



**TALLAHASSEE COMMUNITY  
REDEVELOPMENT AGENCY**

**FY 2004 ANNUAL REPORT**

**(October 1, 2003 to September 30, 2004)**

**Prepared By The  
City of Tallahassee Community Redevelopment Agency  
March 2005**

**TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY  
FY 2004 ANNUAL REPORT**

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**TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY**

**BOARD OF COMMISSIONERS**

John R. Marks, III  
Mayor, City of Tallahassee,  
Agency Chair

Allan J. Katz  
Commissioner, City of Tallahassee,  
Agency Vice Chair

Andrew D. Gillum  
Commissioner, City of Tallahassee

Debbie Lightsey  
Commissioner, City of Tallahassee

Mark Mustian  
Commissioner, City of Tallahassee

Kim Williams  
County Ex-Officio Representative

Dr. Henry Lewis  
County Ex-Officio Representative

**AGENCY STAFF**

Michael K. Parker  
Executive Director

Rick McCraw, AICP  
Community Redevelopment Coordinator

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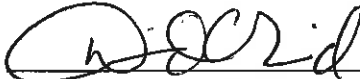
**PREFACE AND APPROVALS**

The Tallahassee Community Redevelopment Agency FY 2004 Annual Report covers the period from October 1, 2003 through September 30, 2004. The report contains a review of the redevelopment agency, FY 2004 accomplishments, a map of the redevelopment area, and the FY 2004 Financial Statement. This annual report has been prepared in accordance with Chapter 163.356(3)(c), Florida Statutes, and may not be in conformance with generally accepted accounting principals.

The financial statements for the Community Redevelopment Agency, prepared in conformance with generally accepted accounting principals, are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2004. The City's financial statements were audited by the certified public accounting firms of Thomas Howell Ferguson P.A., and Law, Redd, Crona and Munroe, P.A., and received an unqualified opinion.

The Tallahassee Community Redevelopment Agency FY 2004 Annual Report has been approved this 14<sup>th</sup> day of March 2005.

CITY OF TALLAHASSEE

  
\_\_\_\_\_  
David C. Reid, Director  
Department of Management and  
Administration

TALLAHASSEE COMMUNITY  
REDEVELOPMENT AGENCY

  
\_\_\_\_\_  
Michael K. Parker, Executive Director

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**COMMUNITY REDEVELOPMENT AGENCY OVERVIEW  
AND  
FY 2004 ACCOMPLISHMENTS**

The Tallahassee Community Redevelopment Agency (the Agency) was created in August 1998. The Agency Board was created in September 1998 and amended in September 2002. The Agency Board structure consists of the City Commission and two County representatives. The Agency receives staff services and support from the City, the cost of which may ultimately be reimbursed to the City from available resources in either the Greater Frenchtown/Southside Community Redevelopment Trust Fund or the Downtown District Community Redevelopment Trust Fund.

**Greater Frenchtown/Southside Community Redevelopment Area**

The Greater Frenchtown/Southside Community Redevelopment Area (formerly known as the Tallahassee Community Redevelopment Area) consists of three distinct geographical sections and is comprised of over 1,450 acres of residential, commercial/retail and industrial land uses, all conveniently located near downtown Tallahassee. Included within the boundaries of the redevelopment area are thirteen neighborhood communities; seven major commercial/retail areas including sections of Tennessee Street, Tharpe Street, North and South Monroe Streets, Gaines Street, Lake Bradford Road and South Adams Street; and numerous mixed-use areas. In addition, the redevelopment area borders parts of the Florida Agricultural and Mechanical University and the Florida State University. Extensive City infrastructure, including water, sewer, electricity and gas, are available throughout the redevelopment area.

The City Commission adopted the Greater Frenchtown/Southside Community Redevelopment Plan (formerly known as the Tallahassee Community Redevelopment Plan) and established the Greater Frenchtown/Southside Community Redevelopment Trust Fund in June 2000.

**Downtown District Community Redevelopment Area**

The Downtown District Community Redevelopment Area consists of approximately 440 acres located in downtown Tallahassee, and between the northern and southern portions of the Greater Frenchtown/Southside Community Redevelopment Area. The Downtown District is comprised of five sub areas with distinct land uses, physical characteristics and functions. These sub areas are: (1) North Monroe Street, (2) the Downtown Core, (3) Franklin Boulevard, (4) Gaines Street, and (5) Capital Cascades. Land uses in the Downtown District include residential, office, commercial/retail, and light industrial. The entire area is serviced by City infrastructure, including water, sewer, electricity, and gas.

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The City Commission adopted the Downtown Community Redevelopment Plan and established the Downtown District Community Redevelopment Area Trust Fund in June 2004. Since establishment of the Downtown District was completed in 2004, the Agency did not receive any tax increment funds in support of the Downtown District for FY 2004. The Downtown District will begin to receive tax increment funds, or other funds as identified in the interlocal agreement covering the Downtown District, beginning in FY 2005.

A map outlining the boundaries of the two-redevelopment areas is at page 6 of this report.

**FY 2004 Accomplishments**

With the Greater Frenchtown/Southside Community Redevelopment Plan as a guide, the goal of the Agency is to formulate and implement a strategy using public and private resources to eliminate the conditions that cause the development and spread of blight within the redevelopment area. Areas where the Agency concentrates redevelopment efforts on include affordable housing, infrastructure, transportation and the promotion of mixed-use developments.

In FY 2004, the Agency received \$703,000 (all numbers are rounded to nearest thousand) in tax increment funds (\$205,000 from the City of Tallahassee and \$498,000 from Leon County) in support of the Greater Frenchtown/Southside Community Redevelopment Area. The FY 2004 Agency funds were budgeted to the following projects:

1. Agency Administration: FY 2004 Budget - \$129,000. This allocation paid the salary/benefits of the Community Redevelopment Coordinator and general Agency administration. Chapter 163, Florida Statutes, provides for the use of tax increment funds to pay for costs associated with administering and implementing activities in the approved redevelopment plan. In FY 2004, \$80,000 of these funds was expended. The Agency Board approved the transfer of unexpended administration funds (\$49,000) to the land acquisition line item. This transfer occurred in FY 2005, following the close out of the FY 2004 accounts.
2. Refund of Municipal Services Taxing Unit (MSTU) Based Tax Increment to Leon County: FY 2004 Budget - \$34,000. Chapter 163.387(1)(a) and (b), Florida Statutes, requires the tax increment to be calculated based on the amount of ad valorem taxes levied each year by each taxing authority. As a result, the County's FY 2004 contribution included \$34,000 in tax increment based on the County's Health and EMS MSTU. The Agency Board approved the refund of the MSTU-based tax increment to Leon County.
3. All Saints Neighborhood Streetscape: FY 2004 Budget - \$12,000. Funds were committed to an existing project supporting streetscape improvements in the All Saints Neighborhood as identified in the Gaines Street Revitalization Plan. To

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date, the Agency has committed a total of \$100,000 to this project. In FY 2004, \$1,000 of these funds was expended.

4. Frenchtown Village Marketplace Project: FY 2004 Budget - \$17,000. Funds were committed to an existing project to assist the Frenchtown Community Development Center (CDC) in the development of the Frenchtown Village Marketplace through demolition, traffic analysis, and professional site preparation services. In addition, the Board approved the use of \$8,301 of the above funds to reimburse the Frenchtown CDC for the installation of sidewalks at an affordable housing project they completed development of in FY 2004. To date, the Agency has committed a total of \$142,000 for this project. In FY 2004, \$4,000 of these funds was expended.
5. South Monroe Sector Plan Sidewalk and Streetscape Improvements: FY 2004 Budget - \$13,000. Funds were committed to an existing sidewalk and streetscape improvements as identified in the approved South Monroe Sector Plan. Funds are only for use in the section of the Greater Frenchtown/Southside Community Redevelopment Area that is also within the boundaries of the South Monroe Sector Plan. To date, the Agency has committed a total of \$112,000 to this project. As of September 30, 2004, none of the funds had been expended.
6. Frenchtown Renaissance Center Project: FY 2004 Budget - \$167,000. Funds were committed to help construct approximately 1/3 of the parking garage supporting the 60,000 square-foot Frenchtown Renaissance Center. The garage space funded by the Agency will support the 20,000 square feet of the development that will be dedicated to private retail space. The Agency has committed a total of \$500,000 to this project over the next three years. As of September 30, 2004, none of the funds had been expended.
7. Redevelopment of Ebony Gardens: FY 2004 Budget - \$125,000. Funds were committed to assist with the demolition and redevelopment of the Ebony Gardens Public Housing Project. The Agency funds will be used for infrastructure improvements at the site. As of September 30, 2004, none of the funds had been expended.
8. Macomb Street Corridor Analysis: FY 2004 Budget - \$85,000. Funds were committed to conduct a master plan analysis along the Macomb Street Corridor. The objective of the study is to develop a comprehensive evaluation of private sector development/redevelopment opportunities along Macomb Street. As of September 30, 2004, none of the funds had been expended.
9. Land Acquisition: FY 2004 Budget - \$71,000. Funds were committed to support land acquisitions within the Greater Frenchtown/Southside Community Redevelopment Area. In FY 2004, \$14,000 of these funds was expended for

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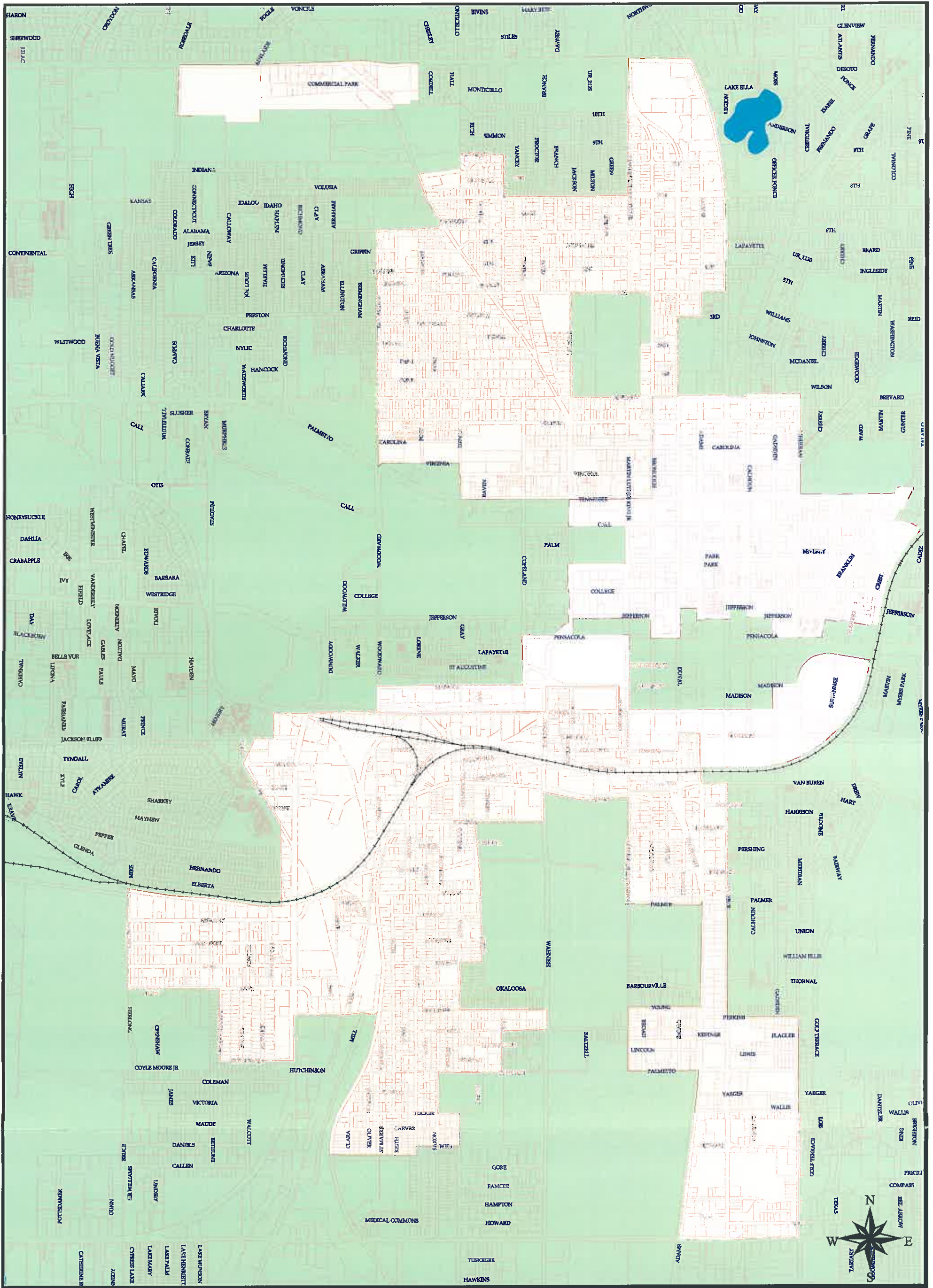
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land-acquisition related expenses (surveys, title work, environmental analysis, etc.) within the Gaines Street corridor.

10. Mixed-Use Development Incentives: FY 2004 Budget - \$50,000. Funds were committed as part of a pilot program to provide incentives in support of mixed-use developments within the All Saints neighborhood of the Greater Frenchtown/Southside Community Redevelopment Area. As of September 30, 2004, none of the funds had been expended.

Finally, Agency assets in FY 2004 included \$149,000 allocated to the Providence neighborhood under the City's Community Neighborhood Renaissance Program. The funds are being used to construct affordable owner-occupied in-fill housing and to rehabilitate existing housing for owner-occupied sale within the Providence neighborhood. In FY 2004, \$56,000 of these funds was used for the acquisition of four vacant lots in the Providence neighborhood.





# Greater Frenchtown / Southside Community Redevelopment Area and Downtown District Community Redevelopment Area



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**GREATER FRENCHTOWN/SOUTHSIDE COMMUNITY REDEVELOPMENT  
TRUST FUND**

**FINANCIAL STATEMENT**

**FROM OCTOBER 1, 2003 TO SEPTEMBER 30, 2004**

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**FINANCIAL STATEMENT**

The annual report provides the Tallahassee Community Redevelopment Agency's financial statement for the period from October 1, 2003 to September 30, 2004. The financial statement has been prepared to illustrate the financial status of the Community Redevelopment Agency, as required by Chapter 163.356(3)(c), Florida Statutes, and may not be in conformance with generally accepted accounting principles. These financial statements for the Community Redevelopment Agency, prepared in conformance with generally accepted accounting principals, are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2004. The City's financial statements were audited by the certified public accounting firms of Thomas Howell Ferguson P.A., and Law, Redd, Crona and Munroe, P.A., and received an unqualified opinion.

**FINANCIAL STATUS:**

As of September 30, 2004, the Tallahassee Community Redevelopment Agency had total assets of \$999,000, all in the form of cash. These assets were committed against the following projects or line item: Providence Neighborhood Affordable Housing, All Saints Neighborhood Streetscape, Frenchtown Mixed-Use Village Marketplace, South Monroe Sector Plan Sidewalk and Streetscape Improvements, Frenchtown Renaissance Center Project, Redevelopment of Ebony Gardens, Macomb Street Corridor Analysis, Land Acquisition, Mixed-Use Development Incentives, and Agency Administration.

The Agency also had \$13,000 in liabilities under accounts payable for salary expenses and purchases. The Agency had no short-term or long-term debt. At the end of the fiscal year, the total fund balance was \$986,000.

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**COMMUNITY REDEVELOPMENT AGENCY  
STATEMENT OF NET ASSETS  
September 30, 2004  
(in thousands)**

<b>ASSETS</b>	<u>Community Redevelopment Agency</u>
<b>Restricted Assets:</b>	
Cash and Cash Equivalents/Investments.....	999
Securities Lending Collateral.....	--
Receivables:	
Accrued Interest.....	--
Customers.....	--
Notes.....	--
Due From Other Governments.....	--
<b>Total Restricted Assets.....</b>	<u><b>999</b></u>
<b>Total Assets.....</b>	<u><b>\$ 999</b></u>
 <b>LIABILITIES AND FUND BALANCES</b>	
<b>Payable from Restricted Assets:</b>	
Obligations Under Securities Lending.....	--
Accounts Payable.....	13
Deferred Revenue.....	--
Advances from Other Funds.....	--
<b>Total Payable from Restricted Assets.....</b>	<u><b>13</b></u>
<b>Total Liabilities.....</b>	<u><b>13</b></u>
 <b>Fund Balances:</b>	
Reserved for:	
Projects.....	923
Encumbrances.....	3
Notes Receivable.....	--
<b>Total Reserved.....</b>	<u><b>926</b></u>
Unreserved/Undesignated .....	<u><b>60</b><sup>1</sup></u>
<b>Total Fund Balances.....</b>	<u><b>986</b></u>
<b>Total Liabilities and Fund Balances.....</b>	<u><b>\$ 999</b></u>

<sup>1</sup> The Unreserved/Undesignated funds include \$49,000 in unspent FY 2004 Administrative Funds that the Agency Board approved converting into land acquisition project funds in September, 2004.

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**COMMUNITY REDEVELOPMENT AGENCY  
COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
For the Fiscal Year Ended September 30, 2004  
(in thousands)**

	<u>Community Redevelopment Agency</u>
<b>Revenues:</b>	
Ad Valorem Taxes.....	703
Interest Earned.....	--
Net Increase (Decrease) In The Fair Value of Investments.....	--
Miscellaneous Revenues.....	--
<b>Total Revenues.....</b>	<u>703</u>
<b>Expenditures:</b>	
<b>Current:</b>	
General Government.....	--
Public Safety.....	--
Transportation.....	--
Human Services.....	--
Economic Environment.....	167 <sup>2</sup>
Physical Environment.....	--
Cultural and Recreation.....	--
<b>Total Expenditures.....</b>	<u>167</u>
<b>Excess of Revenues Over (Under) Expenditures.....</b>	<u>536</u>
<b>Other Financing Sources (Uses):</b>	
Operating Transfers In.....	--
Operating Transfers In from Component Unit.....	--
Operating Transfers Out.....	--
Operating Transfers Out to Component Unit.....	--
<b>Total Other Financing Sources (Uses).....</b>	<u>--</u>
<b>Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....</b>	<b>536</b>
Fund Balances - October 1.....	450
<b>Fund Balances - September 30.....</b>	<u><b>\$ 986</b></u>

<sup>2</sup> During Fiscal Year 2003, a Downtown Redevelopment Plan project was set up within the CRA Trust Fund, incurring expenses of \$21,000. An advance in the form of a loan was made from the City's Affordable Housing Trust Fund to cover the total project appropriation of \$100,000. In fiscal year 2004 this \$100,000 advance, along with the \$21,000 of expenses incurred as a result of the project, were moved out of the CRA Trust Fund and into another Special Revenue Fund within the City.