

# City of *TARPON SPRINGS* COMMUNITY REDEVELOPMENT AREA







*An aerial view of S. Pinellas Ave. in Downtown Tarpon Springs*



Be sure to visit the City website: [www.ctsfl.us](http://www.ctsfl.us) for information on the CRA, and [www.exploretarponsprings.com](http://www.exploretarponsprings.com) for listings of events and tourism-related happenings, and stay connected on facebook and twitter.

City of Tarpon Springs Community Redevelopment Agency  
324 E. Pine St., Tarpon Springs, FL 34689  
727-938-3711 [www.ctsfl.us/cra.htm](http://www.ctsfl.us/cra.htm)



# Tarpon Springs Community Redevelopment Area 2020 Annual Report

The Tarpon Springs Community Redevelopment Area (CRA) Fiscal Year 2019 Annual Report describes activities for the period October 1, 2018 through September 30, 2019. The report includes a financial statement of CRA revenues and expenses, amount of tax increment funds collected, and a compilation of activities for the fiscal year.

The City of Tarpon Springs established its CRA and TIF in September 2001. In 2003 the CRA was expanded to include the Pappas Restaurant property and the Downtown Redevelopment Plan was amended to address the redevelopment needs of this property. Other changes to the plan included provisions for special overlay or zoning designations to adjust density/intensity within the CRA. The adoption and implementation of the Special Area Plan and SmartCode based regulating plan have been a focal point since 2010.

## CRA Board

- Mayor Chris Alahouzos
- Vice Mayor Townsend Tarapani
- Commissioner Rea Sieber
- Commissioner Jacob Karr
- Commissioner Connor Donovan

## Staff

- Mark LeCouris, City Manager
- Karen Lemmons, Economic Development Manager



*Sidewalk Cafe on Hibiscus*



Vice Mayor  
Townsend Tarapani



Commissioner  
Rea Sieber



Mayor  
Chris Alahouzos



Commissioner  
Jacob Karr



Commissioner  
Connor Donovan

## *Tarpon Springs Mayor & Commissioners*



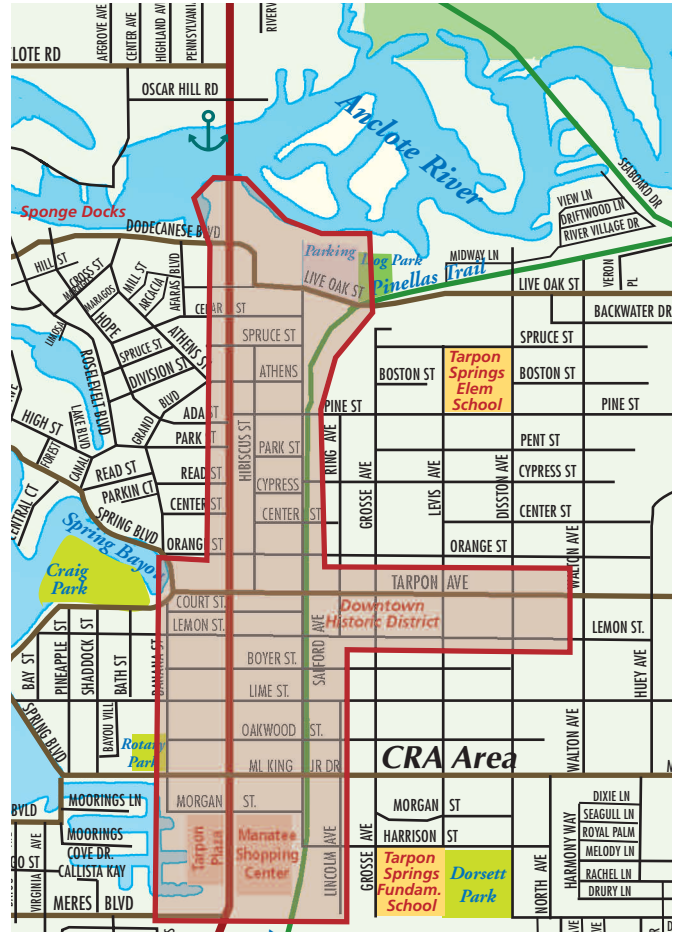
# CRA OPERATIONS

A **Community Redevelopment Agency (CRA)** is a taxing district established by local government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, increasing the tax base, and encouraging public and private investments in the redevelopment area. The members of the City Commission also serve as CRA board members. All meetings are open to the public and agendas, minutes, and video of meetings are posted on the City's website

CRAs are designed to breathe new life into areas in need of revitalization. Successful redevelopment projects attract private investors that otherwise may have overlooked the community. By establishing a CRA, local governments receive planning and financial mechanisms to help redevelop areas where private market forces are not working.

## Map of CRA

The 227-acre CRA comprises the central business district along Pinellas Avenue north from the Anclote River and south to Meres Blvd, including Downtown and the Lemon Street corridors.



*Tarpon Ave.*



See detailed map of CRA area on back cover

*South Pinellas Ave.*



# New Businesses

The CRA continues to experience new business openings and building renovations, sparked by the façade and restaurant grants and growing popularity of the Downtown.

## New business openings in 2018-19 include:

Edward Jones Investments, 22 N. Safford Ave.

Gypsea Air Yoga Studio, 101 W. Court St.

Fuel Bar on Lime, 35 W. Lime St.

Consign and Design, 167 E. Tarpon Ave.

Pinocchio's Pizza, 811 S. Pinellas Ave.

H'ours Creole Smokehouse, 310 E. Tarpon Ave.

Unrefined Brewery, 312 E. Tarpon Ave.

Erika's Sweet Haus, 118 E. Tarpon Ave.

Bohemian Gypsea, 740 N. Pinellas Ave.

Arison Insurance Services, 1 N. Pinellas Ave.

Tuscan Sun Italian Bistro, 17 N. Safford Ave.

Mingo Mania, 118 E Tarpon Ave.

Euphoric Arrangements, 53 W. Tarpon Ave.

Fly By Night, 208 E. Tarpon Ave.

Culture Shack Tattoo, 411 S. Pinellas Ave.



*Gypsea Air Yoga Studio*



*Tuscan Sun Italian Bistro*



*H'ours Creole Smokehouse*



# CRA Incentive Grants

## Façade Improvement Grant

The Façade grant program was created in 2011 to encourage property owners and businesses to improve the exterior appearance of their buildings. In the past eight years, 71 grants have been approved totaling \$462,055. These grants have leveraged more than \$2.3 million in private investment. Four façade grants were approved in 2018-19 totaling \$45,000 with improvements valued at \$165,000.



**FAÇADE GRANTS**  
 50% reimbursable grant up to \$10,000 (single story) or \$15,000 (two-story) for exterior improvements

*Edward Jones Investments, before & after renovation*



*Fuel Bar on Lime before and after renovation*

## Restaurant Recruitment Grant

The Restaurant grant program, created in 2015, funds interior improvements to convert buildings to restaurant uses. Since its inception, 16 grants have been approved totaling \$93,365. These grants have leveraged more than \$1.25 million in private investment and attracted seven new restaurants, four breweries, two bakery/cafes, and a health food cafe. In 2018-19, two grants were approved totaling \$13,000 with improvements valued at \$85,000.

**RESTAURANT GRANTS**  
 50% reimbursable grant up to \$7500 for interior improvements

**ECONOMIC IMPACT OF CRA GRANTS 2011-2018**  
 87 Projects  
 \$560,420 in grant funds  
 \$3.4 million in private investment  
 700% Return on Investment



# Public Infrastructure Projects



## Municipal Parking Lot and Ring Avenue Reconstruction

With the recent additions of new breweries and restaurants, a new municipal parking lot was constructed for the 100 block of S. Ring Ave. The new parking lot benefits nearby new businesses and event parking. The lot construction was coordinated with the reconstruction of Ring Avenue from Tarpon Ave. to Lemon St. The project was completed in fall 2018.



*Ring Avenue Parking lot and Ring Avenue Reconstruction*



## Tarpon Springs Public Library Renovations

Renovations to the public library are underway including new bathrooms and a roof.



## Cultural Center Restoration

The former City Hall, now used as the City's Cultural Center, is under restoration. The historic building's restorations include windows, sills, doors, roof, columns, railings, and more.



# Public Infrastructure Projects

## Beautification

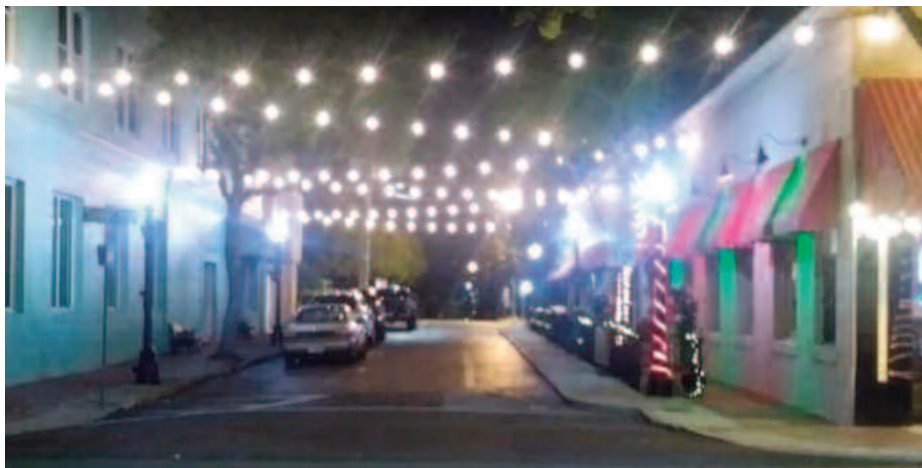
Ongoing beautification throughout the CRA includes new Historic District street signs; new landscaping and plantings in the near Downtown area; new Downtown lighting, and landscaping and new planters along North and South Pinellas Avenues.



*Landscaping along  
The Pinellas Trail*



*New tree plantings in  
the Historic Downtown  
Business District*



*New overhead lights on  
Hibiscus Street.*



# Residential Projects

## Orange Street Residences

Two single family homes with detached garages were constructed on the north side of Orange Street just steps from the Pinellas Trail and within the Downtown corridor.



## Pine Street Apartments

Six apartments in two buildings are being constructed along the Pinellas Trail at Pine Street, along the walkable corridor linking Downtown and the Sponge Docks.





# COMMERCIAL PROJECTS

## North Safford Avenue Redevelopment

A former warehouse building at 201 E. Center St. underwent a total renovation into a mixed use facility for office and commercial uses. The building is sited along the Pinellas Trail, two blocks north of Tarpon Avenue.



## Lemon Street Trade Center

An 8,000 sq. ft. light industrial trade building is under construction near the northeast corner of Lemon and Levis Streets. The multi-tenant building will be one of the first new commercial construction projects in the CRA and will bring up to 20 new jobs to the area.





# Festivals and Events

## First Friday

Downtown is the place to be on the First Friday of every month. Launched in 2016 by the Tarpon Springs Merchant's Association, First Friday has become a "go to" destination each month, attracting thousands of residents and visitors and boosting visibility of local businesses. The event features entertainment, bands, vendors, food, refreshments, children's activities, and more within a five-block area of Downtown.



## Wine Walks

Held five times per year, the popular Wine Walks provide an opportunity for businesses to showcase their stores while participants sip wine and enjoy appetizers. More than 30 businesses participate each Walk, and the events draw hundreds of people who walk or hop on the Jolley Trolley to visit the many stores and enjoy the wine experience.



## Thanksgiving Arts & Crafts Festival

This weekend festival, sponsored by the Tarpon Springs Chamber of Commerce, brings artisan craft vendors to Downtown just as the seasonal shopping begins.





# Festivals and Events.

## SnowPlace like Tarpon Springs & Illuminated Boat parade

This annual free family event brings snow to Downtown Tarpon Springs, along with Santa, carriage rides, a snow slide, games, music, entertainment, a lighted boat parade, vendors, food, and more.





# Festivals and Events.

## Touch A Truck

This free, City-sponsored event is a family favorite, where kids of all ages can explore vehicles from dump trucks to fire trucks and police cars. City departments showcase their services, from the golf course to building and planning. Free trees are distributed, and food and refreshments are available.





# FINANCIALS\*

## City of Tarpon Springs CRA Fiscal Year 2019 Balance Sheet Year Ended Sept. 30, 2019

### ASSETS

Cash and cash equivalents	\$723,970
Investments	-
Accounts Receivable	-
Prepaid items	\$726
<b>Total Assets</b>	<b>\$724,696</b>

### LIABILITIES

Accounts Payable	\$5,722
Accrued liabilities	\$973
Advance from other fund	\$275,000
<b>Total Liabilities</b>	<b>\$281,695</b>

### FUND BALANCE

Nonspendable Prepaid items	\$726
Restricted for CRA	\$442,275
<b>Total Fund Balance</b>	<b>\$443,001</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$724,696</b>

### REVENUES

Taxes	\$241,342
Intergovernmental	\$238,881
Other	\$16,524
<b>Total Revenues</b>	<b>\$496,747</b>

### EXPENDITURES

Economic Environment	\$177,091
Capital Outlay	-
<b>Total Expenditures</b>	<b>\$177,091</b>

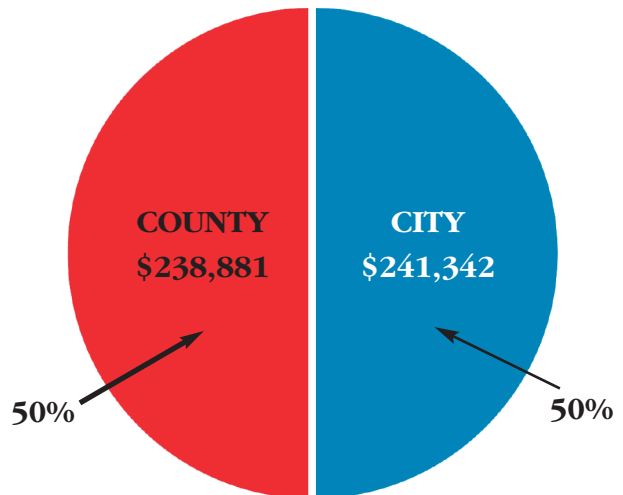
**Net Change in Fund Balance** \$319,656

**Fund Balance, Beginning of Year** \$123,345

**Fund Balance, End of Year** **\$443,001**

9 Unaudited

## City/County TIF Revenues FY 2019



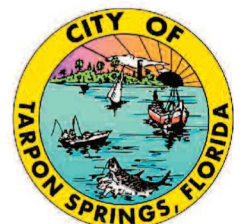
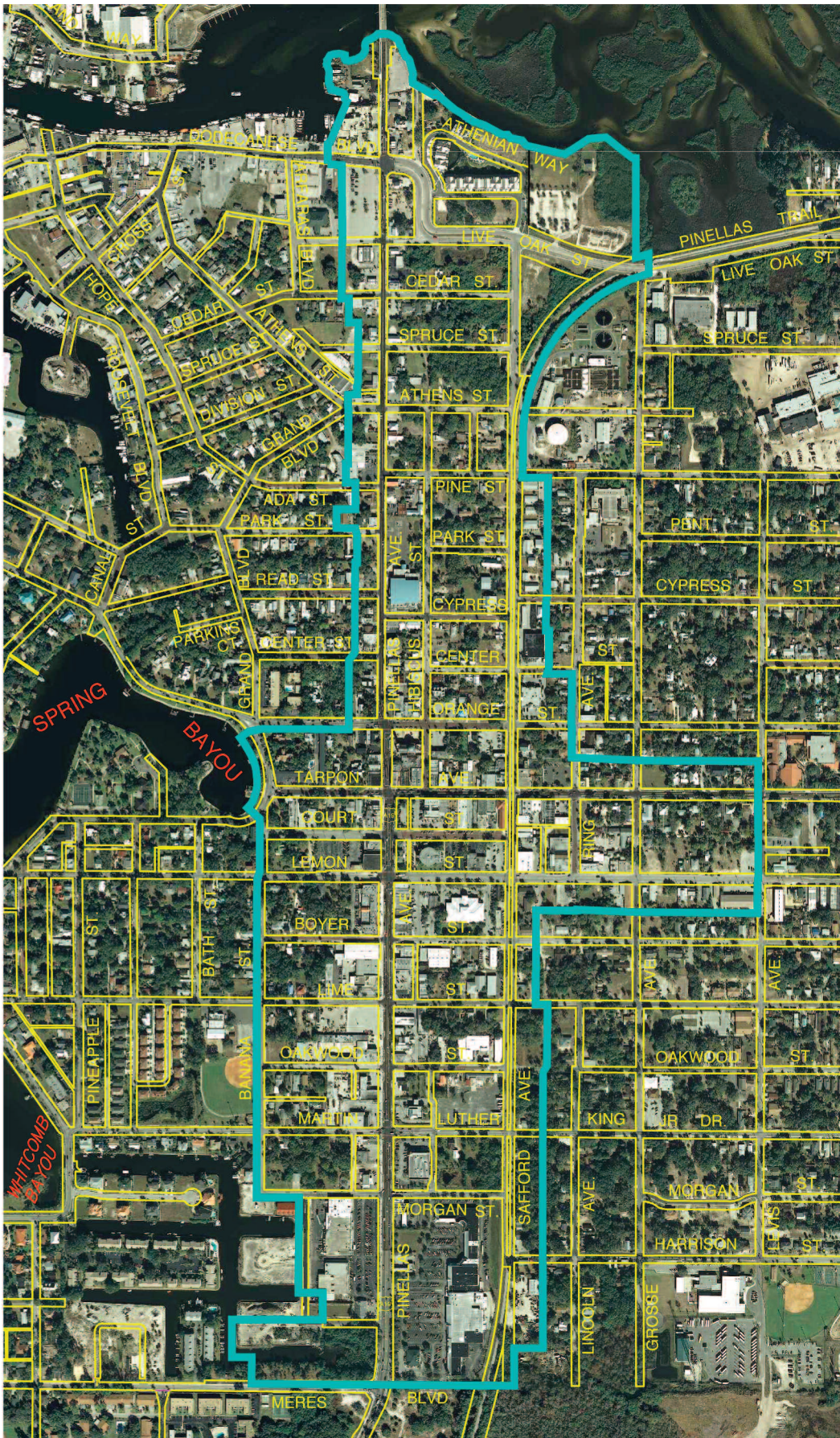
<b>City TIF</b>	<b>\$241,342</b>
<b>County TIF</b>	<b>\$238,881</b>
<b>Total</b>	<b>\$480,223</b>





***Downtown Tarpon Springs looking north along Pinellas Ave.***





# TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA