.

Due to the strength of collaborating partners for this project and their local, regional, and global reach, we know this innovative proposed project can and will assist in growing the local tourism economy by continuing to increase our community as a regional hub for cultural activities. This will benefit the quality of life of local citizens and those visiting our beautiful community. Like Tallahassee and Leon County have been able to do for other creative projects, our team will leverage existing global and state-side promotional engines to spread the word about this project.

We can and will implement strategic communications and integrated marketing that can leverage unpaid media and paid media, including traditional media of print, radio, newspaper, magazine, television; digital media of Mobile First Impression, You Tube Video, Ad Network Behavior Targeting, and ad impressions and banners; Yelp.com; physical and digital outdoor; social networking including Facebook, Twitter, and Instagram; e-blasts; the distribution of brochures, flyers, posters, and other promotional materials; volunteer and student street teams; dj contests and promotional give-a-ways; word-of-mouth; and in-kind partnerships to spread the word not only throughout the southeast of the United States, but beyond.

Additionally, we can and will build off of previously established media/outreach partnerships and relationships that will allow us to promote activity and events at the proposed site, including Leon County Government, the City of Tallahassee, the Community Redevelopment Agency, the Council on Cultural & Arts, the Tallahassee Democrat / Gannett, Capital Outlook / Live Communications, WCTV, WTXL, The Florida

Channel, WFSU Public Media, Rowland Publishing, Cumulus Broadcasting, Tallahassee Talks with Brien Sorne, Lamar Advertising, InSite MediaCom, Florida Restaurant & Lodging Association, VISIT FLORIDA,, Leon County Schools, Florida A&M University (local and statewide campuses), and Florida State University (local and statewide campuses).

Also, we will continue cultivating our collaborative relationships with local and regional professional marketing and communications firms who are very familiar with what is needed to hit our marks and metrics for success locally, regionally, and nationally. We would also plan to leverage the experience and expertise of our local tourism and cultural agencies' staff and their agencies of record, to help us successfully promote and execute a well-planned and strategic marketing approach for this new, innovative venue and associated activity and events based here in Tallahassee, Florida.

E4. Please discuss the need for this project and the unfilled demand.

- As noted in the response to D3 above, the arts/culture/heritage segment of this community is in need of additional, modern performing/cultural arts facilities per CPFF Objective Number 6. The TLH Arts, Inc., project will result in the creation of a superb facility that will be utilized by tourists/visitors from outside of Leon County for concerts, performances, festivals, educational and other stand-alone events that does not currently exist. In addition the close proximity to Cascades Park and the connected pedestrian bridge/parking facilities (as well as the new improvements being completed for TDC purposes/amphitheater support by NAP) will provide the added benefit/opportunity to also have significant, flexible indoor space that can provide a valuable option during other large planned community events/festivals.

- Not only is the proposed project site and existing facility located within the Frenchtown/Southside CRA District, but specifically within the block just north of FAMU Way and directly adjacent to the Anita Favors Thompson Plaza at Lake Anita. This could and will be a critical logistical asset for theatre, music, dance and other performance arts, as it can dually serve as an inclement weather backup plan location for arts, culture and entertainment outdoor activities that take place at the plaza at Lake Anita, the Capital City Amphitheater at Cascades Park, and open-air locations within Railroad Square Art Park.

F. Project Discussion: Impact of Project on Adjacent Uses and Other Artistic, Cultural and Heritage Organizations

F. PROJECT DISCUSSION: Impact of project on adjacent uses and other Artistic, Cultural and Heritage Organizations

F1. Impact of location on adjacent uses, both positive and negative. Is the project located near other arts, cultural, heritage or entertainment uses? Does the project comply with zoning regulations?

- The TLH Arts, Inc., project does comply with existing zoning regulations.
- As noted above, the TLH Arts, Inc., project is located directly adjacent to Anita Favors Thompson Plaza at Lake Anita (and its 'under-the-over' park), which has already become a location for various arts, cultural, heritage and entertainment uses. And, the professionals working on the TLH Arts, Inc., project have met on multiple occasions with City/Planning/Blueprint staff to ensure that the renovated facility not only 'meshes' with this relatively new community amenity, but will also add significant utility to it (expanding the outdoor space, priming it for more events, receptions, and adding capacity to handle the significant number of visitors for the planned performing arts concerts/events, etc.). The red carpet premiers, outdoor cinema and receptions for major events will be simply incredible in the outdoor space overlooking the infrastructure improvements recently completed. The facility is also located next to the new TLH structure produced by KCCI, as well as being conveniently and strategically located between Cascades Park, the Pedestrian Bridge, and the FAMU Way/RRSQ/Domi Station/All Saints District—in essence, serving as a perfect connector for what has the potential to become Leon County's premier arts/innovation district stretching from east to west.
- Based upon the community and business revitalization currently underway in the area (FAMU improvements, Cascades Project by NAP, Proof Brewery relocation, Graphateria/Catalina Café, Happy Motoring and Cascades Gardens), as well as the existing businesses and abundant parking capacity (as noted above), the TLH Arts, Inc., project should also have significant positive impacts on adjacent business and residential uses in the area.

F2. Impact of project on other Arts, Culture and Heritage organizations and uses. How will this proposal support other arts, cultural and heritage uses in our community?

- As noted above with respect to the All Saints Cinema, beyond the primary goal of the facility to attract and host tourists in Leon County, the day-to-day intent of TLH Arts, Inc. (the renovation of an already existing, publicly owned facility with unique character) is to support, not detract from, Leon County's existing arts, cultural and heritage organizations and uses. As a review of the included designs and proposed programming should demonstrate, TLH Arts, Inc., is seeking to fill a void that currently exists in the arts, cultural and heritage community (and certainly on Tallahassee's south side), and provide new and innovative solutions to help these uses become more sustainable and grow. By providing such a venue for significant numbers of visitors to our community, further building upon the collision density of arts/innovation in our City (filling a gap between Cascades Park and RRSQ), and creating new opportunities for arts-centric economic

development, and youth education/programming/training, TLH Arts, Inc., will cause the proverbial tide to rise for the benefit of all arts, culture and heritage organization boats (and because the organizers/operators are already existing and sustainable non-profits in their own right, the funding of renovations to this already public facility will not result in 'picking' one arts/culture/heritage organization (public or private) over any others).

G. Project Discussion: Cost and Design of Project, Design, Construction and Operations

G. PROJECT DISCUSSION: COST and DESIGN OF PROJECT, Design, construction and operations.

G1. If the facility is to be constructed, what is the estimated cost? *Please provide verification that facility is buildable for that price.*

The estimated project cost is **\$5,610,000**, which represents total proposed project costs, including estimates of probable renovation construction costs and design fees. Project estimate* breaks out as follows:

\$4,971,204*

Construction costs

(including materials direct costs, Construction Manager's labor/overhead/Insurance, contingency, design evolution/market escalation, and Owner's furniture/fixtures/equipment allowance)

\$387,750

Basic Design Fees

(including Architecture, Structural Engineering, and Mechanical, Electrical, Plumbing, and Fire Protection (MEPF) Engineering)

\$251,046

Specialty Design Consulting – Additional Design Services

(Including Programming, Interior Design, Communications/Security, Acoustical Design, Audio/Visual Design, Theatrical Works/Lighting Design, misc. reimbursable expenses allowance)

*Refer to included project construction estimate included in the attachments

G2. Process/Design & Planning

Please discuss:

a. Process/Design Planning—project scope.

The project includes the renovation of an existing warehouse space. The structural slab, walls, and majority of the structural roof will remain. Demolition will include removal of all existing interior build-out and abatement of hazardous building materials by licensed abatement professionals. New construction will include a fully-renovated facility and integrated state of the art audio-visual, sound engineering, and theatrical lighting/works (black box theatre), all designed for flexible use and ease of system upgrading to prevent tech obsolescence.

Spaces in the project* include: An entrance lobby with gallery space, a dance/lecture Studio, (2) performance studios that will be expandable to become a single space supported by a backstage and backstage storage, (2) sound studios, (1) large studio/greenroom, a medium studio, (2) small studios, a

café/shop with café storage, administration workstations supported by an IT room and conference room, public men's/women's/family restrooms, (2) shower rooms, an outdoor venue facing a projection wall, and covered outdoor porches.

The facility is near the FAMU Way phase of the cascades development and will integrate into the Anita Favors Thompson Plaza at Lake Anita developed by Blueprint and City of Tallahassee Planning.

*Refer to detailed project summary and graphics included in the attachments

b. How have you addressed environmental features and sustainability?

The project is an adaptive reuse of existing facilities, which reduces the amount of construction waste going into landfills, while also reducing the embodied energy (energy consumed to create new building materials) introduced by constructing a totally new facility. Further, the facility will be designed to a sustainable standard to maximize efficiency of water and energy use, manage recycling/waste distribution, and specify sustainable building materials. Current options under consideration for sustainable design-to standards include LEED, Green Globes, and Earth Craft certification systems.

c. Identify necessary components from consultants.

The core design team providing basic design services is architecture, structural engineering, and mechanical, electrical, plumbing, and fire protection engineering. Architectural design scope includes the design of all programmed spaces – interior and exteriors – as well as the coordination of consultant's design scope. Structural engineering scope includes the design of the updated structural roof, new roof and wall framing over the proposed higher black box performance space, and all structural components associated with the new exterior porch spaces. MEPF engineering scope includes the design of a new HVAC system for the entire facility, new electrical and plumbing design, and new fire suppression system required for the space.

Specialty design services (as defined by the Florida Department of Management Services (DMS)) team is providing programming, interior design, communications/security, acoustical design, audio/visual design, and theatrical works/lighting design. The programming effort includes developing all necessary spaces for the facility, including narratives for the total project and individual project spaces and basic space layouts. Interior design scope includes floorplan design support and coordination of all interior finishes, fixtures, and furniture layout. Communications/security design scope includes all necessary data, telecommunications, and security system needs of the facility. The balance of specialty design services relate to sound transmission reduction between spaces and coordination of systems and equipment necessary for the varying performance spaces in the facility.

d. Programmatic square footage.

The programmatic square footage of the project is 10,000 gross square feet.

e. Demonstrate that you have a qualified project team and have taken all the necessary steps for project preparation.

The team represents local and regional design and construction firms with a strong track record of project success:

Ajax Building Corporation: Construction Manager

During the past 60 years, Ajax Building Corporation has steadily grown to become one of the Southeast's premier contractors. With offices in Tallahassee and several others throughout Florida and Georgia, is one of the fastest-growing construction companies in the nation. Their signature markets include higher education, K-12 school districts, city and county government, hospitals and historic preservation.

Fitzgerald Collaborative Group, LLC: Architects, Interiors, Urban Design

Fitzgerald Collaborative Group is an architectural, urban design and interiors firm with offices in Atlanta and Tallahassee. Since 2009, the firm has experienced steady growth in the aviation, civic, higher education, commercial interiors, and urban master planning. Our current clients include Emory University, Florida A&M University, the City of Tallahassee, Georgia's Own Credit Union, and Hartsfield-Jackson ATL Airport.

David H. Melvin Consulting Engineers: Structural Engineering

David H. Melvin, Inc., a full-service engineering firm, provides a broad spectrum of design and consulting services to clients throughout Northwest Florida for 27 years. Their qualified staff creatively and technically delivers design expertise for residential, commercial, institutional, and industrial facilities constructed of timber, steel, masonry and concrete.

H2 Engineering, Inc.: MEPF Engineers

H2Engineering, Inc. is a Florida-based company that has been in business since 1977. For over 40 years, H2Engineering has worked successfully with owners, user groups, and award-winning architects providing mechanical, electrical, plumbing, and fire protection engineering, as well as commissioning services.

Newcomb & Boyd Consultants and Engineers: Comm/Security, Acoustical, A/V, Theatrical Works/Lighting Design

With engineers in Atlanta and Charleston, Newcomb & Boyd's innovative engineering solutions have successfully met the needs of institutional, educational, government, military, and commercial clients for more than 90 years. Initially founded as an electrical and mechanical engineering design firm, Newcomb &

Boyd has consistently responded to client needs through the integration of specialty disciplines including acoustics, audio-visual and theatrical.

f. A timeline of project milestones; include start and end date and key points in between.

Fall 2018 – Anticipated Notice to proceed

10 months – Design Phase

4 months – Permitting Phase

10 months – Permit Construction Phase

Fall 2020 – Anticipated Owner Occupancy, Substantial Completion

H. PROJECT DISCUSSION: Organizational Capability & Sustainability

H1. Required Attachments—Upload each of the required documents in separate folder marked “Attachments”:

- a. Minutes from the organization’s board meeting *authorizing the project for which applicant is applying.*
 - Attached
- b. Board of Directors, including officers
 - Attached
- c. Project Team, including key staff *involved with project*
 - Attached
- d. What are the estimated staffing needs for programs, staff and/or proposed facility?
 - Attached

H2. Describe the plans for revenue generation to pay ongoing operations and maintenance.

- TLH Arts, Inc., strives to develop projects that become resources for artists and communities so that existing people and cultures can continue to thrive in place. The primary sources of revenue generation will be through facilities rental and Co-working/Studio rentals (taking into account both market and subsidized options). In essence, blending the well-established, sustainable model utilized by Domi Station over the past four (4) years, with similar arts-specific/creative venues such as CultureWorks in Philadelphia and Spaceworks NYC—both also operated by non-profits).

- This will include but is not limited to:
 - Studio Recording (fully equipped studio)
 - Visual Art Space
 - Fashion shows
 - Poetry night
 - Local shows
 - Rehearsal space for musicians, dance, and theatre
 - Creative Co-working (Art studio rental space).
- TLH Arts, Inc., will be a connection point local “creatives”, with additional focus on underdeveloped communities (which, as is already evident with the WFSU grant application/partnership, is a significant area where impact can be made very quickly).
 - Space rental options:
 - One day
 - Weeked
 - Monthly
 - ‘Anchor’ groups will also prove important, and TLH Arts, Inc., already has a communication from a local non-profit seeking monthly rental for the next 5 years

H. Project Discussion: Organizational Capability & Sustainability

for a total of \$150,000.00 (with no public outreach or sales/leasing efforts to date). Such efforts will commence now that the application process has begun.

H3. Financial Readiness—Forms & Financial Position. Please include in attached folder labeled “Attachments”:

- a. Form A, Five (5)-year Operating Forecast**
- b. Form B, Project Readiness Checklist**
- c. Form C: Certification from Professionals – Architect, Engineer and Contractor – IF no architect, engineer or contractor, provide 3 bids from vendors, OR explain)**
- d. Form D: Project Budget—Summary (for proposed project/phase)—Indicate how funding and match will be spent. Include both revenue and expenses for the project, and in-kind**
- e. Form E: Matching Funds—Amount of funds contributed specifically for the proposed project (group documentation, 1 upload each for: cash, pledges, in-kind)**
- f. Fundraising Plan: Please describe fund raising history and plan for future fundraising and provide documentation such as a bank statement.**

- As noted in the application, TLH Arts, Inc., has not commenced solicitation/fundraising activities, due to its desire to first explore all potential arts/culture/heritage collaborations for maximum community impact. In addition, due to the governmental approvals still necessary due to the facility being publicly owned, irrevocable (non-contingent) pledges at this juncture are simply not feasible.

- Notwithstanding the foregoing, TLH Arts, Inc., will seek and obtain a match for all funds provided pursuant to this application, and will contractually agree that the award/receipt of any such funds shall be contingent upon TLH Arts, Inc., securing the same (with any required documentation). TLH Arts, Inc., believes strongly that ‘arts inc’ is the most economically feasible project that also provides relative ease of execution to deliver a significant facility of the type contemplated by the Cultural Plan—therefore, it can and will fulfill its commitments to bring the project to fruition for the benefit of our community (and the tourists that visit us).

- g. Financial Statements—Current year-to-date (if audit is more than 1 year old)—both Balance Sheet and Statement of Income & Expenses from same reporting date.**

- None

H4. Management

- a. Please include a Care and Maintenance plan, your resources dedicated to maximizing the useful life, and the ability for the project to last into the future**

- Upon completion of the facility, a full care and maintenance plan (above and beyond lease requirements) will be developed in conjunction with the contractors, engineers and design professionals. These items will be budgeted for, and completed in accordance with general commercial standards, and overseen/coordinated by staff for the facility (and regular reporting would be provided to the City of Tallahassee to ensure they were aware of the condition of major items/systems).

- H5. Long-range or strategic plan (if for renovation, construction or acquisition, the plan should include facilities planning &/or implementation of proposed project).**

- a. Proof of Ownership**

- Florida DOT (per public records available)

- b. Description of existing restrictive covenants, if any.**

- None

- c. Support Materials (photos, tables, studies, statistics, and documents) (Optional)**

- Please see attached

**MINUTES OF SPECIAL MEETING
OF OFFICERS AND DIRECTORS OF
TLH ARTS, INC.**

A special meeting of Officers and Directors of TLH ARTS, INC. (the "Corporation"), was held on the 23RD day of May, in Tallahassee, Florida.

Present at the meeting (in-person or electronically) were Larhonda Larkins, Jon D. Brown, Adrian Crawford, Kim Kelling Engrstrom, Antonio Montoya, Jake Kiker, Donald Gray, Jr., and Gallop Franklin.

The President/Chairwoman of the Corporation, Larhonda Larkins, presided as Chair of the meeting and Jake Kiker, its Secretary, acted as such.

The meeting was called to order and stated that all of the current Officers and Directors were present for the conduct of business.

A waiver of notice to the meeting by all the Officers and Directors of the Corporation was acknowledged and ordered to be made for future inclusion in the corporate records.

There purpose of the meeting was to consider and authorize the Corporation to pursue the TLH Arts, Inc., 10,000 sq. ft. facility project in accordance with the prior meetings, plans and discussions of the members, and pursuant to the designs created by Fitzgerald Collaborative, and assessed/estimated by Ajax Construction (the "Project").

The Officers and Directors adopted the following corporate actions:

WHEREAS, the Project fulfills many significant needs for the Leon County/Tallahassee community;

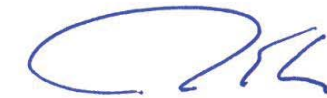
WHEREAS, the organizers/members of the Corporation have the collective skills, willingness and desire to fill such needs; and

WHEREAS, it is in the best interest of the Corporation and the people/community that it serves to pursue and complete the Project.

Adrian Crawford, with input from the Board, thereafter moved for the adoption of the following resolution:

NOW THEREFORE BE IT RESOLVED that the Corporation shall pursue and execute the Project, and seek any and all resources and funding that may be available with respect thereto including, but not limited to completion of the Tourist Development Tax—Art, Culture & Heritage Funding Application process. Accordingly, the President/Chairwoman is authorized and directed on behalf of the Corporation to execute and deliver any and all instruments or documents deemed necessary or appropriate to consummate the efforts/transactions contemplated hereby, with the advice of counsel or otherwise, to carry out the purpose or intent of the this resolution and to do or cause to be done any and all such acts and things by or on behalf of the Corporation, on advice of counsel or otherwise, as they deem necessary with respect thereto.

There being no further business before the meeting, it was on motion duly made, seconded and unanimously carried, adjourned.



Jake Kiker, Secretary

TLH Arts, Inc.
(Board of Directors)

1. Larhonda Larkins (DYG) (President/Chairwoman)
2. Jon D. Brown (Florida Jazz & Blues Festival) (Vice Chairman/Treasurer)
3. Adrian Crawford (Engage/NRP)
4. Kim Kelling Engrstrom (WFSU)
5. Antonio Montoya (Domi Education)
6. Jake Kiker (WilliamsGautier Law/Domi Education) (Secretary)
7. Donald Gray, Jr. (Fitzgerald Collaborative)
8. Gallop Franklin (DYG)
9. Future FAMU Representative (Reserved)
10. Future FSU Representative (Reserved)
11. Future TCC Representative (Reserved)
12. Future Performing Arts Representative (Reserved)
13. Future Audio/Visual/Recording Arts Representative (Reserved)
14. Future Big Bend Minority Chamber of Commerce Representative (Reserved)
15. Future Tallahassee Chamber of Commerce Representative (Reserved)

TLH Arts, Inc.
(Project Team)

1. Larhonda Larkins/Lorenzo Alexander (DYG)
2. Jon D. Brown (Florida Jazz & Blues Festival)
3. Adrian Crawford (Engage/NRP)
4. Kim Kelling Engrstrom (WFSU)
5. Antonio Montoya (Domi Education)
6. Jake Kiker (WilliamsGautier Law/Domi Education)
7. Donald Gray, Jr. (Fitzgerald Collaborative)
8. Jay Smith (Ajax Construction)

TLH Arts, Inc.
(Estimated staffing needs for programs, staff and/or proposed facility)

Based upon the facility management/programming experience (including the 8,000 square foot Domi Station), the alliance members will leverage their existing employees/staff/independent contractors, plus the addition of one (1) shared full-time employee (community manager) to assist in overseeing the day-to-day operations of the TLH Arts, Inc., facility.

2018 Arts, Culture and heritage Funding Process FORM A

Organization Name: **TLH Arts, Inc.**
Project Name: **arts inc**

A 5-year operating forecast budget must not only show the ability to sustain the facility in the long term, but must also provide for reasonable reserves, and required staffing, realize savings for efficiencies in renovations or new systems, etc. If your operating budget will change (+ or -) after the project is completed, you should show this on your Five-year operating forecast budget. Use this format with the additional line items that best represents your operations. Your operating forecast budget may look like the example below. You may add or subtract line items--as appropriate to reflect your organization's budget.

SAMPLE: Complete with your Projected Figures

5-year Operating Forecast Budget							
	A	B	C	D	E		
Changes in Operation	FYE2017	FYE2018	FYE2019	FYE2020	FYE2021	Amount of Change	% Change
EXAMPLE LINE ITEMS/AMOUNTS - ADJUST TO SHOW YOUR PROPOSAL	Projected 2017 expenses		(Example only; Facility Completed)				
EXPENDITURES							
General & Administration							
Artistic Personnel							
Contract Services							
Maintenance (suggested line item)							
Utilities (suggested line item)							
Maintenance Reserve (suggested in item)							
other							
other							
other							
Total Expenditures							
INCOME							
Admissions/Ticket Sales/Contract Rev.							
Contributed Income/grants							
Facilities Rental							
Other Revenue							
other							
other							
other							
Total Revenues							
Net Gain/Loss							

Required to present a balanced budget - Year 2017

Budget notes to explain significant spikes or decreases (optional):

Please refer to Form A Spreadsheet.

**2018 Arts, Culture and Heritage Funding Process
Form B - Project Readiness**

Architectural Drawings completed? Yes No

Explain/Details:

In process, pending input from additional collaborators and approval

Design Drawings completed? Yes No

Explain/Details:

Please See attachments

Project Team status?

Explain/Details:

All professions covered, with exception of additional collaborators/board members (See attachments)

Contracted with General Contractor?

Explain Status:

Contractor has been engaged, but final Construction Contract cannot/will not be executed until final plans are approved/funded

Historic Preservation Board release issued (if applicable)?

Yes No Not Applicable

Explain/Details:

Are the land use approvals completed? Yes No

Explain/Details:

No LUCC has been requested, but confirmation of permitted use has been obtained

Permitting issued? Pre-permit meeting? (Or status) Yes No

Explain/Details:

No permits issues, but pre-permit meetings have taken place as noted in application

Certificate of Occupancy issued? Yes No

Explain/Details:

The facility is already existing

Any text which overflows the boxes **will not be included in printed copies**. If you require more space, please attach additional pages with text.

Any text which overflows the boxes **will not be included in printed copies**. If you require more space, please attach additional pages with text.

Three bids solicited/received **OR** Explain Yes No

Explain Status/Details:

Contractor has already been engaged, and expended significant pro bono time/efforts to assist with the project to date-- their reputation is impeccable and ability to execute unquestioned.

Are there any third-party restrictions or contingencies? Yes No

Explain/Details:

There are restrictions in the Florida DOT lease to the City of Tallahassee, and sublease from City of Tallahassee to DYG, but not that would prohibit the project

Site preparations Yes No

Explain/Details:

It's ready to go

Is a (real estate) lawyer consulting on the project? Yes No

Explain/Details:

Jack "Jake" E. Kiker, III
Williams, Gautier, Gwynn, DeLoach & Kiker, P.A.

Does the applicant have a maintenance fund established to support future maintenance and repairs for this facility/equipment?

Yes No

Explain/Details:

We certainly will, well-before the doors open

Any text which overflows the boxes **will not be included in printed copies**. If you require more space, please attach additional pages with text.

Any text which overflows the boxes **will not be included in printed copies**. If you require more space, please attach additional pages with text.

2018 Arts, Culture and Heritage Funding Process FORM C -- PROFESSIONAL CERTIFICATION

Applicant name: TLH Arts, Inc.

Either or both the project architect/engineer and the contractor must sign the applicable statement certifying their review of this application and the project status. If none of these will be involved with the project, the applicant must submit three (3) vendor bids as alternative, OR explain.

NAME AND ADDRESS OF PROJECT ARCHITECT/ENGINEER:
 Name: Darrell A. Fitzgerald, FAIA / Donald Gray, Jr., Associate AIA
 Company: Fitzgerald Collaborative Group, LLC
 Address: 1213 Miccosukee Road
 City/ST/Zip: Tallahassee, FL 32308 Email: donald@fc-groupllc.com

The following preparatory documents for Project Planning have been completed:
 preliminary design and development documents complete
 construction documents complete

If not complete, give status: _____

I certify that I have reviewed this application and that the technical project information is correct as
 _____ 5/24/2018
 Signature of Architect/Engineer Date

NAME AND ADDRESS OF PROJECT CONTRACTOR:
 Name: Jay Smith, Vice President
 Company: Ajax Building Corporation
 Address: 1080 Commerce Boulevard
 City/ST/Zip: Midway, FL 32343 Email: jay@ajaxbuilding.com

The following preparatory documents for Project Planning have been completed:
 preliminary design and development documents complete
 construction documents complete

If not complete, give status: _____

I certify that I have reviewed this application and that the technical project information is correct as cited.
 _____ 5/24/18
 Signature: Project Contractor Date

 Signature: Project Coordinator Date

Name/Title: _____

2018 Arts, Culture and Heritage Funding Process 2018 FORM D Project Budget

Organization Name: TLH Arts, Inc.
 Project Name: arts, inc
 Request Amount \$3M

Project Budget Summary			
EXPENDITURES	Match + Remaining Project Expenditures	TDT/CRA	Total
Land Acquisition	N/A		\$ -
Building Acquisition	N/A		\$ -
Professional Services (Architectural/Design, Engineering)	\$301,100		\$ -
General Requirements *	\$040,400		\$ -
Construction (Site, concrete, masonry, metals, wood & plastic, thermal and moisture protection, doors and windows, finishes)	\$3,156,829		\$ -
Specialties	\$200,201		\$ -
Equipment	\$300,211		\$ -
Furnishings	\$20,000		\$ -
Special Construction	0		\$ -
Conveying Systems	0		\$ -
Mechanical	\$220,001		\$ -
Electrical	\$291,100		\$ -
A. SUBTOTALS OF EXPENDITURES (at least 1:1)	\$ 3,010,000	\$ -	\$ -
B. CONTINGENCY (suggested: 5% of total expenses)			\$ -
C. TOTAL PROJECT EXPENDITURES (line A MATCH + TDT +CONTINGENCY)			\$ -
INCOME			
	Match + Remaining Project Inc.	TDT/CRA	Total
D. TOTAL ACH FUNDING REQUEST fr. TDT	Cash/Pledges		\$ -
Private Support	See below		\$ -
Corporate Support	See below		\$ -
Government Support - Local	See below		\$ -
Government Support - State	See below		\$ -
Government Support - Federal	See below		\$ -
Applicant Cash	See below		\$ -
E. TOTAL MATCH (Cash & Irrevocable Pledges)	\$ 100	\$ -	\$ -
F. TOTAL PROJECT INCOME (TDT line D + MATCH line E)			\$ -

NOTES: Indicate cost of total project if this represents only one part of a larger facilities project.

Present a balanced budget - Line C equals Line F.

* Budget must include required insurance coverages, Payment and Performance Bonds (typically 1-2% of total project), and Builders All-Risk (see Guidelines for details).Include within General Requirements line item.

Budget notes (optional):

As noted in the application, TLH Arts, Inc., has not commenced solicitation/fundraising activities, due to its desire to first explore all potential arts/culture/heritage collaborations for maximum impact and all TDC funds awarded should be made contingent upon a full raise

Any text which overflows the boxes **will not be included in printed copies.** If you require more space, please attach additional pages with text.

Form A

EXPENDITURES	FYE2017	FYE2018	FYE2019	FYE2020	FYE2021	FYE2022	FYE2023	
General & Administration			\$60,000.00	\$61,800.00	\$63,654.00	\$65,563.62	\$67,530.54	3 % YEARLY INCREASE
Artistic Personnel			\$36,000.00	\$37,080.00	\$38,192.40	\$39,338.17	\$40,518.32	3 % YEARLY INCREASE
Contract Services			\$50,000.00	\$51,500.00	\$53,045.00	\$54,636.35	\$56,275.44	3 % YEARLY INCREASE
Maintenance (suggested line item)			\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	
Utilities (suggested line item)			\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.10	3 % YEARLY INCREASE
Maintenance Reserve			\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	
Total Expenditures			\$170,000.00	\$174,740.00	\$179,622.20	\$190,150.86	\$195,330.40	
INCOME								
Contributed Income/grants			\$50,000.00	\$70,000.00	\$100,000.00	\$120,000.00	\$144,000.00	20% YEARLY INCREASE
Facilities Rental (main stage)			\$90,000.00	\$120,000.00	\$150,000.00	\$180,000.00	\$216,000.00	20% YEARLY INCREASE
Co-working/Studio rental			\$63,000.00	\$84,000.00	\$105,000.00	\$126,000.00	\$151,200.00	20% YEARLY INCREASE
Total Revenues			\$203,000.00	\$274,000.00	\$355,000.00	\$426,000.00	\$511,200.00	

Additional Attachments

Project Rendering and Scope Description

Arts, Inc.

208 West Van Buren Street

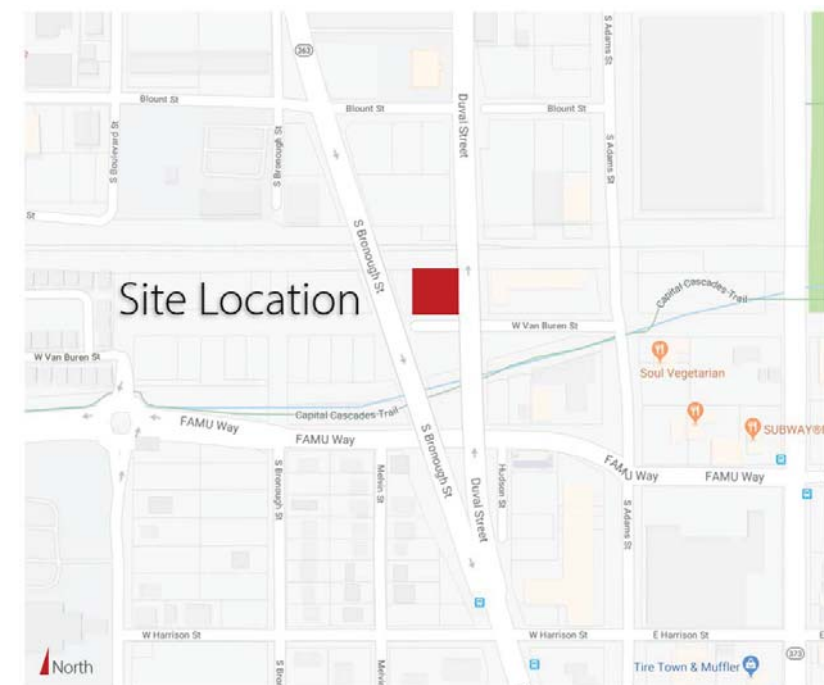
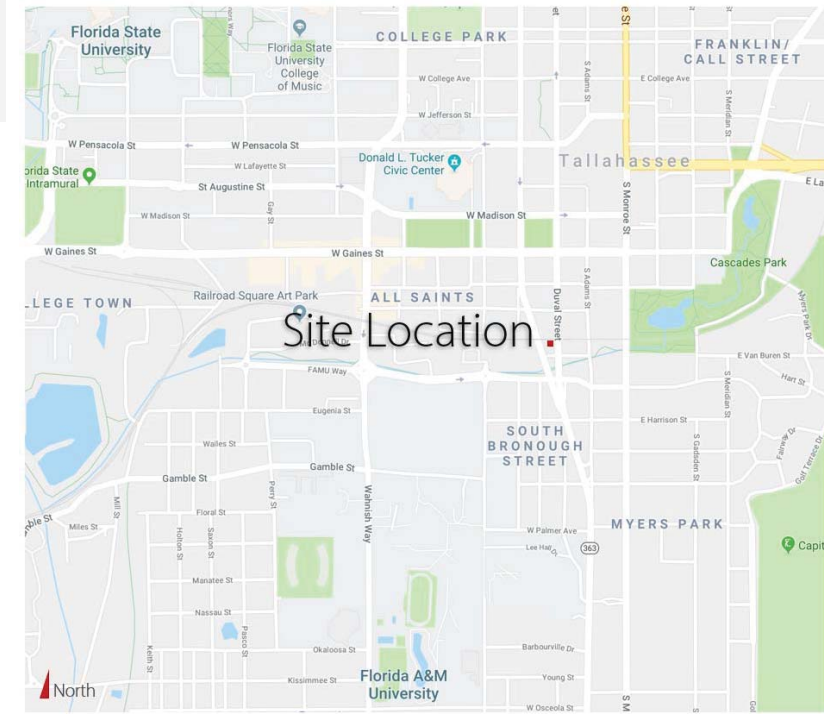
The 'TLH Arts, Inc. Project' (Arts Inclusion + Arts Incubated + Arts Incorporated) is the planned conversion an already existing, publicly owned, well-preserved but previously unutilized, 10,000 sq. ft. building/asset directly adjacent to Anita Favors Thompson Plaza at Lake Anita, into a multi-purpose assembly and performance venue serving the needs of artists, performers, arts entities/organizations, and students/teachers in our community. In addition to providing flexible space to perform, record, practice, teach and create, the organizers will leverage their experience and existing resources to provide direct educational opportunities and engagement to community youth, as well as entrepreneurial support and assistance (co-creating/co-working and incubation) to artists (existing and aspiring) to develop the business side of their chosen craft. Building upon the efforts of COCA and their Arts and Entrepreneurs Institute (with the support of KCCI), TLH Arts, Inc., will work to create, facilitate and program the most inclusive and unique intentional collision of arts, education and economic development activities in Leon County.

Whether the visitor is someone from outside the community coming to Tallahassee to attend one of the many planned concerts/performances/events/festivals, a young person seeking to explore hands-on new media/audio/visual opportunities, or a local artist that simply wishes to create a sustainable path to fund and pursue their artistic passions as a career—everyone who walks through the doors of 'TLH Arts, Inc.' will know that in Leon County, the Arts do mean business; and that this community provides a home and support to 'Thriving Artists' (working everyday to make the concept of 'Starving Artists' a thing of the past).

Arts, Inc.

208 West Van Buren Street

Site Map:



Arts, Inc.

208 West Van Buren Street

Program:

Spaces in the project include: An entrance lobby with gallery space, a dance/lecture Studio, (2) performance studios that will be expandable to become a single space supported by a backstage and backstage storage, (2) sound studios, (1) large studio/greenroom, a medium studio, (2) small studios, a café/shop with café storage, administration workstations supported by an IT room and conference room, public men's/women's/family restrooms, (2) shower rooms, an outdoor venue facing a projection wall, and covered outdoor porches.

The facility is near the FAMU Way phase of the cascades development and will integrate into the Anita Favors Thompson Plaza at Lake Anita developed by Blueprint and City of Tallahassee Planning.

General exterior renovations will consist of the following:

- Cutting (4) new entry access points for overhead garage door entry access: two at the west elevation, one at the south elevation, and one at the east elevation at the loading area.
- Replacing (1) and installing (3) new glass garage doors surrounding the café.
- Installing (2) new entry storefronts - at the Lobby and Gallery.
- Expanding the footprint and increasing the height of a section of the building to accommodate the Performance Studio(s)
- Expanding the Patio at the South Facade and extending Patio space to the West facades.
- Installing canopies and louvered frame structure extending above the Patio.
- Installing new graphic signage
- Installing landscaping
- Creating an outdoor gathering space to watch projected performances and other media.

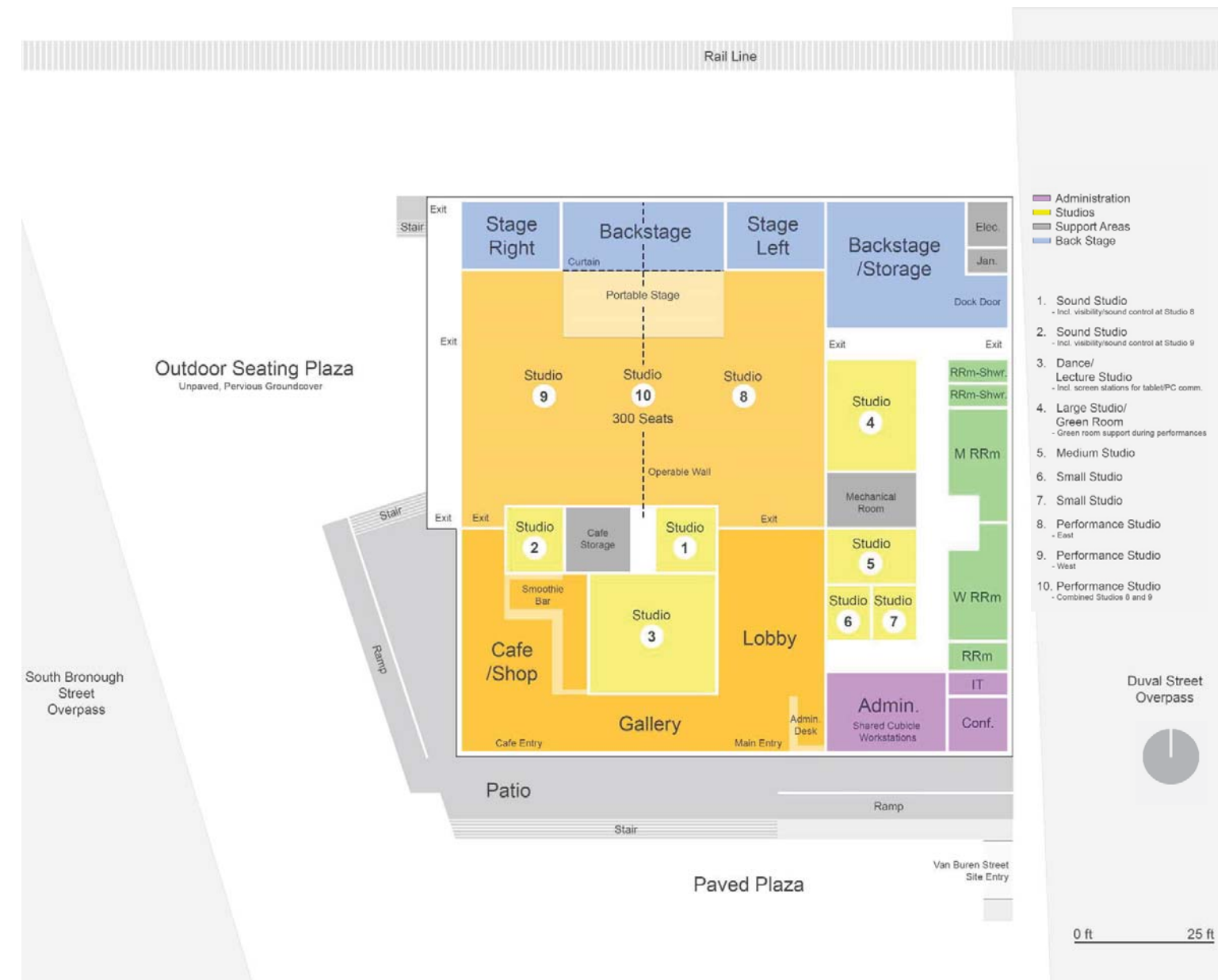
General interior renovations consist of upgrading the following:

- Reorganizing the interior layout per the plan
- Adding restrooms and additional toilet fixtures for code compliance
- Removing and/or replacing ceilings and raising floor-to-ceiling heights at some spaces
- Moving and/or replacing electrical lighting at raised ceilings
- Adding fire sprinkler system throughout the facility
- Replacing the HVAC system; new mechanical dampers, diffusers and return air vents at ceilings and new Air Handler
- General renovation including painting and new flooring and floor refinishing
- Miscellaneous accessibility upgrades
- Sound-proofed partitions at Performance Studios
- Power and data rough-in at points of connection to specialty lighting systems, sound systems, and any other specialty performance equipment

Arts, Inc.

208 West Van Buren Street

Program Plan:



Arts, Inc.

208 West Van Buren Street

Arts, Inc.

208 West Van Buren Street

Existing Conditions:



Arts, Inc.

208 West Van Buren Street

Arts, Inc.

208 West Van Buren Street

Flexible Large Performance Studio: Seating Orientation Options, Each 300 Seats

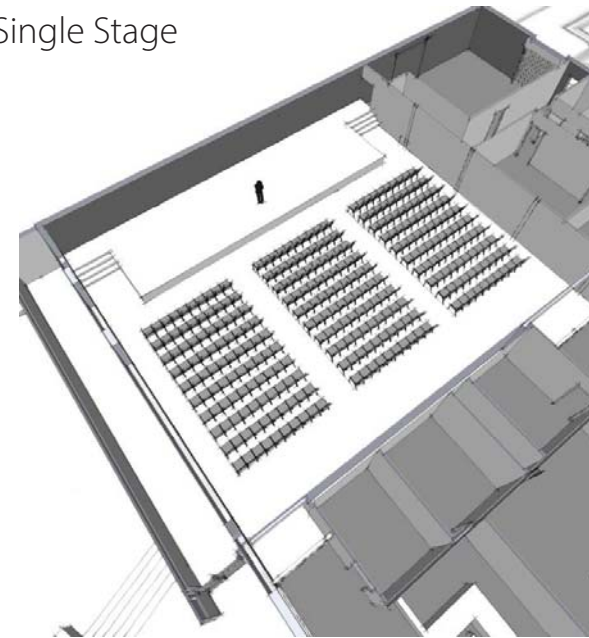
Southeast View



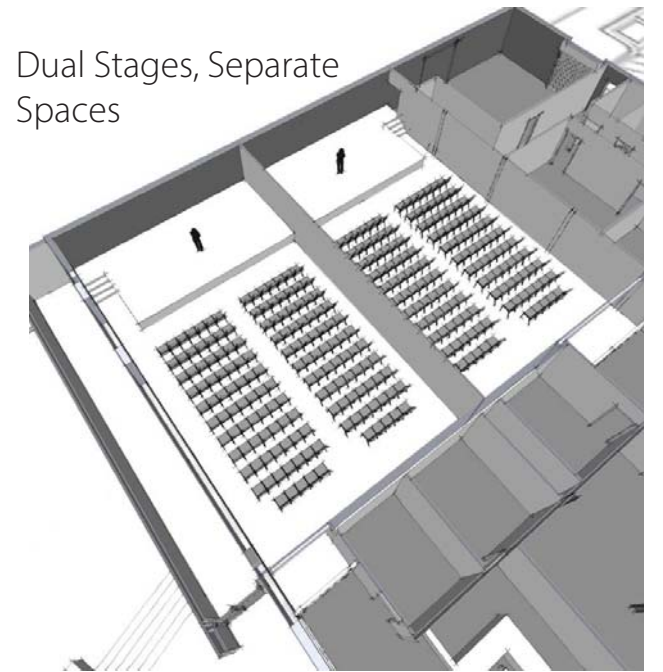
West View



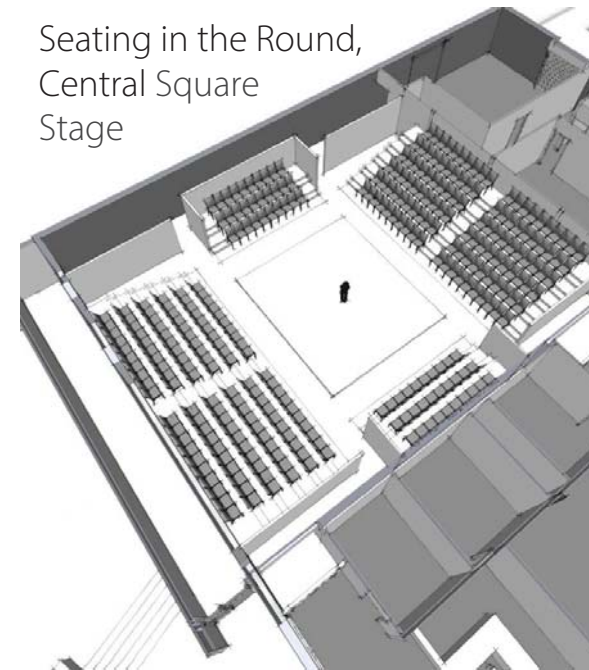
Single Stage



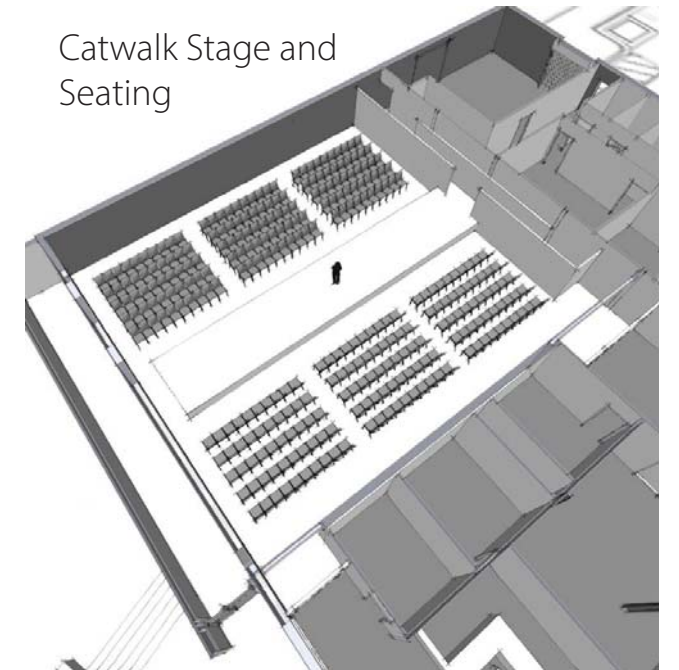
Dual Stages, Separate Spaces



Seating in the Round, Central Square Stage



Catwalk Stage and Seating



Cost Management Recap



Ajax Building Corporation

Phone: | Fax: ()

Sort Sequences:

- 1. Sec
- 2. Divisions
- 3. Not Used
- 4. Not Used

Estimate File: :18020_DYG_05_17.est - DYG Arts Incubator Facility, 208 West Van B

Estimator: Carly/Rohan/Kristi/Ada

Primary Project Qty:10342

Secondary Project Qty: 1 FLF

Estimate UM: Imperi

Report includes Taxes & Insurance.

12:18:20PM

5/17/2018

Description	Unit\$	Total \$
Total Division 01 GENERAL REQUIREMENTS		\$643,469
Total Division 02 SITEWORK		\$32,599
Total Division 03 CONCRETE		\$99,520
Total Division 05 METALS		\$229,595
Total Division 06 WOOD & PLASTICS		\$6,317
Total Division 07 THERMAL & MOISTURE PROTECTION		\$215,537
Total Division 08 DOORS & WINDOWS		\$214,979
Total Division 09 FINISHES		\$478,588
Total Division 10 SPECIALTIES		\$263,237
Total Division 11 EQUIPMENT		\$363,217
Total Division 12 FURNISHINGS		\$26,329
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$46,539
Total Division 22 PLUMBING		\$76,987
Total Division 23 HVAC WORK		\$220,987
Total Division 26 ELECTRICAL WORK		\$297,136
Total Division 27 COMMUNICATIONS SYSTEMS		\$48,987
Total Division 28 SAFETY & SECURITY SYSTEMS		\$57,291
Total Division 31 SITEWORK		\$11,006
Total Division 32 SITE IMPROVEMENTS		\$108,785
Total Division 33 SITE UTILITIES		\$36,500
Total Division 36 BONDS & INSURANCE		\$99,425
Total Division 37 WARRANTY		\$2,237
Total Division 40 OWNER FF&E		\$248,560
Total Division 70 DESIGN EVOLUTION		\$497,120
Total Division 80 ESCALATION		\$149,136
Total Division 85 CM CONTINGENCY		\$248,560
Total Division 90 OVERHEAD & FEE		\$248,560
Total Sec BB BASE BID		\$4,971,204

Sort Sequences:

- 1. Sec
- 2. Divisions
- 3. Not Used
- 4. Not Used

Estimate File: :18020_DYG_05_17.est - DYG Arts Incubator Facility, 208 West Van B

Estimator: Carly/Rohan/Kristi/Ada

Primary Project Qty:10342

Secondary Project Qty: 1 FLF

Estimate UM: Imperi

Report includes Taxes & Insurance.

12:18:20PM

5/17/2018

Description	Unit\$	Total \$
ESTIMATE TOTALS		\$4,971,204

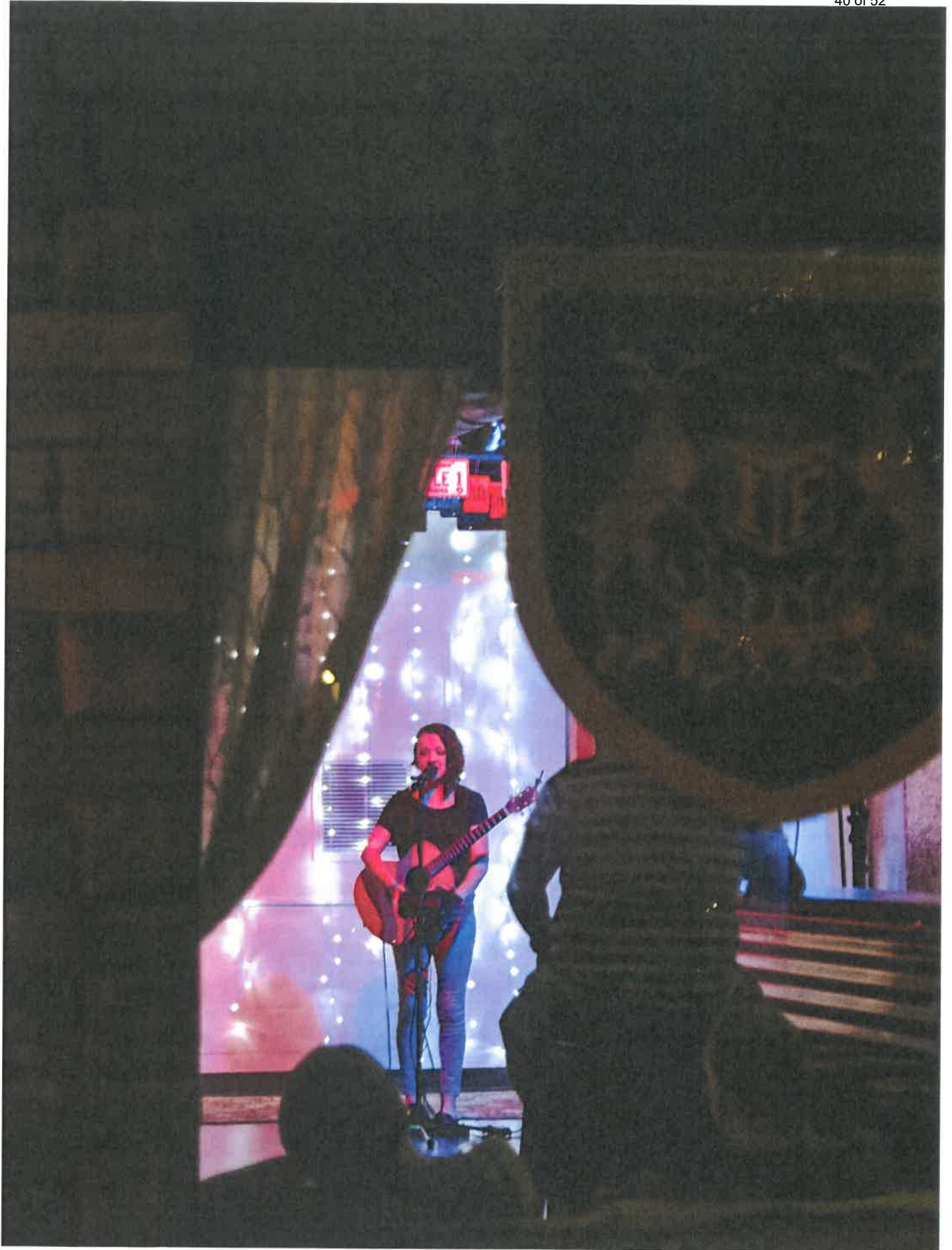
TLH Arts Begins To Take Shape

WFSU | By [Regan McCarthy](#)

Published July 26, 2018 at 11:20 PM EDT



LISTEN • 4:50



WFSU

Morning Edition



Erich Martin

Tallahassee government leaders have voted to spend nearly \$2-million in taxes on a project called TLH Arts inc. But that decision has left many with questions like what is TLH Arts and what does it mean for the community?

Kasandra Rose is on a summer music tour that includes stops in Chicago, St. Louis, and on this night Tallahassee. She’s playing in Indian Head factory’s performance space—a small café scattered with colorful chairs and an alcove for small acts with a backdrop of fairy lights. The other side of the building is a professional recording studio. Chan Leonard and his wife Tracy opened the space a few years ago.

Lenard says when he first moved to Tallahassee there weren’t many places to see performances.

“It used to be like dead—dead, dead—really dead! Now you’ve got no excuse. You can literally look in the paper or Facebook events and find something every night. It may not be your thing but there’s definitely something happening,” Lenard says.

And there’s a similar story in the performing arts community. Laura Johnson calls herself an advocate for the performing arts. She’s also the Executive Director of the Southern Shakespeare Festival.

“All of these very, terrific small theatre companies popping up in Tallahassee and there’s incredible talent in our city and we grow it really, really well. The problem is supporting it,” Johnson says.

While there are dozens are performing arts spaces in Tallahassee—from high schools, to universities, to outdoor amphitheatres—Johnson says small companies often



♥ Donate

“In order to grow your audience you really have to have an established venue that folks associate with you, so they know that for instance Theatre Tallahassee has a home. And so you know to see theatre Tallahassee performances you go to theatre Tallahassee. Well you’ve got, you know there was Canopy Roads, there’s the Hispanic Theatre Company, there’s Irish Repertory Theatre. A lot of folks don’t know these companies because they’ll pop up at this particular venue and then six months later pop

Johnson and others in the arts community are hopeful the answer to that problem will be found at the end of a dead end road, in a rundown building the state once used as its tourism department warehouse—and the intended location for TLH Arts Inc.

Jake Kiker calls himself one of the organizers of TLH Arts. He's also a founder for the coworking and business incubation space, Domi Station.

"We have the ability to create this space much like Domi, but arts centric and arts focused for to create those same types of collisions for those groups that may never interact or intersect," Kiker says.

TLH Arts inc is expected to include performance space, as well as recording studios, plus spaces for learning and collaborating. Johnson hopes it will provide performing companies without a home, an identifiable location—and at reasonable cost. And despite a few initial concerns Chan Lenard from Indian Head Factory has come around. He hopes TLH Arts will be a chance for more people to learn about the recording businesses—helping build Tallahassee's reputation a place artists travel to for music.

"That's an interesting thing and I think Tallahassee is very, very worth of artists coming down and taking a look," Lenard says.

Kiker says he supports those ideas and hopes to partner with both Lenard and Johnson. But at this point, he admits it's not completely clear yet what role TLH Arts will play.

"That's why if you've actually seen the floor plan of the space, we've worked really hard to ensure that it has that maximum flexibility. It doesn't have to be the huge performing arts room. We can cut that into two. You have the gallery space. We have the admin and coworking offices. We want to make sure we're not locking into one thing and then that model doesn't work. We want to make sure there's enough time and energy to pivot and use those spaces differently if we need to," Kiker says.

Kiker says he plans to work closely with the people he hopes will use the space in order to get the best understanding of what's needed. He also plans to work with the city and community redevelopment agency and he'll have to raise the rest of the money. In the long run, he says it's a win-win for the city—especially since TLH Arts will be in a government owned building. If the project works, Kiker says great. If not, the city has building with new upgrades and new potential.

WFSU Local News



Morning Edition



Regan McCarthy

Follow [@Regan_McCarthy](#)

Regan McCarthy is the Assistant News Director for WFSU Public Media. Before coming to Tallahassee, Regan graduated with honors from Indiana University’s Ernie Pyle School of Journalism. She worked for several years for NPR member station WFIU in Bloomington, Ind., where she covered local and state government and produced feature and community stories.

Phone: (850) 645-6090 | rmccarthy@fsu.edu

Find [complete bio, contact info, and more stories](#) here.

[See stories by Regan McCarthy](#)

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Reinfections More Likely With New Coronavirus Variants, Evidence Suggests

Tallahassee Democrat.

NEWS

TLH Arts is in line for \$1.8 million from the CRA. What is it?

Tallahassee Democrat

Published 10:33 a.m. ET Jul. 10, 2018 | Updated 6:41 p.m. ET Jul. 10, 2018

On Monday, the Community Redevelopment Agency voted to set aside the Arts Committee recommendations, and voted to divide the available \$3 million among LeMoyne Arts (\$1 million), Riley House (\$189,000 and a new project — TLH Arts, Inc. (\$1.8 million).

Just what is TLH Arts, Inc.? One of its founders, attorney, entrepreneur and Domi Station co-founder Jake Kiker, gave this overview on Facebook.

"TLH Arts, Inc. (Arts Inclusion + Arts Incubated + Arts Incorporated) is the planned conversion of an already existing, publicly owned, well-preserved but underutilized, 10,000 sq. ft. building/asset directly adjacent to Anita Favors Thompson Plaza at Lake Anita (124 W. Van Buren), into a multi-purpose assembly and performance venue.

"At its core, the facility will be a premier attraction for tourists to Leon County attending one of the many events, concerts, festivals, demonstrations, and cultural events that it is perfectly situated to host. In addition, on a day-to-day basis, it will serve the needs of artists, performers, arts entities/organizations, and students/teachers in our community.

"The state of the art facility design includes a 300+ seat black box theater (that can be divided for maximum usage/efficiency, and with sufficient height for cinema applications), recording studios/podcast garages, flexible dance, photo/video (including green screen capture space), lecture/education, and multi-purpose studios/offices.

The back story:

Nine groups apply for \$3 million Tallahassee CRA arts grant

Tallahassee CRA puts up \$3 million in local arts funding

CRA funds should go to at least one performing arts project | Opinion

"In addition to providing flexible space to perform, record, practice, teach and create, the organizers will leverage their experience and existing resources to provide direct educational opportunities and engagement to community youth, as well as significant entrepreneurial support and assistance (co-creating/co-working and incubation) to artists (existing and aspiring) to develop the business side of their chosen craft.

"Building upon the efforts of COCA and its Arts and Entrepreneurs Institute (with the support of KCCI), TLH Arts, Inc., will work to create, facilitate and program the most inclusive and unique intentional collision of arts, education and economic development activities in Leon County.

"Whether the visitor is someone from outside the community coming to Tallahassee to attend one of the many planned concerts/performances/events/festivals, a young person seeking to explore hands-on new media/audio/visual opportunities, or a local artist that simply wishes to create a sustainable path to fund and pursue their artistic passions as a career—everyone who walks through the doors of 'Arts Inc.' will know that in Leon County, the arts do mean business; and that this community provides a home and support to 'thriving artists' (working every day to make the concept of 'starving artists' a thing of the past)."

\$1.8 Million Grant Sends A Big Nod To Performing Arts

The funding helps pave the way for a performance hall and event space near FAMU Way.

BY [ROB RUSHIN \(HTTPS://WWW.TALLAHASSEEMAGAZINE.COM/AUTHOR/ROB-RUSHIN/\)](https://www.tallahassemagazine.com/author/rob-rushin/)

JANUARY 2, 2019



TLH Arts Inc. envisions a performing arts center with an entrance lobby that will double as an art gallery and event space. Grants also provide boosts for LeMoyne Arts and the Riley House. Rendering courtesy of Fitzgerald Collaborative Group

A new project called TLH Arts Inc. emerged during the summer as the big winner in a controversial grant awards process that could transform Tallahassee's entertainment scene and access.

TLH Arts received \$1.8 million from the Community Redevelopment Agency, or CRA, which also awarded \$1 million to LeMoyne Arts and \$189,000 to the John G. Riley Center and Museum, also known as the Riley House.

TLH Arts plans a performing arts center adjacent to Anita Favors Thompson Plaza near FAMU Way. The organization aims to turn an existing city-owned 10,000-square-foot building into the home of a multiuse facility that will help alleviate one of Tallahassee's most pressing arts challenges — the dire shortage of available performance venues.

"We really think it has an opportunity to expose another segment of our community to a wide range of the arts," said Jake Kiker, a co-founder of Tallahassee's Domi Station business incubator and one of the project's principal members.

The proposed theater can transform into multiple configurations and sizes to accommodate a range of dance, theater and concerts.

This component alone — and its promise to transform Tallahassee's performing arts landscape — led multiple performing arts organizations to lend the TLH Arts application strong support.

The CRA last year opened a grant-application process to determine the best use for \$3 million in hotel bed tax revenue that had been earmarked for a proposed performing arts center.

Nine groups applied for a piece of it. A citizen's review panel recommended spreading the money among three projects: LeMoyn Arts, the Riley House and the Big Bend Community Development Corporation. A protest emerged, with the Leon County Tourist Development Council and others reportedly noting a lack of a performing project center among those three.

The CRA reevaluated the applications, maintaining its award to the Riley House and cutting in half its award to LeMoyn. After placing fourth — out of the money — in the original assessment, TLH Arts emerged as the big winner.

Through the re-evaluation, more information got out to the public, and more people got involved, said Kiker, of TLH Arts.

“Everyone recognized the need for a performing arts space in Tallahassee,” Kiker said. “I think the fact that we were coming in and trying to provide a resource that was going to serve a broader section of the community ... was one thing that certainly resonated with people.”



(https://www.tallahassee.com/content/uploads/2019/01/WP_TLHARTS.jpg)

Rendering Courtesy of Fitzgerald Collaborative Group

The TLH Arts vision goes beyond the performance hall. In addition to the needed venue, the facility will feature an entrance lobby doubling as an art gallery and event space; a recording studio that doubles as a podcast garage; flexible artist studios; a photo/video studio with green screen; lecture and classroom space; and office space for nonprofit arts groups.

Beyond that, TLH Arts envisions programs to provide direct educational opportunities and engagement to community youth.

TLH Arts puts the total cost of the project at \$5.6 million.

The balance of the money will come through an aggressive fundraising campaign, Kiker said, telling *Tallahassee Magazine* that he expects to see strong participation from donors across the economic spectrum.

The project already has received support from organizations such as Southern Shakespeare Company, the Mickee Faust Club and Tallahassee Nights Live, he said.

“When I think about the range and diversity of groups who stepped up for us ... it gives me confidence that we will see widespread community support,” Kiker said.

Meanwhile, the venerable LeMoyn Center plans to build a new building on its Gadsden Street property. In addition to a visual arts and education center, the new structure will house a multipurpose room and event space to accommodate 100 to 150 people.

Plans include a full catering kitchen to support a new events venue. LeMoyn also plans to refurbish its sculpture garden, an ambitious plan that includes demolition of several outdated buildings. The new and improved LeMoyn aims to offer an attractive venue for meetings and other special events.



(https://www.tallahasseemagazine.com/content/uploads/2019/01/WP_Education-Center-Rendering.jpg)

A May 2018 rendering envisions a new LeMoyne Arts education center that will house a multipurpose room and event space. Rendering courtesy of Conn & Associates Inc. Architects

Kelly Dozier, president of LeMoyne Center for the Visual Arts, said the grant would “position LeMoyne and our community as a respected leader in the visual arts.”

Dozier said the “new education center will greatly enhance the ability of LeMoyne Arts to offer more art education programming to our community and visitors.”

The new facility will offer space for events including weddings, parties and conferences, she said. “People used to have weddings at LeMoyne all the time,” Dozier said. “We want to see that happening again.”

LeMoyne puts the total cost of its project at about \$3.2 million. Like TLH Arts, LeMoyne aims to make up the difference in funding through a fundraising campaign, this one called Art for Always, a name shared with LeMoyne’s master plan.

Officials project completion of the LeMoyne and TLH Arts projects in 2020.

The Riley House, one of Tallahassee’s underappreciated cultural gems, will use its award to install a series of 15 informational kiosks along the Frenchtown Heritage Trail.

Visitors will hear oral histories collected by Althemese Barnes, founding director emeritus of the Riley House. These interviews spotlight the history of one of Tallahassee’s historic African-American neighborhoods.

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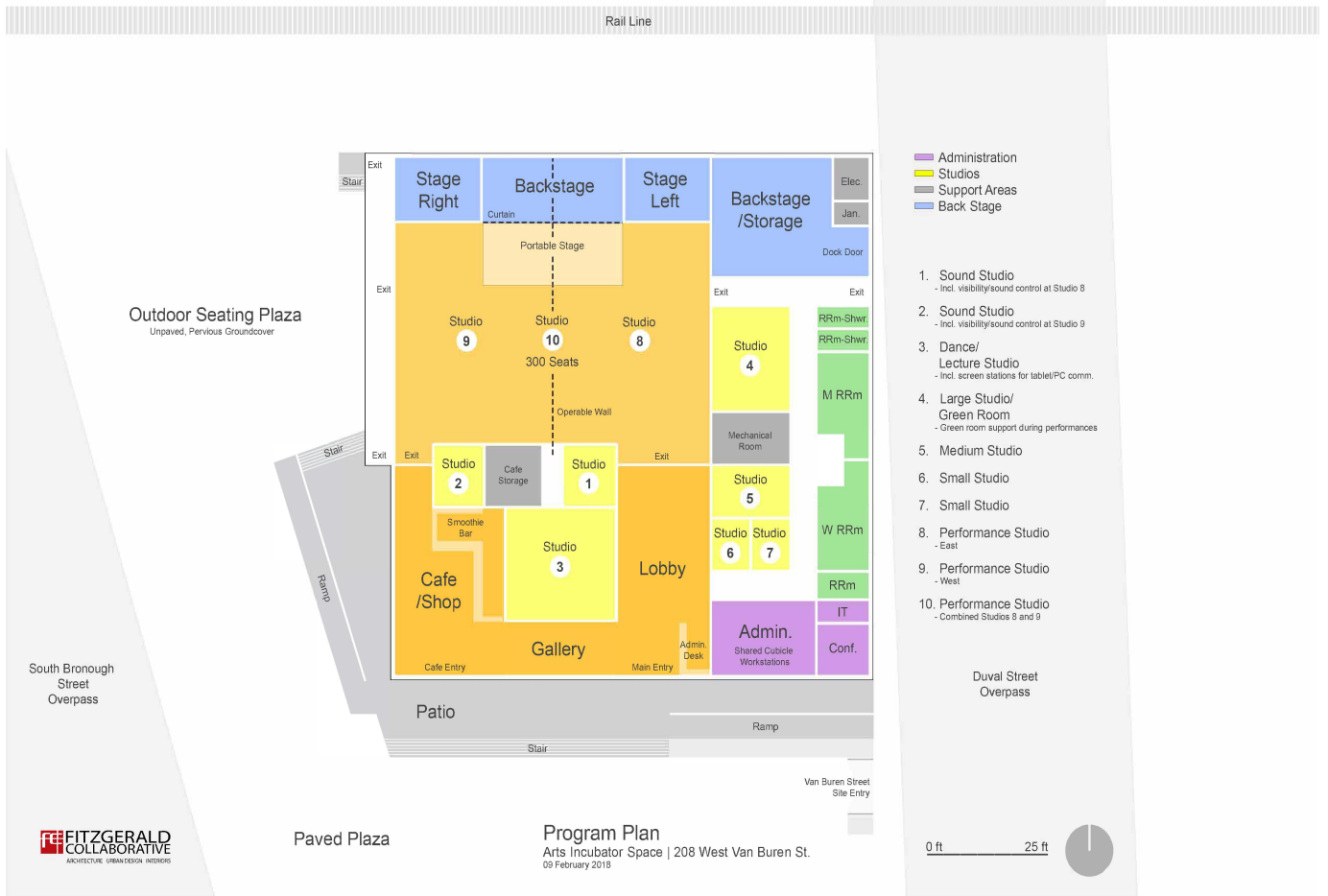
Informational Overview of TLH Arts, Inc.:

TLH Arts, Inc. (Arts Inclusion + Arts Incubated + Arts Incorporated) is the planned conversion of an ***already existing, publicly owned***, well-preserved but underutilized, 10,000 sq. ft. building/asset directly adjacent to Anita Favors Thompson Plaza at Lake Anita (124 W. Van Buren), into a multi-purpose assembly and performance venue. At it's core, the facility will be a premier attraction for tourists to Leon County attending one of the many events, concerts, festivals, demonstrations, and cultural events that it's perfectly situated to host. In addition, on a day-to-day basis, it will serve the needs of artists, performers, arts entities/organizations, and students/teachers in our community. The state of the art facility design includes a 300+ seat black box theatre (that can be divided for maximum usage/efficiency, and with sufficient height for cinema applications), recording studios/podcast garages, flexible dance, photo/video (including green screen capture space), lecture/education, and multi-purpose studios/offices.

In addition to providing flexible space to perform, record, practice, teach and create, the organizers will leverage their experience and existing resources to provide direct educational opportunities and engagement to community youth, as well as significant entrepreneurial support and assistance (co-creating/co-working and incubation) to artists (existing and aspiring) to develop the business side of their chosen craft. Building upon the efforts of COCA and its Arts and Entrepreneurs Institute (with the support of KCCI), TLH Arts, Inc., will work to create, facilitate and program the most inclusive and unique intentional collision of arts, education and economic development activities in Leon County.

Whether the visitor is someone from outside the community coming to Tallahassee to attend one of the many planned concerts/performances/events/festivals, a young person seeking to explore hands-on new media/audio/visual opportunities, or a local artist that simply wishes to create a sustainable path to fund and pursue their artistic passions as a career—everyone who walks through the doors of 'Arts Inc.' will know that in Leon County, the Arts do mean business; and that this community provides a home and support to 'Thriving Artists' (working everyday to make the concept of 'Starving Artists' a thing of the past).





From: Kelly Dozier <kelly@morethanbuildings.com>
Sent: Tuesday, January 12, 2021 9:09 AM
To: Tedder, Wayne <Wayne.Tedder@talgov.com>
Cc: Paul Craft <craft@fcmconsulting.com>
Subject: RE: LeMoyne Arts - Art for Always Project

*****EXTERNAL EMAIL*****

Please report any suspicious attachments, links, or requests for sensitive information.

Dear Wayne,

Please include the following in LeMoyne's CRA agenda package.

LeMoyne Arts would like to change its project scope for the CRA Art, Culture and Heritage Grant funding due to an exciting new option which just became available. The building located south of LeMoyne's Gallery building, 131 N Gadsden St. is being offered up for sale to LeMoyne Arts. This property is contiguous to the LeMoyne property and would serve very well as the new education facility which LeMoyne has been seeking for the past three years. The benefits of changing the scope to this existing building are:

1. Significantly less expensive to purchase and renovate this building vs. building a new building – can complete for approx.. \$2 million
2. More than doubles LeMoyne Arts street frontage on N Gadsden increasing visibility and visitor access
3. Adds more than 20 parking spaces, a premium in the downtown area
4. Can be purchased and renovated into education building within one year, completing project much faster than building a new building
5. Maintains the full garden footprint behind the Gallery building allowing LeMoyne to keep and expand its gardens and event spaces as well as the ceramics kiln firing complex

LeMoyne just heard of this opportunity last week. Some investigation into the structure and proposed use compatibility has been done and so far appears to be compatible. Other feasibility questions are being pursued, but at this time this looks like a wonderful opportunity for LeMoyne and for our community to greatly improve LeMoyne's ability to provide quality art education in an appropriate efficient facility.

Thank you for your consideration.

Best,
Kelly

Kelly S. Dozier, Acting Executive Director
850.544.6399 | 850.222.8800
Kelly@morethanbuildings.com

LeMoyne Arts

CREATING COMMUNITY THROUGH ART

From: Tedder, Wayne <Wayne.Tedder@talgov.com>
Sent: Sunday, January 10, 2021 11:44 PM
To: Kelly Dozier <kelly@morethanbuildings.com>
Cc: Paul Craft <craft@fcmconsulting.com>
Subject: Re: LeMoyne Arts - Art for Always Project

Kelly,

I think you need to convey that you have identified a second option to rehab the building next door instead of building a new facility. If the additional funding is not allocated, I still need the Board to realize the original project scope could change.

Thanks,

Wayne Tedder, AICP
Assistant City Manager
City of Tallahassee
O 850-891-8328 I C 850-567-4328

On Jan 8, 2021, at 1:15 PM, Kelly Dozier <kelly@morethanbuildings.com> wrote:

EXTERNAL EMAIL

Please report any suspicious attachments, links, or requests for sensitive information.

Dear Wayne,

Please find a letter to the CRA Board and additional documents related to the LeMoyne Arts grant award for the Art, Culture and Heritage Grant funding. There has been a significant new opportunity for LeMoyne that could affect our plans for the education building. We have just learned of this opportunity and are working diligently to assess the merits and feasibility.

I would like to discuss this with you when you have time in order to get your opinion.

In the meanwhile, I am submitting the attached information for your January CRA

meeting agenda planning.

Best,
Kelly

[red dor lemoyne house drawing] Kelly S. Dozier, Acting Executive Director
850.544.6399 | 850.222.8800

Kelly@morethanbuildings.com

[LeMoyne RED Logo]

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