



COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT FY-2018

Prepared by:
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BACKGROUND

The Temple Terrace Community Redevelopment Agency (CRA) was originally established by City Council in September 1999 to oversee redevelopment and revitalization of the city's redevelopment area in accordance with Florida Statute, chapters 163 and 189. The Agency's board of directors is comprised of the city's Mayor and Council members.

AGENCY BOARD

Mayor Mel Jurado	CRA Board Chair
James Chambers, current member	CRA Board Member
Frank Chillura, current member	CRA Board Member
Cheri Donohue, current member	CRA Board Member
Andrew Ross, current member	CRA Board Member
Gil Schisler, current member	CRA Board Member
Robert Boss, previous member, left office 11/20/2018	CRA Board Member
David Pogorilich, previous member, left office 11/20/2018	CRA Board Member



Back row left to right: Cheri Donohue, Gil Schisler and James Chambers.
Front row left to right: Frank Chillura, Mayor Mel Jurado and Andrew Ross.

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REDEVELOPMENT HIGHLIGHTS

During 2018, city staff focused largely on the sale of city-owned properties in the southeast quadrant of the redevelopment area. Cushman and Wakefield, Incorporated, was retained to assist with marketing and sales efforts.



The parcels indicated on this image in yellow are properties owned by the City of Temple Terrace at the beginning of FY-2018.

The city accepted offers and subsequently approved three developers to purchase and redevelop three parcels in the southeast quadrant.

Parcel 1:

2.5 acres with one pre-existing fast food structure. This property was purchased by Paragon Property Group for \$3.575M. The sale closed in November 2018. This project includes five free-standing mixed-use commercial buildings that will be used for retail, hospitality, banking and commercial office space.

Parcel 2:

4.8 acres of vacant land. The Richman Group of Florida offered \$3M to purchase this property and build 200 up-scale apartment homes. This sale is pending and scheduled to close in July 2019.

Parcel 3:

2.06 acres with one pre-existing retail structure. Enigma Events, LLC, offered \$1.5M to purchase this property and redevelop the existing building into multi-unit retail space with storefronts along all four sides. Note, this offer was accepted in FY-2018 and approved in the first few weeks on FY-2019. Contract is pending.

All other parcels remain available.

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FINANCES

Tax Increment Financing Fund - Revenues	2018 Budget	2018 Actual	2019 Budget
Local Shared Revenue			
Ad Valorem Contribution – Hillsborough County	\$99,595	\$98,556	\$146,195
Ad Valorem Contribution – Tampa Port Auth.	\$2,607	\$2,236	\$3,661
Total Ad Valorem Contributions	\$102,202	\$100,792	\$149,856
Temple Terrace Transfers, Reserves & Other			
Transfer from General Fund	\$117,712	\$117,712	\$184,812
Total Revenues	\$219,914	\$218,504	\$334,668
Tax Increment Financing Fund - Expenses	2018 Budget	2018 Actual	2019 Budget
Transfer to Debt Service Fund	\$219,914	\$218,504	\$334,668
Total Expenditure	\$219,914	\$218,504	\$334,668
Temple Terrace General Fund Item – Expenses	2018 Budget	2018 Actual	2019 Budget
Redevelopment	\$133,086	\$31,012	\$160,657

Note: The amounts represented above are pre-audit figures. The City of Temple Terrace finance audit will be completed in the second quarter of FY-2019.

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REDEVELOPMENT IN FY-2019

City staff will continue to market available city-owned properties in the redevelopment area for sale and project development. Projects offering enhanced quality of life amenities and providing multi-modal strategies will remain at the forefront of our redevelopment efforts. Staff will work with the local business community and regional partners to identify strategies and practices to promote economic development and business growth in the area.

Redevelopment in Temple Terrace is at the threshold of amazing business and economic development opportunities. The Temple Terrace Community Redevelopment Agency is committed to forging long-lasting partnerships with developers and business owners to ensure success in our downtown redevelopment area.

BOARD MEETINGS

Pursuant to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Agency Board convenes for regularly scheduled meetings quarterly, at 5:30 p.m. in the City Council Chambers located at 11250 North 56th Street, Temple Terrace, Florida.

FY-2019 meeting schedule:

Tuesday, October 16, 2018
Tuesday, February 19, 2019
Tuesday, April 16, 2019
Tuesday, July 16, 2019

The meeting schedule may be amended by the City Manager as required. Special meetings may be held in addition to regularly scheduled meetings listed above. Special Meetings and amendments to regularly scheduled meetings will be publicly noticed by the City Clerk's Office. Meetings may be confirmed by contacting the City Clerk's Office by telephone at 813-506-6440.

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Persons wishing to appeal any decision made by the Community Redevelopment Agency will need a record of the proceedings applicable to the matter under appeal. Appellant must ensure that a verbatim record of the proceedings is made and include a record of testimony and evidence upon which the appeal is to be based.

ABOUT THIS REPORT

This annual report is developed and made publicly available in accordance with Florida Statutes, chapters 163 and 189. Please forward questions and comments regarding this report to:

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