

### City of Tarpon Springs, Florida

324 EAST PINE STREET P.O. BOX 5004 TARPON SPRINGS, FLORIDA 34688-5004 www.ctsfl.us

### COMMUNITY REDEVELOPMENT AGENCY MEETING AGENDA ITEM

**Meeting Date:** 

March 28, 2023

Subject:

CRA Annual Report FY2022

#### **Recommended Action:**

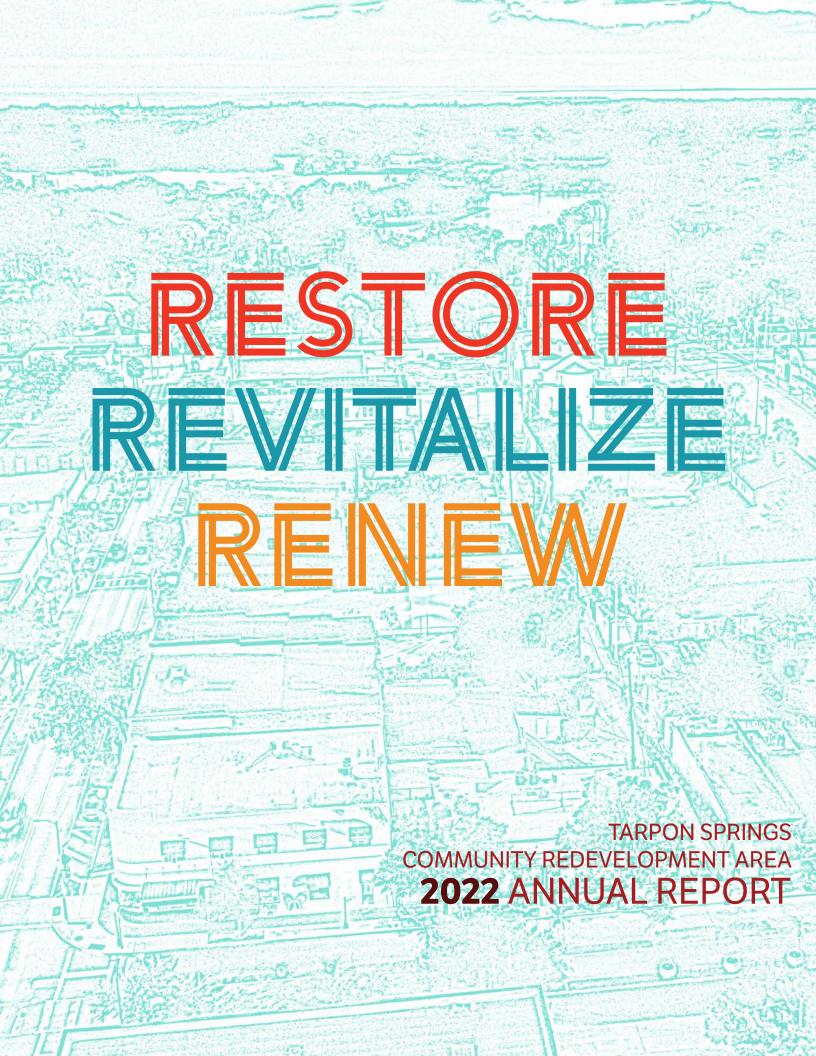
No Action Required

#### **Summary Explanation/Background:**

Each fiscal year, the CRA is required to file an annual report describing activities and providing a financial statement. This year's report covers activities from Oct. 1, 2021 – Sept. 30, 2022 (fiscal year 2022). Attached is a pdf of the annual report and Powerpoint presentation that will be given at the CRA meeting on March 28.

#### Attached:

Powerpoint Presentation CRA Annual Report





CITY OF TARPON SPRINGS COMMUNITY REDEVELOPMENT AREA ANNUAL REPORT, MARCH 2023

#### **REPORT DESIGNED BY:**

Alexandra (Allie) Keen, AICP Senior Planner Tarpon Springs Planning & Zoning Department



### SEE WHAT'S INSIDE...

pg04 Tarpon Springs CRA

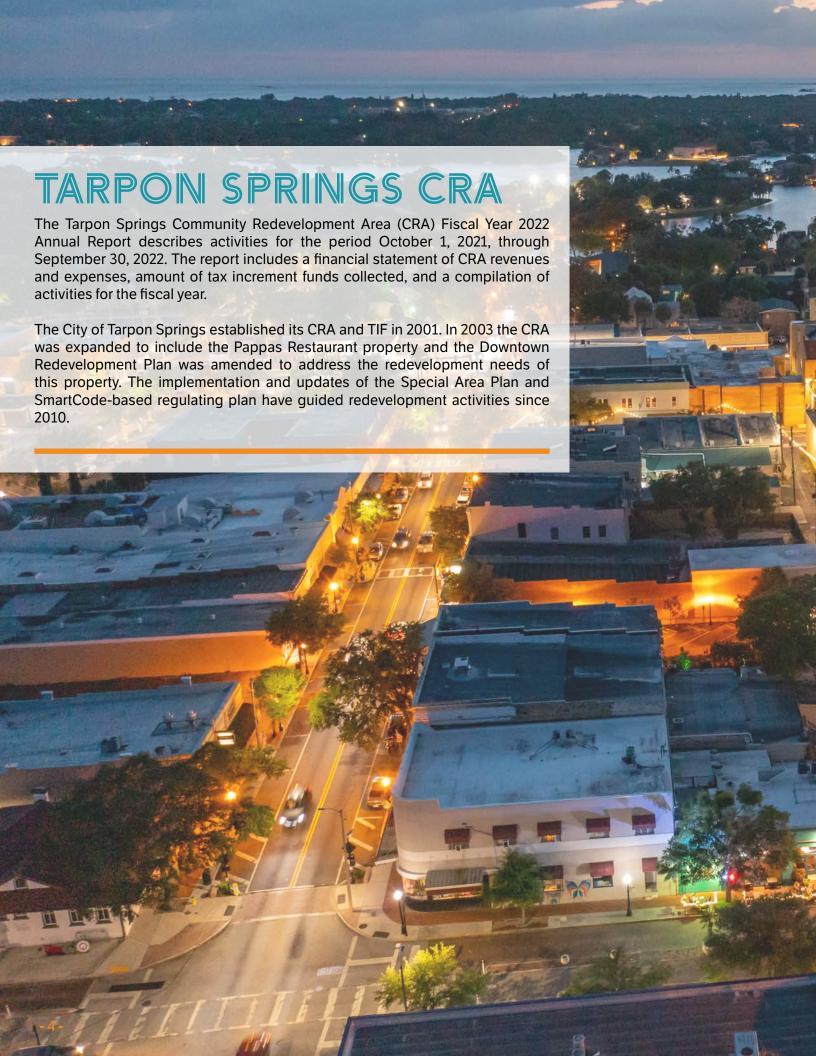
pg06 CRA Operations & Financials

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### CRA BOARD





MAYOR Costa Vatikiotis



VICE MAYOR
Craig Lunt



**COMMISSIONER**Jacob Karr



**COMMISSIONER**Michael Eisner



**COMMISSIONER**Panagiotis Koulias

### CRA STAFF

CITY MANAGER
Mark LeCouris

ECONOMIC DEVELOPMENT MANAGER

**Karen Lemmons** 

**PLANNING & ZONING DIRECTOR** 

Renea Vincent, AICP, CPM

### 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 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.

#### CRA QUICK FACTS



**CREATED IN 2001** 



227 ACRES



**600 TAX PARCELS** 

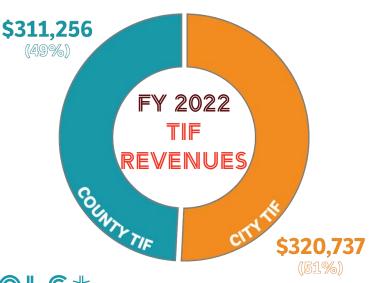
#### **PROPERTY VALUES**

Tax Year 2000 (Base Year) = \$41,037,900Tax Year 2021 (FY 2022) = \$103,908,946

**153%** increase since base year 9.15% increase over previous year 7.3% average yearly increase

#### **DEVELOPMENT ACTIVITY**

Building Permits Issued = 34 Valuation = \$1.74 million



### 2022 CRA FINANCIALS\*

#### Assets

Total Assets	\$859,037
Accounts Receivable	-
Investments	-
Cash and Cash Equivalents	\$859,037

#### Liabilities

Accounts Payable	\$9,203
Accrued Liabilities	\$1,254
Advance From Other Fund	\$200,000
Unearned Revenue	-
<b>Total Liabilities</b>	\$210,457

#### **Fund Balance**

<b>Total Liabilities &amp; Fund Balance</b>	\$859,037
Total Fund Balance	\$648,580
Restricted for CRA	\$648,580

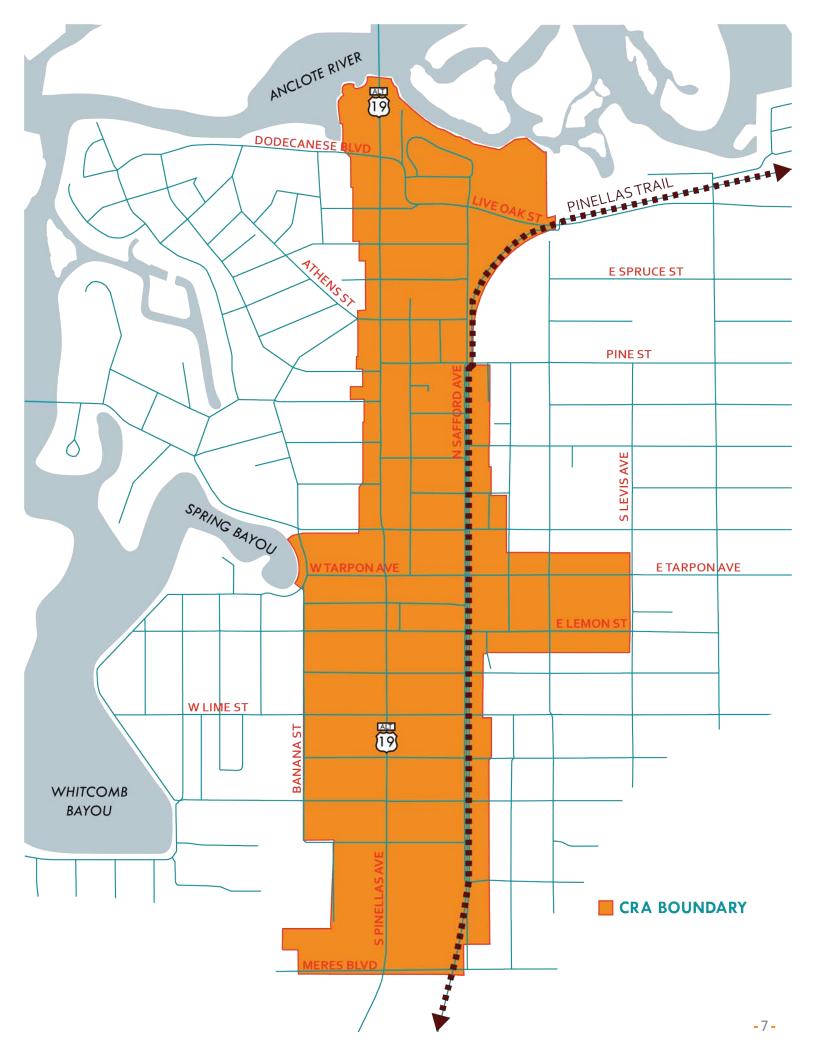
#### Revenues

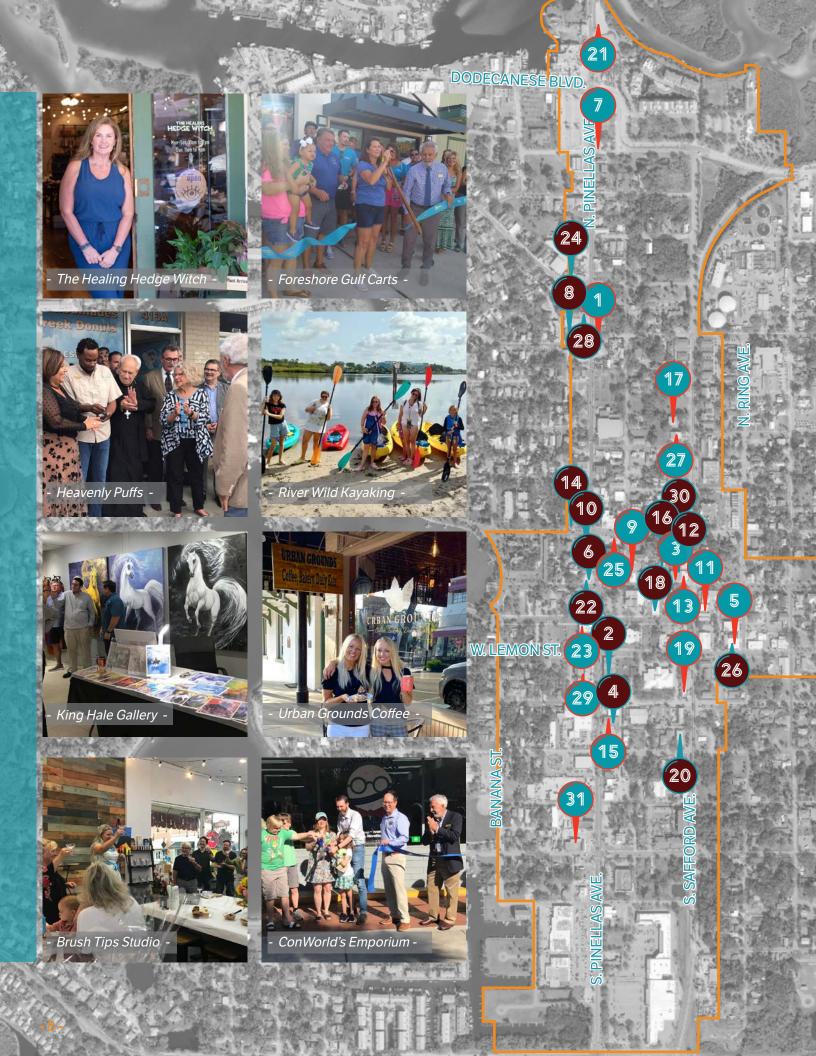
<b>Total Revenues</b>	\$636,587
Other	\$4,594
Intergovernmental	\$311,256
Taxes	\$320,737

#### **Expenditures**

Experiantales	
Economic Environment	\$287,585
Capital Outlay	\$16,301
Total Expenditures	\$303,886
Net Change in Fund Balance	\$332,701
Fund Balance, Beginning of Year	\$315,879
Fund Balance, End of Year	\$648,580

<sup>\*</sup>Balance Sheet Year Ended September 30, 2022 Unaudited







### NEW BUSINESSES

Business activity has been strong, helped by incentive grants, successful events, and a friendly business climate that encourages growth. New business openings and expansions in 2021-22 include:

- 1 Gramling Woods Barrel House 1 12 E. Pine St.
- 2 King Hale Gallery | 223 S. Pinellas Ave.
- 3 The Healing Hedge Witch 155 E. Tarpon Ave.
- 4 Macoma Boutique 1 305 S. Pinellas Ave.
- 5 Foreshore Gulf Carts | 229 E. Lemon St.
- 6 Wander Thirsty 1 1 N. Pinellas Ave.
- Shaka Restaurant and Bar | 900 N. Pinellas Ave.
- A Taste of Japan | 503 S. Pinellas Ave.
- Twisted Orange 
   105 E. Tarpon Ave.
- 10 Bipper Media 1 23 N. Pinellas Ave.
- 11 ConWorld's Emporium 19 S. Safford Ave.
- 12 Brush Tips Studio | 167 E. Tarpon Ave.
- 13 Urban Grounds Coffee 1 150 E. Tarpon Ave.
- 14 Bohemian Gypsea 1 12 W. Orange St.
- 15 Heavenly Puffs | 413 S. Pinellas Ave.
- 16 Little Beach Babes Boutique 155 E. Tarpon Ave.
- 17 Gypsea Air Yoga ▮ 321 N. Safford Ave.
- 18 Aspire Martial Arts | 123 E. Court St.
- 19 Storm Peak Roofing | 220 S. Safford Ave.
- 20 Imported Autowerks 1 375 S. Safford Ave.
- 21 River Wild Kayaking 1060 N. Pinellas Ave.
- 22 Tarpon Cycle Tours 11 N. Pinellas Ave.
- 23 Moonberry Mercantile & Trading 101 W. Court St.
- 24 Kenworthy Custom Metals 110 Athens St.
- 25 Arched Society & Co. **I** 9 Hibiscus St.
- 26 Lock & Key EXP Realty and Patriot Title 1 229 E. Lemon St
- 27 Koffee Coffee Company ■ 311 N. Safford Ave.
- 28 Sal's Motorcars | 543 N. Pinellas Ave.
- 29 Covenant Home Health Care 1 210 S. Pinellas Ave.
- **30** Keystone Psychological Services **■** 155 E. Tarpon Ave.
- 31 Sun Market Solar Specialists | 528 S. Pinellas Ave.

The CRA supports business development by offering four incentive grants. These grants provide funds that help businesses to expand, renovate, beautify, and revitalize storefronts and buildings.

1

#### **FACADE IMPROVEMENT GRANT**

- - 50% Reimbursable Grant up to \$10,000 (Single-Story) or \$15,000 (Two-Story) for Exterior Improvements - -

The Facade grant was created in 2011 to encourage exterior renovations of commercial buildings. Since then, **93 grants** have been approved totaling **\$593,000**. These grants have leveraged nearly **\$2.6 million in private investment**. Ten facade grants were approved in 2021-22.



2

#### RESTAURANT RECRUITMENT GRANT

--50% Reimbursable Grant up to \$7,500 for Interior Improvements --

The Restaurant grant was created in 2015 to attract restaurants and breweries. Since its inception, **19 grants** have been approved totaling **\$119,000**. These grants have leveraged nearly **\$1.4 million in private investment** and attracted seven new restaurants, three breweries, and three cafes. In 2021-22, two grants were approved.



3

#### **BUILDING CODE ASSISTANCE GRANT**

- - 50% Reimbursable Grant up to \$7,500 (Single-Story) or \$10,000 (Two-Story) for Interior Improvements - -

The Building Code grant was created in March 2020 to encourage interior renovations of older and vacant buildings to meet building, fire, FEMA, and safety codes. To date, **11 grants** have been approved totaling **\$42,000** and leveraging nearly **\$300,000** in **private investment**. Three grants were approved in 2021-22.





#### PHOTO/MURAL GRANT

- - 50% Reimbursable Grant up to \$2,500 for Exterior Murals or Photos - -

The Photo/Mural grant was created in 2021 to assist property owners with mural and photo illustrations to beautify the exterior of commercial buildings. Two demonstration mural projects are located Downtown at 144 E. Tarpon Ave. and 61 W. Tarpon Ave.











#### **ECONOMIC IMPACT OF CRA GRANTS** [2011-2022]

- ° 123 Projects
- \$753,347 in Grant Funds
- \$4.2 Million in Private Investment
- 458% Return on Investment
- 17% Annualized ROI

AVERAGE **GRANT AMOUNT** 



### **PROJECTS**

#### COMMERCIAL, RESIDENTIAL, & PUBLIC



#### **CARRIAGE HOMES ON RING**

A new 12-unit townhome community with front porches, detached garages, and rear alley access was completed in 2021 in the Downtown historic district.

2

#### THE LIVERY STABLE HOTEL

A historic two-story building that had been a livery stable, hotel, and residence is undergoing adaptive reuse and renovation into an eight-unit hotel. The project helps fulfill the goals of providing more tourist-related lodgings with walkability to the Downtown and Sponge Docks.



#### 229 E. LEMON ST. REDEVELOPMENT

The property underwent a two-year extensive renovation project helped in part with a CRA facade grant. The new multi-tenant building fronts Lemon St. and Ring Ave. in the historic district. The building was completed in 2022 and is fully leased.



#### **FIVE BRANCHES BREWERY**

Rehabilitation and adaptive reuse of a historic commercial property into a brewery. Located at 131 N. Hibiscus St., the building was constructed circa 1919 and most recently housed a bakery.



#### NORTH SAFFORD AVE REDEVELOPMENT

A 10,000 sq.ft. former warehouse building located along the Pinellas Trail at 201 E. Center St. underwent reconstruction and renovation in 2020-21. The building is at full occupancy in 2022 with the opening of Stumpy's Hatchet House.



#### **DOWNTOWN PARKING**

To provide more Downtown parking, the CRA in January 2021 began leasing private parking lots for free municipal use. To date, three lots have been leased adding more than 100 parking spaces in the Downtown. The CRA continues to look for additional spaces, and a Downtown Parking Study is being contracted for 2023.



#### ANCLOTE DISTILLERY

This project is an adaptive reuse of a Quonset Hut for a new business, the Anclote Distillery. The property is located along the Pinellas Trail.



#### **TSB CONSTRUCTION**

This project involves the renovation and adaptive reuse of an existing home and construction of a new flex building at the rear of the property. Once complete, it will serve as an office and workspace for TSB Construction. The property is located at 429 E. Lemon St.



#### **MANATEE VILLAGE PLAZA**

This 10-acre, mostly vacant shopping center at the southern end of the CRA is undergoing extensive reconstruction and revitalization. Work is scheduled for completion in 2023.



#### **RESIDENTIAL INFILL**

Infill projects are converting vacant and underutilized lots into new residential uses, bringing more people to patronize local shops and restaurants. This new home was constructed Downtown on N. Safford Ave.





















### **PROJECTS**

#### BEAUTIFICATION AND HISTORIC PRESERVATION



#### **DECORATIVE STREET SIGNS AND POLES**

Decorative street signs indicate a sense of place within the CRA and overlapping historic district.



#### LANDSCAPING AND PLANTINGS

Beautifying the Alt. 19 corridor and Downtown is a focus and maintained through ongoing plantings and landscaping.



#### **WAYFINDING SIGNS**

Bright signage and pedestrian maps installed in 2021 help visitors find their way throughout the CRA.



#### **WEST TARPON AVE. CITY CLOCK PLAZA**

The CRA owns 3/4 of an acre of land at the west end of Tarpon Avenue near Spring Bayou, which includes a 500 square foot building housing the Community Redevelopment Center. In 2021-22, a plaza area with a City Clock was erected in the open space.



#### **LOCAL HISTORIC MARKERS**

These markers commemorate historically significant buildings and provide a cultural experience for residents and visitors. Thirteen markers are located on buildings throughout Downtown.



#### STATE HISTORIC MARKERS

An ongoing program to highlight the City's history, three State historic markers are in the CRA. The most recent are the Tarpon Springs Historic District and Old Tarpon Springs City Hall.

#### PLANNING & ENGAGEMENT



#### **COMMUNITY ENGAGEMENT**

Residents can learn more and provide opinions 24/7 on CRA projects through the ConnectTarponSprings community engagement website. The site showcases CRA projects using polls, idea boards, and more to engage residents and ensure citizens have a say in their community growth.



#### STRATEGIC PLAN AND COMPREHENSIVE PLAN UPDATES

The city is undergoing a strategic planning process along with an update of the Comprehensive Plan. Both projects involve significant input from the community, and the new plans will impact the CRA through new codes, policies, visions, and strategies.



### ADAPTATION AND RESILIENCY PLAN FOR THE HISTORIC DISTRICT AND GREEKTOWN

This plan will address ways to mitigate coastal storm and sea level rise hazards that threaten to impact the Historic District and Greektown areas. Portions of these two districts are within the CRA, and the final plan will identify ways that property owners and the city can adapt historic resources while maintaining those resources' historic character.























### FESTIVALS AND EVENTS

Festivals and events are a great way to support small businesses, artists, and entrepreneurs, as well as promoting the City and helping tourism. Within the CRA, several events are held throughout the year.

#### FIRST FRIDAY

Launched in 2016 by the Tarpon Springs Merchants Association, First Friday is the Downtown's biggest monthly block party, attracting thousands and boosting visibility of businesses. The event features entertainment, vendors, food, refreshments, children's activities, and plenty of socializing.

#### SECOND SATURDAY MARKET I

Created by the Tarpon Springs Merchant's Association in 2021, the monthly Market is held from 9am - 1pm. It features local vendors and offers fresh produce, artisan foodstuffs like jellies and breads, handmade candles, plants and flowers, and more.

#### **I WINE WALKS I**

Held five times yearly, the popular Wine Walks are a great way to discover different businesses while enjoying wine and appetizers. The event draws hundreds of people who walk or hop on the Jolley Trolley to the 35 or more stops along the route.

#### I TOUCH A TRUCK I

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

#### THANKSGIVING ARTS & CRAFTS FESTIVAL 1

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

#### I CHRISTMAS PARADE I

The City's annual Christmas Parade, hosted by the Tarpon Springs Chamber of Commerce, takes place annually in December throughout the streets of the CRA.

### I SNOW PLACE LIKE TARPON SPRINGS & ILLUMINATED BOAT PARADE I

This annual free event held by the City 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.





### THANK YOU, for another exceptional year!

Be sure to visit the City website (<a href="www.ctsfl.us">www.ctsfl.us</a>) for more information on the CRA, and <a href="www.exploretarponsprings.com">www.exploretarponsprings.com</a> for listings of events and tourism-related happenings, and stay connected on FaceBook and Twitter.

Visit <a href="https://connecttarponsprings.com/">https://connecttarponsprings.com/</a> for up to date information on projects!

#### **CITY OF TARPON SPRINGS - COMMUNITY REDEVELOPMENT AGENCY**

324 E. Pine Street Tarpon Springs, FL 34689

#### **COMMUNITY REDEVELOPMENT CENTER**

61 W. Tarpon Ave. Tarpon Springs, FL 34689 727.938.3711 www.ctsfl.us/cra-htm





# CITY OF TARPON SPRINGS COMMUNITY REDEVELOPMENT

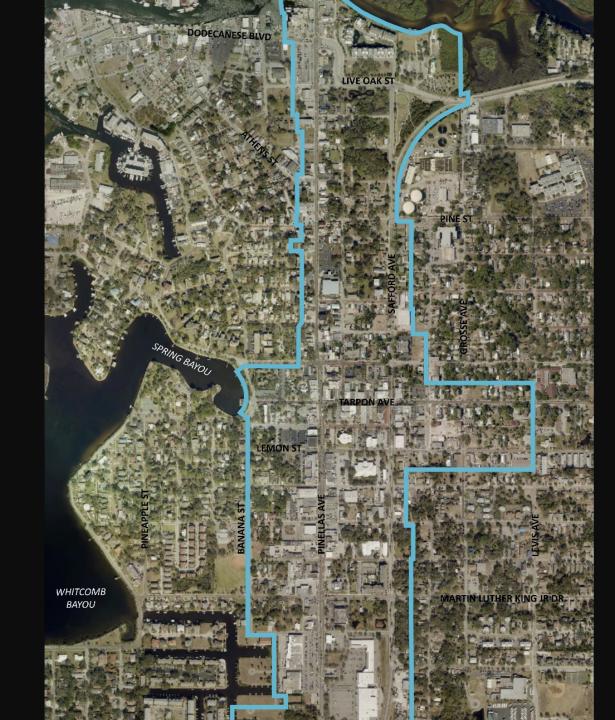
**REA** 

CRA Annual Report FY22 (Oct. 1, 2021-Sept. 30, 2022)

Presented March 28, 2023

### CRA BACKGROUND

- Created in 2001
- Total 227 Acres
- 600 Tax Parcels
- Guided by CRA Master Plan
- Goals:
  - Stimulate redevelopment and revitalization
  - Encourage economic growth
  - Attract private investment
  - Improve attractiveness of central business district









**Urban Grounds Coffee** 



New Business Openings/Expansions

- King Hale Gallery
- The Healing Hedge Witch
- Macoma Boutique
- Foreshore Gulf Carts
- Wander Thirsty
- Shaka Restaurant & Bar
- A Taste of Japan
- **Twisted Orange**
- Bipper Media
- ConWorld's Emporium
- **Brush Tips Studio**
- **Urban Grounds Coffee**
- Bohemian Gypsea
- Heavenly Puffs
- Little Beach Babes Boutique •
- **Gramling Woods Barrel House**

- Gypsea Air Yoga
- Aspire Martial Arts
- Storm Peak Roofing
- **Imported Autowerks**
- River Wild Kayaking
- **Tarpon Cycle Tours**
- Moonberry Mercantile & Trading
- **Kenworthy Custom Metals**
- Arched Society & Co.
- Lock & Key Realty & Patriot Title
- Koffee Coffee Company
- Sal's Motorcars
- Covenant Home Health Care
- Keystone Psychological Services
  - Sun Market Solar Specialists

### **BUSINESS ACTIVITY**

- Projects/Openings Coming in 2023:
  - The Gilded Page Bookstore, 153 E. Tarpon Ave.
  - The Tin Man Restaurant, 734 S. Pinellas Ave.
  - Jo Jo's Diner expansion, 217 S. Pinellas Ave.
  - CoHatch/Made Whole, 121 E. Tarpon Ave.
  - Sponge City Brewing, 501 S. Pinellas Ave.
  - Five Branches Brewery, 131 Hibiscus St.
  - DogEdin Republic, 136 E. Oakwood St.
  - Sweetwood Bakery, 23 Hibiscus St.
  - And More. . .





### ✓ FaçadeImprovement Grant

- 50% reimbursable capped at \$10,000 for a single story and \$15,000 for a two-story building
- Created in 2011 –
   Approved 93
   Grants, 10 in
   2021/22

### ✓ Restaurant Recruitment Grant

- 50% reimbursable capped at \$7,500
- Created January
  2015 Approved
  19 Grants, 2 in
  2021/22

#### ✓ Building Code Assistance Grant

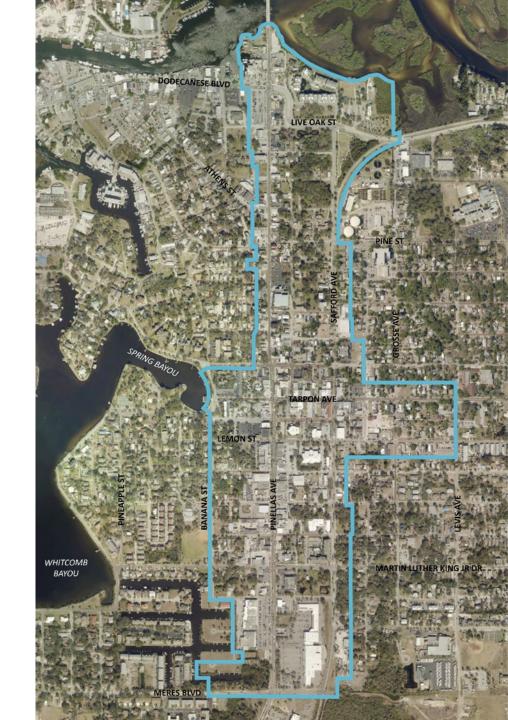
- 50% reimbursable capped at \$7,500 for a single story and \$10,000 for a two-story building
- Created March
   2020 Approved
   11 Grants; 3 in
   2021/22

### ✓ Photo/Mural Grant

- 50% reimbursable capped at \$2,500
- Created December 2021

### **GRANT FACTS**

- 93 Façade Grants
  - 77% (71) applied for by building owner
  - 23% (22) by business owner
- 19 Restaurant Grants
  - 47% (9) applied for by building owner
  - 53% (10) by business owner
- 11 Building Code Assistance Grants
  - 73% (8) applied for by building owner
  - 27% (3) by business owner

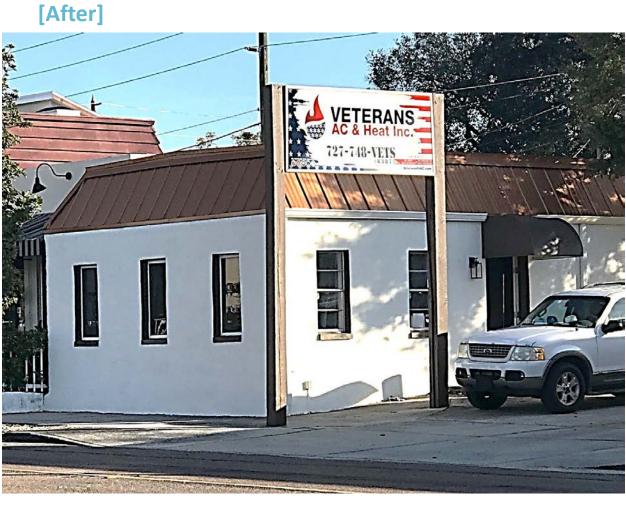


### **FAÇADE GRANTS**

419 S. Pinellas Ave.

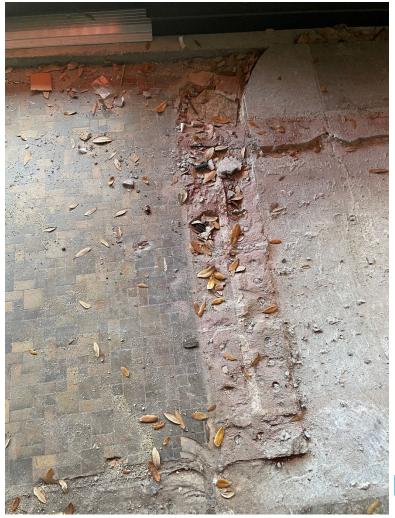
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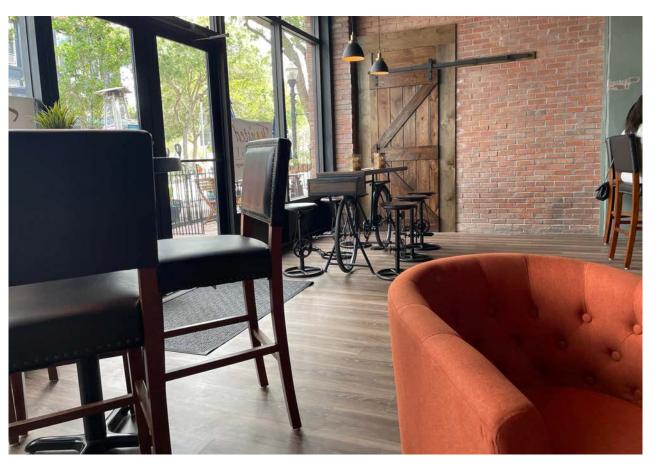




### **RESTAURANT GRANTS**

Twisted Orange [ 105 E. Tarpon Ave. ]





[Before]

[After]

### **BUILDING CODE GRANTS**

Macoma Boutique [ 305 S. Pinellas Ave. ]





[Before]

[After]

### **ECONOMIC IMPACT**

123 Projects

- Total Grant Funds Expended → \$753,347
- Total Private Investment → \$4.2 million

458% ROI over 11 years 17% Annualized ROI **Average Grant Amount = \$6,124** 



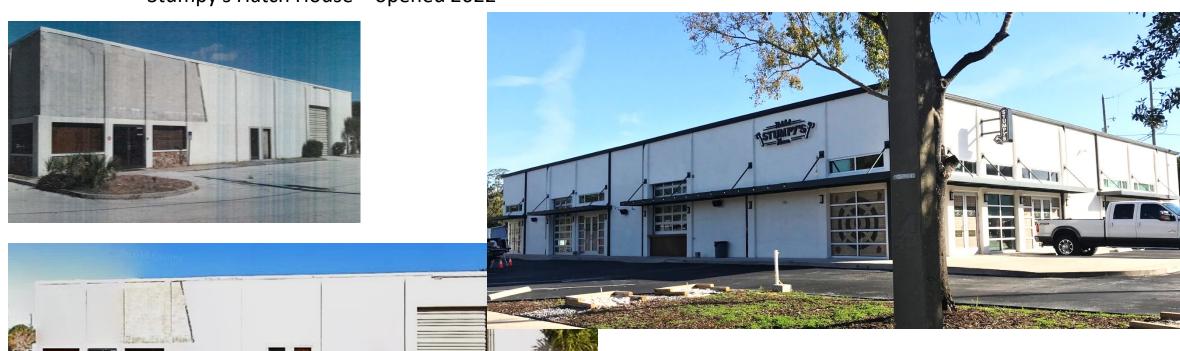
## **PROJECTS**

#### **Commercial Projects:**

### NORTH SAFFORD AVENUE REDEVELOPMENT

Renovation of a 13,000 sq. ft. warehouse into a mixed-use building with office, art studio and recreation venue on the Pinellas Trail.

- Tenants:
  - Stackhouse Mickett Art Studio opened 2020
  - Santek Management opened 2020
  - Stumpy's Hatch House opened 2022



#### **Residential Projects:**

# CARRIAGE HOMES ON RING

- 129 N. Ring Ave.
- 12 townhome units in two buildings, 1225-1530 sq. ft.
- Constructed to Historic District standards: front porches, rear alley entrance, rear detached garages
- Completed in late 2021; fully occupied 2022.





#### **Commercial Projects:**

### LIVERY STABLE HOTEL

- 100 N. Ring Ave.
- Renovation, restoration, and adaptive reuse of contributing structure in the Historic District.
- 8-room hotel with 11 parking spots.
- Prior uses include a livery stable, the Scotia Hotel, and apartments.



## **TSB CONSTRUCTION**

- 429 E. Lemon St.
- Renovation of an existing home and construction of a new flex industrial building to the rear. New office and work facility for TSB Construction



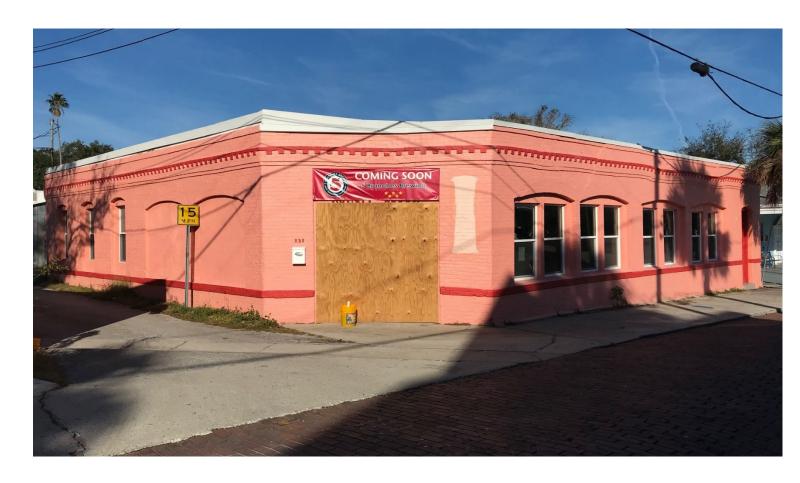
## **ANCLOTE DISTILLERY**

- 138 E. Boyer St. adjacent to Pinellas Trail.
- Adaptive reuse of Quonset hut building to house new distillery.



#### FIVE BRANCHES BREWERY

- 131 Hibiscus St.
- Relocation and expansion of brewery.
- Adaptive reuse of contributing structure in the Historic District.



#### **Residential Projects:**

### RESIDENTIAL INFILL

- Vacant and underutilized lots undergoing new residential construction.
- Examples: N. Safford Ave.,
   E. Orange St., Pine St.
   Apartments (N. Safford &
   E. Pine St.), Tarpon Springs
   Apartments (N. Safford &
   E. Park St.)



# MANATEE VILLAGE SHOPPING PLAZA RENOVATION

- New ownership Nov. 2020. Under renovation 2021-23
- New tenant recruitment





#### **Public Projects:**

# **DOWNTOWN PARKING**

- 3 private parking lots leased for municipal parking.
- Outreach continues for additional lease and purchase opportunities.
- Contracting for professional Parking Study in 2023 to assess current and future parking needs.









# BEAUTIFICATION AND HISTORIC PRESERVATION

### **BEAUTIFICATION**

#### **ONGOING PROJECTS:**

- Decorative Street Signs
- Wayfinding Signs
- Light Pole Banners
- Downtown Clock
- Landscaping
- Planters



### **COMMUNITY MURAL PROJECT**

#### Transformation of prominent building wall Downtown

- Private community project made possible by building owner, muralist, and citizens
- Installation completed in Feb. 2021

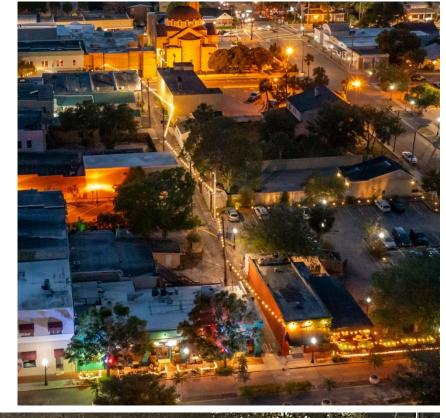




### **DOWNTOWN LIGHTING**

Upgrades and new lighting throughout Downtown

- Overhead light strings on Hibiscus St. and alley
- Lighting on trees at Mother Meres parking lot
- New acorn light globes

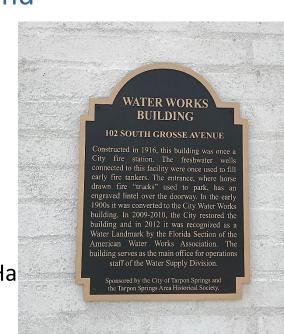




# **HISTORIC MARKERS**

Commemorate History Through State and Local Historic Markers

- State Historic Markers in CRA
  - Old City Hall/Cultural Center
  - Tarpon Springs Historic District
- State Historic Markers outside CRA:
  - Greektown
  - Safford House Museum
  - Old Tarpon Springs High School/City Ha
  - Tarpon Springs Sponge Industry
  - Rose Hill Cemetery
- Local Historic Markers in Partnership with Tarpon Springs Area Historical Society:
  - In CRA Water Works Building, Meres-Salley House (2023), and 13 Downtown buildings
  - Outside CRA Sunset Beach, Anclote Key Lighthouse, Spring Bayou, Craig Park, Union Academy, and Unitarian Universalist Church (2023)







# RAILWAY SEMAPHORE SIGNAL RESTORATION

- Railway semaphore signals were one of the earliest forms of fixed railway signals.
- They alerted train drivers by changing the angle of inclination of a pivoted "arm."
- Current project to restore the semaphore signal to replicate its historical look.









# **FESTIVALS AND EVENTS**

# FESTIVALS AND EVENTS

- First Friday
- Second Saturday Market
- Wine Walks
- Touch a Truck
- Thanksgiving Arts & Crafts Festival
- Snow Place & Illuminated Boat Parade
- Christmas Parade











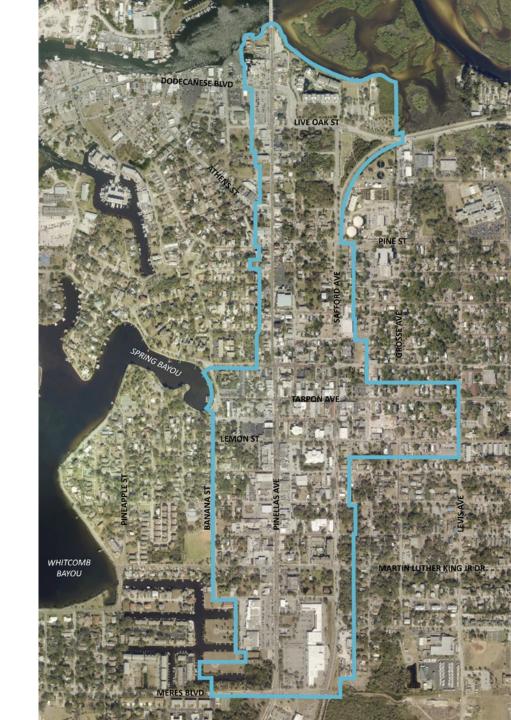


# FUTURE AND ONGOING PROJECTS

# FUTURE AND ONGOING PROJECTS

#### **PROJECTS:**

- Downtown Tarpon Avenue Lot Options 144 E. Tarpon Ave.
- Downtown Parking Study
- Spring Bayou/West Tarpon Avenue Property Options
- Proposed Jitney Building
- Manatee Plaza Redevelopment
- CRA/SAP Code Amendments
- Strategic Plan and Comprehensive Plan Updates and Implementation
- Economic Development Element and Strategy
- Connect Tarpon Springs Community Engagement Website





# COMMENTS



CITY OF TARPON SPRINGS

COMMUNITY

REDEVELOPMENT

AREA