



TALLAHASSEE  
Community  
Redevelopment  
Agency

# NEWSLETTER

Greater Frenchtown/Southside & Downtown Districts

ISSUE No. 12 · Spring 2023



Pictured above, CRA Board Members and the CRA Executive Director (from left to right – Curtis Richardson, CRA Board Member; Dianne Williams-Cox, CRA Chair; Stephen Cox, CRA Executive Director) at the Saturday, March 4, 2023, CRA GFS Neighborhood Leadership Lunch and Learn. The event was held at the Lincoln Center from 11:00 am to 1:00 pm. It was an opportunity for CRA neighborhood leadership representatives and interested citizens to learn more about what the CRA has to offer. There was representation from the CRA Board, CRA Staff, the GFS Citizens Advisory Committee, Neighborhood Affairs, and the Department of Housing and Community Resilience. Keep an eye out for more events to come!



**WORKING TOGETHER TOWARD COMMUNITY GOALS**

# GREATER FRENCHTOWN/SOUTHSIDE (GFS)

## Termination of Purchase and Sale Agreement (PSA) and Development Agreement – Frenchtown Quarters & Marketplace

Thursday, February 23, 2023, the CRA Board approved the termination of the Frenchtown Quarters & Marketplace PSA and Development Agreement.

Lou Norvell, Sr. Assistant City Attorney, presented a proposed termination of the purchase and sale agreement as well as the development agreement for properties in the 400 block of W. Tennessee and W. Virginia Streets (the former shelter properties). CRA staff met with the developer, and it was determined the conditions of the agreement could not be met. The developer agreed to the termination. CRA staff recommendation was to approve the termination of both agreements.

## Review Modifications to the BFIP and the Medium and Large Redevelopment Program

Monday, January 9, 2023, CRA Program Planner, Elise Fisher, gave an informational presentation at the GFS CAC public meeting on what CRA staff are proposing as a new program. The proposed Development and Renovation Assistance Program would be to replace the existing Small, Medium, and Large Project Funding Programs. This new program is being developed to improve assistance and remove gaps in the current programs.

## Welcome New GFS CAC Member!



On January 13, 2023, Dr. Kelly Kinahan (pictured left) was appointed by CRA Chair, Mayor John Dailey, to her first term as the FSU Representative. She will be completing the current term that began on November 23, 2021, and ends on September 30, 2024.

Kelly Kinahan is an Associate Professor in the Department of Urban & Regional Planning at FSU. Her research examines the relationships between historic preservation planning, housing, and community development, with a focus on how policies shape neighborhood-level inequalities and affect marginalized populations. She has also worked on co-producing community engaged scholarship related to housing affordability, displacement, evictions, and unhoused populations, towards fostering policy changes that advance racial and social justice.

## **DOWNTOWN DISTRICT (DT)**

### **Review of Global City Development Application of Multifamily Workforce Housing Development at 309 W. Tennessee Street**

Tuesday, February 14, 2023, the CRA Downtown District Redevelopment Commission (DRC) recommended CRA Board approval of the Global City funding assistance request with the following conditions:

1. The CRA can secure financing for the \$7 million.
2. The developer will cover interest costs, pay the same interest as the CRA.
3. The CRA loan will only be drawn upon after all equity has been injected in the project and construction has started.
4. The payback on the CRA loan will begin at bond financing or stabilization (95% occupancy). The CRA may put thresholds in place for stabilization.

CRA Staff anticipates that this will be an agenda item for the Tuesday, April 25, 2023, CRA Board Meeting (note: meeting date change from 4/27/23).

### **College Town Parking Lease Buyout**

Thursday, February 23, 2023, the CRA Board approved \$100,000 buyout of a lease for fifteen (15) parking spaces within the College Town development.

Attorney Lou Norvell presented that 15 ½ years remain on the lease term. College Town, LLC, the project developer, and a party to the parking lease, has offered to pay to the CRA \$100,000 as a buy out for the lease of the parking spaces. Currently, the leased parking spaces are underutilized. The DRC unanimously recommended approval.

### **Welcome New DRC Member!**



On October 1, 2022, Mr. Robert Gelhardt (pictured left) was appointed by CRA Chair, Mayor John Dailey, to his first term on the DRC. His term runs thru September 30, 2025.

Robert E. Gelhardt II, PE is a Tallahassee Native. Attended the University of Central Florida where he received his Degree in Mechanical Engineering. He is the Owner and Principal Engineer of FSM Engineering, a local mechanical engineering consulting firm with a 13-year history in the local community. He has been married for 14 years, has 3 kids, 2 cats, and 2 dogs. He enjoys woodworking, golf, and family. He is a graduate of Leadership Class 40.

Do you want to find out more about the CRA districts and what they offer? Would you like to become involved? Do you have a business, or want to start one, within either district? If so, you can:

- Attend a meeting
- Go to [www.tal.gov/cra](http://www.tal.gov/cra)
- Email [CRA@Tal.gov](mailto:CRA@Tal.gov)
- Call 850 · 891 · 8357



**FY 2024 CRA Small and Large Events Funding**

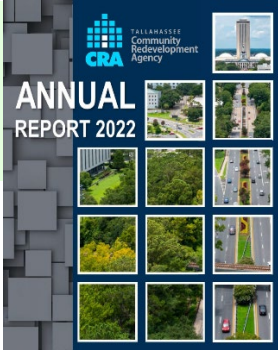
The CRA website will begin accepting applications on Monday, May 1, 2023, for FY 2024 special event grant funding. The application window for FY 2024 will end no later than 5:00 pm on Friday, June 30, 2023. Only electronic applications, submitted to [CRA@Tal.gov](mailto:CRA@Tal.gov), and within the permitted time frame, will be accepted. Not-for-profit organizations are eligible for funding under this program and the event must take place in a CRA district.

Each district will have a total of **\$35,000** available for Small Event Grant funds and **\$100,000** for Large Event Grant funds. The event guidelines, instructions, and applications can be found online on the CRA website at <https://www.tal.gov/cra/craeventfunding>.

*Grant funds will be awarded on a competitive basis. Funding recommendations and awards may be for less than the amount of the funds requested. Funding awards of \$25,000 or greater must be approved by the CRA Board. Awards of less than \$25,000 may be approved by the CRA Executive Director.*

**CRA FY 2022 Annual Report**

The CRA FY 2022 Annual Report is now posted on the CRA website at [www.tal.gov/cra](http://www.tal.gov/cra). Hardcopies will be available at CRA public meetings.



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