



TALLAHASSEE
Community
Redevelopment
Agency

NEWSLETTER

Greater Frenchtown/Southside & Downtown Districts
ISSUE No. 17 · Fall 2024



FRA Conference October 22 – 25, 2024

CRA staff members (from left to right – Sheila Williams, Sherri Curtis, Elise Fisher) attended the Florida Redevelopment Association (FRA) Annual Conference held 10/22/24 – 10/25/24 in Tampa, Florida. The conference is an opportunity for staff to learn and grow while sharing the great things we are doing here in Tallahassee, especially projects the CRA has funded. This year, Sherri Curtis presented “Building Communities Through Art” to highlight how art can enhance public safety and improve the appearance of infrastructure while increasing cultural and economic vitality.

Updated CRA Project Funding Programs

We are excited to announce changes to the Tallahassee CRAs project funding programs. Effective October 1, 2024, the CRA now has three programs for project funding: Façade Assistance and Community Enhancement (FACE), Commercial Property Improvement Program (CPIP), and New Construction Assistance Program (NCAP). These three programs were adopted by the CRA Board on August 22, 2024, and were developed to improve CRA assistance for commercial enhancement, renovation, and development. More information is available online at <https://www.tal.gov/cra/craprojectfunding>. You can also contact CRA staff at CRA@tal.gov or (850) 891-8357.



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WORKING TOGETHER TOWARD COMMUNITY GOALS

GREATER FRENCHTOWN/SOUTHSIDE (GFS)

Bethel Baptist Church Proposed Affordable Housing



On Thursday, October 17, 2024, the CRA Board unanimously approved Bethel Baptist Church's application for \$400,000 in funding to assist with the environmental, engineering, and

architectural costs for a proposed affordable housing, mixed-use project to be located at 835 W. Tharpe St. The CRA GFS CAC unanimously recommended funding approval with conditions at their Monday, September 9, 2024 meeting. CRA funds are to be disbursed following the issuance of development approvals by the City of Tallahassee Growth Management Department.

The proposed project includes 57 housing units, 6 of which will be affordable housing. The affordable housing units will be subject to restrictive covenants for 7 years to ensure their affordability. The total project cost is estimated at nearly \$18,435,625, including \$1,029,800 for environmental, engineering, and architectural costs. Infrastructure construction is projected by September 2025, and final plat approval is projected for December 2025.

Bethel Baptist Church (property owner) has been established for over 153 years. It has a proven track record of success with development/redevelopment within the Greater Frenchtown District and within the City of Tallahassee. The proposed project is consistent with the GFS Redevelopment Strategic Investment Plan Priority Area 1, which aims to increase economic development; Priority Area 2, which aims to increase the availability of affordable, mixed-income housing; and Priority Area 4, which aims to enhance the beauty and vitality of GFS neighborhoods.

Architectural Consultant Services for 2021 Holton Street

On Thursday, October 17, 2024, the CRA Board unanimously approved the award of a contract to 4M Design Group, PA, for Architectural Consultant Services to the restoration of the Robinson Grocery Store and authorized the CRA Executive Director, or a designee, to negotiate and execute a contract. The architectural team will need to provide construction documents for a contractor to properly restore the building on the CRA-owned property at 2021 Holton Street. The restoration is to include age-appropriate architectural details and finishes, which are a requirement of the \$250,000 state grant from the Division of Historical Resources. A Request for Proposal (RFP-091-24-KM) for an Architectural Services Consultant was advertised.

DOWNTOWN DISTRICT (DT)

Bicentennial Square Park



Thursday, October 17, 2024, the CRA Board voted unanimously to approve funding for Phase 1, not to exceed \$45,000, and for Phase 2, not to exceed \$471,000, for the Bicentennial Square Park concept and to require the design consultant to provide alternatives for the bathroom design and location.

The 2024 KCCI (Knight Creative Communities Institute) Community Catalyst Team has developed a proposal to enhance an underutilized space in Tallahassee's Downtown, next to City Hall, and transform it into a gathering place to be called Bicentennial Square Park. The conversion of this space into a park is a three-phase approach with Phases 1 and 2 consisting of design, engineering, and permitting, along with landscaping, park furnishings, kiosks, signage, and planters. The Downtown Redevelopment Commission (DRC) recommended funding approval with conditions at a special meeting on October 1, 2024.

C.K. Steele Plaza Revitalization Project



On Thursday, August 22, 2024, the CRA Board voted unanimously to approve a CRA contribution of \$250,000 for activating exterior spaces as part of the C.K. Steele Plaza Revitalization Project, located at 111 W. Tennessee Street. On August 8, 2024, the Downtown Redevelopment Commission (DRC) discussed the C.K. Steele Revitalization project and recommended that the CRA Board approve the funding request for \$250,000.

This project prioritizes the City's Five-Year Strategic Plan to create a multi-modal transportation hub at C.K. Steele Plaza. The proposed improvements are consistent with the Downtown Community Redevelopment Plan and align to create a vibrant and attractive downtown district for visitors and residents.

UPDATES AND UPCOMING

2025 CRA Board, DRC, GFS CAC, and Coffee & Connections Meeting Dates

Community Redevelopment Agency (CRA) Board

City Commission Chambers, City Hall

300 S Adams Street, 2nd floor

Most Meetings begin @ 9:30 AM (8/21/2025 @ 3:00 pm)

Meeting Dates	Submittal Deadline Dates
Thursday, January 16, 2025	Thursday, December 4, 2024
Thursday, March 27, 2025	Thursday, February 13, 2025
Thursday, May 15, 2025	Thursday, April 13, 2025
Thursday, August 21, 2025 (3:00 PM, Budget @ 5:00 PM)	Thursday, July 10, 2025
Thursday, October 23, 2025	Thursday, September 11, 2025

Downtown Redevelopment Commission (DRC)

Renaissance Center

Growth Management Conference Room, 435 N Macomb St, 1st floor

Meetings begin @ 9:00 AM

Meeting Dates	Submittal Deadline Dates
Tuesday, February 4, 2025	Tuesday, December 24, 2024
Tuesday, June 3, 2025 (Budget Preview)	Tuesday, April 22, 2025
Tuesday, September 2, 2025	Tuesday, July 22, 2025
Tuesday, December 2, 2025	Tuesday, October 21, 2025

Greater Frenchtown Southside Citizens Advisory Committee (GFS CAC)

Smith-Williams Service Center

2295 Pasco St, Annex B

Meetings begin @ 6:00 pm

Meeting Dates	Submittal Deadline Dates
Monday, February 10, 2025	Monday, December 30, 2024
Monday, April 14, 2025	Monday, March 3, 2025
Monday, June 16, 2025	Monday, May 5, 2025
Monday, August 11, 2025 (Budget Preview)	Monday, June 30, 2025
Monday, November 10, 2025	Monday, September 29, 2025

Coffee & Connections

Locations and times pending

Wednesday, February 5, 2025	Wednesday, April 2, 2025	Wednesday, June 4, 2025
Wednesday, August 6, 2025	Wednesday, October 1, 2025	Wednesday, December 3, 2025

***Stay tuned for information on an upcoming CRA event
in the Spring of 2025!***



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<https://www.talgov.com/cra/craHome>

