



TALLAHASSEE
Community
Redevelopment
Agency

2025 Annual Report



**CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY**

FY 2025 ANNUAL REPORT

(October 1, 2024, to September 30, 2025)

Prepared by the
City of Tallahassee Community Redevelopment Agency
February 27, 2026

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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CRA BOARD MEMBERS



Tallahassee CRA & City of Tallahassee Staff

- Stephen Cox - Executive Director, CRA
- Sherri Curtis - Community Redevelopment Coordinator, CRA
- Elise Fisher – Principal Planner, CRA
- Louis Norvell - Deputy City Attorney, City of Tallahassee
- Jennifer Painter – Assistant City Attorney II, City of Tallahassee
- Suzanne Ripka - Administrative Specialist, CRA
- Sheila Thompson Williams - Community Redevelopment Coordinator, CRA

Downtown Redevelopment Committee (DRC) Members

- | | |
|------------------------|---------------------------------|
| • Kyle Phelps – Chair | • Jeff Billingsley – Vice Chair |
| • Christian Caban | • Robert Gelhardt |
| • Lateefah Muhammad | • Katie Harwood |
| • Slaton Murray | • Camden Whitlock |
| • Kelley Bolden Bailey | |

Greater Frenchtown/Southside Citizens Advisory Committee Members

- Rod McQueen - Capital City Chamber of Commerce – Chair
- Talethia Edwards - Southside Neighborhoods
- Mutaqee Akbar - Greater Frenchtown Front Porch
- Andrew Chin - Florida A&M University (non-voting)
- Cheryl Collier-Brown - Interested Citizen
- Shari Morris - Southside Neighborhoods
- Bugra Demirel - Southside Businesses – Vice Chair
- Kelly Kinahan - Florida State University (non-voting)
- Miaisha Mitchell - Greater Frenchtown Front Porch

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PREFACE AND APPROVALS

The City of Tallahassee Community Redevelopment Agency FY 2025 Annual Report covers the period from October 1, 2024, through September 30, 2025. The report contains a description of the Agency, a review of the FY 2025 adopted budget, a listing of major FY 2025 accomplishments, a map of the redevelopment area, and the FY 2025 Financial Statements. This annual report has been prepared in accordance with Chapter 163.356(3)(c), Florida Statutes, and may not be in conformance with generally accepted accounting principles.

The financial statements for the City of Tallahassee Community Redevelopment Agency (CRA) were prepared by the City of Tallahassee’s Financial Reporting Division, and the independent audit is being conducted by Forvis Mazars, LLP. The statements were prepared in conformance with generally accepted accounting principles and are expected to receive an unmodified opinion.

The City of Tallahassee Community Redevelopment Agency FY 2025 Annual Report has been approved this 27th day of February 2026.

CITY OF TALLAHASSEE

CITY OF TALLAHASSEE COMMUNITY
REDEVELOPMENT AGENCY

Rita J. Stevens, CPA
Manager, Financial Reporting
Department of Financial Services

Stephen Cox, CPM, FRA-RA
Executive Director, CRA

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AGENCY OVERVIEW

The City of Tallahassee Community Redevelopment Agency (CRA) was created in August 1998. The CRA Board was established in September 1998, and the Board membership was amended in September 2002, October 2007, and May 2018. The CRA is governed by an interlocal agreement between the City of Tallahassee, Leon County, and the CRA that addresses, among other things, Board membership. Until May 24, 2018, the CRA Board membership included four Leon County Commissioners. However, on that date, County participation as members of the CRA Board ended with the execution of the fourth amendment to the interlocal agreement. The CRA Board now consists of the City of Tallahassee Mayor and the four City Commissioners. In FY 2025, the CRA consisted of five full-time employees. The City of Tallahassee provides the CRA with professional and technical services, including, but not limited to, accounting, procurement, human resources, in-house legal services, treasurer-clerk support, and information systems.

The primary function of the CRA is to develop, support, and implement the Greater Frenchtown/Southside Community Redevelopment Plan and the Downtown Community Redevelopment Plan. In doing so, the agency can create an environment that addresses the unique needs of each targeted geographic area.

Greater Frenchtown/Southside (GFS) CRA

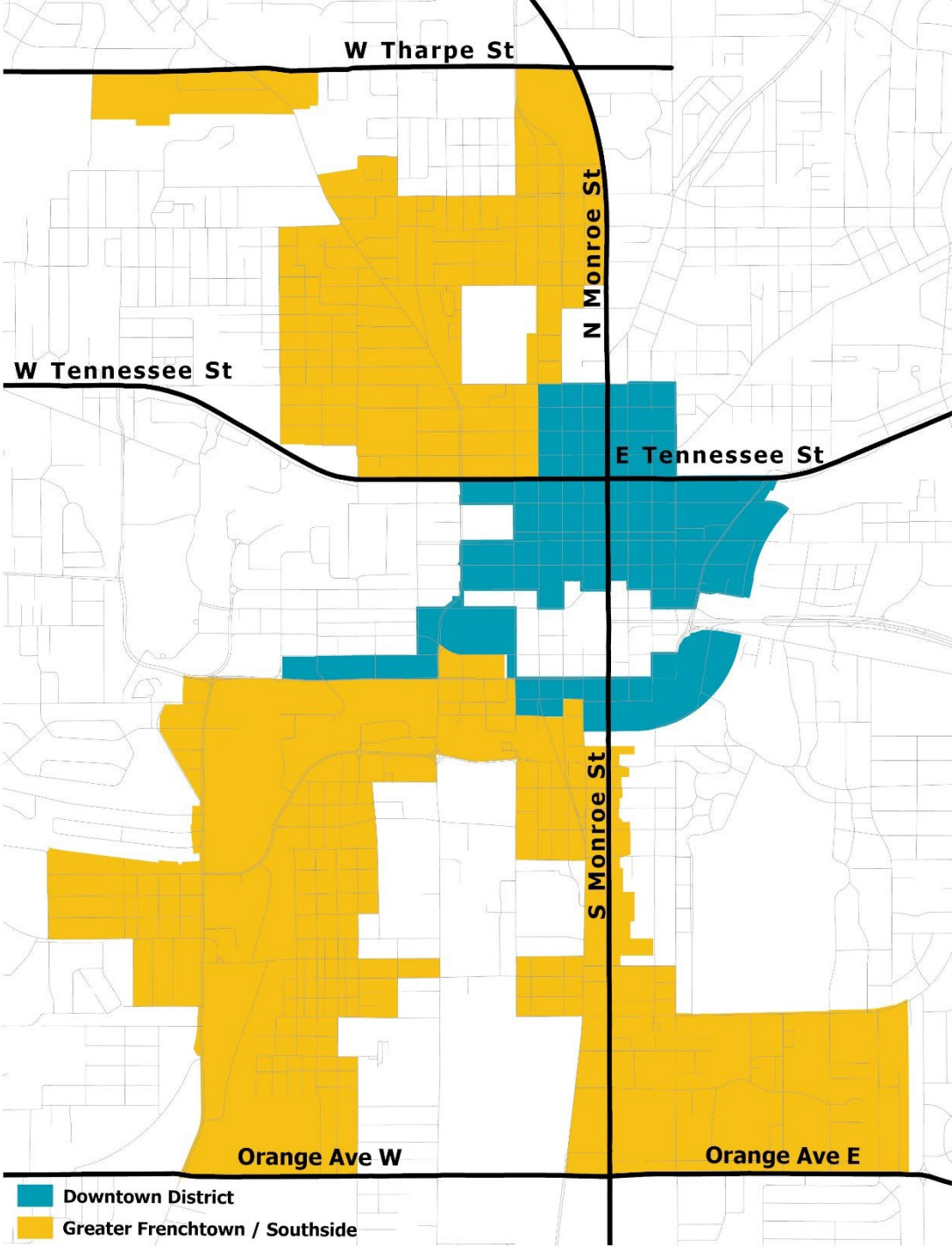
The City Commission adopted the Greater Frenchtown/Southside Community Redevelopment Plan and established the Greater Frenchtown/Southside Community Redevelopment Trust Fund in June 2000. The Greater Frenchtown/Southside Community Redevelopment Area consists of three distinct geographic sections and is comprised of 1,858 acres of residential, office, commercial/retail, industrial, and green/open space land uses, all conveniently located near downtown Tallahassee.

Downtown (DT) CRA

The City Commission adopted the Downtown Community Redevelopment Plan and established the DT District Trust Fund in June 2004. The Downtown District Community Redevelopment Area is comprised of approximately 440 acres in downtown Tallahassee, between the northern and southern portions of the GFS District. The DT District is comprised of five sub-areas with distinct land uses, physical characteristics, and functions. Land uses in the Downtown District include residential, office, commercial/retail, light industrial, and green/open space. The entire area is serviced by city infrastructure, including water, sewer, electricity, and gas.

CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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BOUNDARY MAP



**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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CRA-OWNED REAL PROPERTY

At the end of FY 2025, the CRA owned the fifteen (15) properties listed in Table 1 below. Three properties are used for parking: the Floridan Parcel C - 102 leased parking spaces for the Aloft hotel, the Block Parking Unit 1 - 35 public parking spaces in the Block Condominium, and the Deck Parking Unit 1 - 137 public parking spaces in the Deck Condominium. The property at 524 N. Martin Luther King, Jr. Blvd. is leased to the Frenchtown Neighborhood Improvement Association as a farmer’s market and Kitchen Hub for commercial food preparation. The property at 2021 Holton Street, the former Robinsons Convenience Store, is being restored utilizing a state grant from the Division of Historical Resources. The remaining properties at 518 W. Georgia Street, 604 N. Macomb Street, 2232 S. Monroe Street, and the four Wallis Street parcels are unimproved and are being marketed for redevelopment.

Table 1. CRA-Owned Properties

Tallahassee Community Redevelopment Agency				
CRA Owned Real Property				
Parcel ID	Acreage	Address	Zoning	CRA District
21-36-50-051-6165	0.39	518 W. Georgia St.	Central Urban (CU-45)	GFS
21-36-50-051-6175	0.11	604 Old Bainbridge Rd.	Central Urban (CU-45)	GFS
21-36-50-022-5505	0.22	466 W. Tennessee St.	Central Core (CC)	GFS
21-36-50-020-5430	0.5	480 W. Tennessee St.	Central Core (CC)	GFS
21-36-50-022-5511	0.35	431 W. Virginia St.	Central Core (CC)	GFS
21-36-50-021-5485	0.07	447 W. Virginia St.	Central Core (CC)	GFS
21-36-50-021-5490	0.26	457 W. Virginia St.	Central Core (CC)	GFS
21-36-50-007-5140	0.11	465 W. Virginia St.	Central Core (CC)	GFS
21-36-50-021-5441	0.71	524 N. MLK Jr. Blvd.	Central Urban (CU-18)	GFS
41-12-50-D-0020	0.3	2232 S. Monroe St.	Central Urban (CU-45)	GFS
41-12-50-D-0031	0.1	Vacant/No Address	Central Urban (CU-45)	GFS
41-12-50-D-0040	0.21	Vacant/No Address	Central Urban (CU-45)	GFS
41-12-50-D-0050	0.39	Vacant/No Address	Central Urban (CU-45)	GFS
41-01-27-K-0050	0.21	2021 Holton St.	Neighborhood Boundary	GFS
21-36-40-137-0000	0.98	Vacant/No Address	Floridan Downtown Tallahassee U-PUD	DT

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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PROJECTS STARTED/IN PROGRESS/COMPLETED

GFS CRA - Started

Project	Type	FY 2024 Status	Amount
915 Railroad Ave.	CPIP	Approved/Started	\$148,700
1100 North Monroe St.	CPIP	Approved/Started	\$43,308
1102 South Adams St.	CPIP	Approved/Started	\$4,996
1104 Old Bainbridge Rd.	CPIP	Approved/Started	\$49,038
1450 Lake Bradford Rd.	CPIP	Approved/Started	\$33,147
540 West Brevard St.	FACE	Approved/Started	\$8,701
1330 Lake Bradford Rd.	FACE	Approved/Started	\$10,000

GFS CRA - In Progress

Project	Type	FY 2024 Status	Amount
Columbia Gardens – Phase III	Md/Lg Redevelopment Grant	In Progress	\$1,000,000
707 Old Bainbridge Rd.	BFIP	In Progress	\$20,000
2460 S. Meridian St.	BFIP	In Progress	23,324
Bond Community Health	Md/Lg Redevelopment Grant	In Progress	\$159,714
Osceola St. Sidewalk	Infrastructure - sidewalk	In Progress	\$600,000

GFS CRA - Completed

Project	Type	FY 2024 Status	Amount
1405 S. Adams St.	BFIP	Completed	\$3,830
1415 S. Adams St.	BFIP	Completed	\$2,021
1425 S. Adams St.	BFIP	Completed	\$12,057
Milton & Kathy Glass	BFIP	Completed	\$11,625
508 W. Brevard St.	BFIP	Completed	\$20,920

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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Downtown CRA -Started

Project	Type	FY 2024 Status	Amount
440 N. Monroe St.	CPIP	Approved/Started	\$200,000
730 W. Gaines St.	New Construction	Approved/Started	TIF Reimbursement
Bicentennial Square	Infrastructure – plaza	Approved/Started	\$516,000
125 South Gadsden St.	FACE	Approved/Started	\$10,000
212 South Monroe St.	FACE	Approved/Started	\$7,885
N. Adams St. Streetscape	Infrastructure - streetscape	Approved/Started	\$1,500,000

Downtown CRA - In Progress

Project	Type	FY 2024 Status	Amount
Global City	Workforce Housing	In Progress	\$7,000,000(Loan)
C.K. Steele Revitalization	Infrastructure - streetscape	In Progress	\$250,000
Monroe St. Streetscape	Infrastructure - streetscape	In Progress	\$2,500,000

Downtown CRA - Completed

Project	Type	FY 2024 Status	Amount
Argonaut Coffee	Md/Lg Redevelopment Grant	Completed	\$92,631
"Studios at LeMoyne" Art for Always	Md/Lg Redevelopment Grant	Completed	\$100,000



“Art for Always” mural at LeMoyne by Jonathan Sierra

FY 2025 AGENCY ACCOMPLISHMENTS

New CRA Assistance Programs

Last year, CRA staff proposed three new programs: the Façade Assistance and Community Enhancement (FACE) program, the Commercial Property Improvement Program (CPIP), and the New Construction Assistance Program, to replace the existing project funding programs for the Downtown (DT) and Greater Frenchtown/Southside (GFS) districts. These new programs were developed to improve assistance and remove gaps in the current programs.

These new programs were developed based on research into project funding programs offered by other CRAs across the state. Staff evaluated over twenty programs currently offered throughout the state and developed the proposed programs to best address the needs of the Tallahassee CRA. The programs were adopted by the CRA Board and were implemented during this fiscal year.

COCA Mural Project

The Council on Culture & Arts (COCA) presented a proposal for a one-time collaboration between COCA and the CRA to create a commercial mural makeover project. COCA was granted a total of \$25,000 in CRA funding, \$12,500 in GFS District funding, and \$ 12,500 in DT District funding. Funding was intended to enhance the exteriors of commercial properties, including non-profits and small businesses in Downtown and the Greater Frenchtown/Southside, by providing custom murals. COCA leveraged \$50,000 in other approved grant funds from the Knight Foundation to bring the project to fruition. Studies have shown that murals and other forms of public art reduce graffiti on commercial buildings.



Bond Community Health Center for Women & Children mural by Myah Freeman

FY 2025 MAJOR DOWNTOWN ACCOMPLISHMENTS

Bicentennial Square

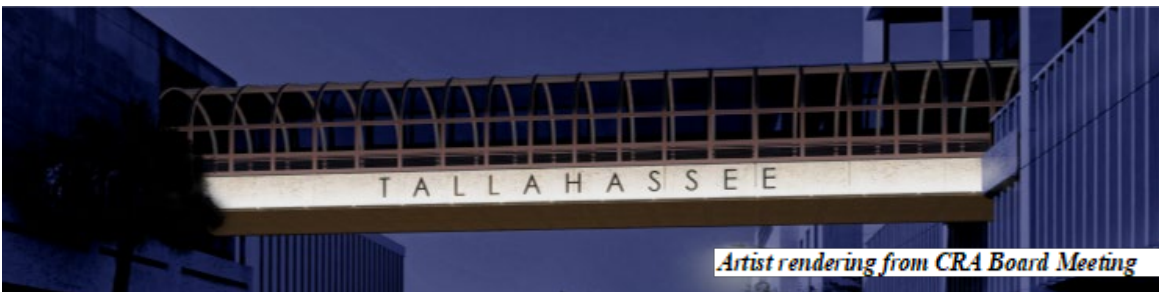
On Thursday, October 17, 2024, the CRA Board unanimously approved funding for Phase 1, not to exceed \$45,000, and for Phase 2, not to exceed \$471,000, for Bicentennial Square. The 2024 KCCI (Knight Creative Communities Institute Tallahassee) Community Catalyst Team developed and presented a proposal to enhance an underutilized space in Tallahassee’s Downtown, next to City Hall, and transform it into a gathering place.

The conversion of this space into a park is a three-phase approach with Phases one and two consisting of design, engineering, and permitting, along with landscaping, park furnishings, kiosks, signage, and planters. Phases one and two are estimated to cost up to \$516,000. The citizen advisory committee representing the CRA downtown district, the Downtown Redevelopment Commission (DRC), recommended approval of the funding, subject to conditions.



Calhoun Pedestrian Bridge Lighting Project

On Thursday, August 21, 2025, the CRA Board unanimously approved \$150,000 in funding for the Calhoun Pedestrian Bridge Lighting Project. KCCI presented a proposal to use aesthetic lighting to enhance safety and civic identity, and to catalyze revitalization in the area. The proposed lighting was presented as energy-efficient LEDs that can be programmed to change color. The CRA DRC recommended approval of the funding.



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North Adams Street Pedestrian Improvements

On Thursday, August 21, 2025, the CRA Board unanimously approved \$1,500,000 in funding for the North Adams Street Pedestrian Improvements Project, presented by the City of Tallahassee Underground Utilities and Public Infrastructure (UUPI) Department. The proposed pedestrian improvements will extend along North Adams Street from Tennessee Street to Brevard Street and occur before planned roadway resurfacing. UUPI's funding request for the project's design and construction is anticipated to be completed in Winter 2028. The CRA DRC recommended approval of the funding.

The North Adams Street Pedestrian Improvements Project will extend the existing curb towards the street in select locations, using a “bump-out” design that reduces the overall paved street area without negatively impacting travel lanes. These traffic-safety design features pinch the street corners and denote gateway intersections, creating an environment that effectively reduces speeding. The curb extensions also increase pedestrian visibility at crosswalks and reduce the total distance pedestrians must cross. Sidewalk ramps and landings will be improved at all four intersections, ensuring ADA compliance and safer pedestrian routes.

This project will improve nighttime visibility and safety by replacing existing lighting with uniform poles and fixtures, along with sandblasting, painting, and refurbishing existing signal poles.

TDIA Adams Street Lightscaping

On Thursday, August 21, 2025, the CRA Board approved \$55,000 in funding for the first phase of the Adams Street Commons Plan, a Tallahassee Downtown Improvement Authority (TDIA) initiative designed to transform Adams Street into a welcoming, active district that supports ground-floor retail, hospitality, and regular public events. The lightscaping enhancements on Adams Street between College Avenue and East Jefferson Street include overhead string lighting and landscape and walkway lighting. The CRA DRC recommended approval of the funding.



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Sushi Sake

On Thursday, August 21, 2025, the CRA Board approved a \$200,000 Commercial Property Improvement Program (CPIP) grant for Sushi Sake to complete the commercial buildout to the ground floor of 440 N Monroe Street (Industry Tallahassee). The improvements include electrical installation to support commercial kitchen equipment and lighting, full plumbing for restrooms and kitchen fixtures, HVAC installation for climate control and kitchen ventilation, fire suppression systems per code, and durable commercial flooring for both the dining and kitchen areas. These improvements are essential to transform this vacant space into a new sushi restaurant serving fresh, high-quality sushi in a modern, welcoming setting. The CRA DRC recommended approval of the funding.

Sushi Sake is actively expanding its presence throughout Florida, with five new locations under development in Coral Springs, Gainesville, Jackson Hospital, Tallahassee, and Weston. Each site is chosen with a focus on community integration, local economic stimulation, and neighborhood growth potential.

The project is consistent with the CPIP guidelines, the Downtown Redevelopment Plan, and Florida Statutes 163 Part III. One of the primary objectives of the Downtown Redevelopment Plan is to enable a mix of retail, entertainment, and residential uses. New restaurants would extend downtown hours into the evening and create a more attractive environment for full-time residents. Sushi Sake is filling a prominent vacant location at Industry Tallahassee off the Monroe Street Corridor. Additionally, several permanent jobs will be created. Sushi Sake is a well-established and rapidly growing sushi restaurant brand known for delivering high-quality Japanese cuisine in a casual, inviting atmosphere. Since launching in Miami in 2009, the brand has built a strong following through its commitment to fresh ingredients, bold flavors, and a menu that blends traditional sushi with innovative rolls and cooked dishes.

The Commercial Property Improvement Program (CPIP) was adopted on August 22, 2024, to begin in fiscal year 2025. This program provides eligible commercial property owners or tenants with up to \$200,000 in grant funds for commercial façade and exterior or interior property/site improvements. For requests over \$30,000, the first \$20,000 of grant funds does not require a match; grant funds in excess of \$20,000 require a dollar-for-dollar match. The grant funds are provided in the form of a forgivable loan, with one-sixtieth (1/60) of the loan forgiven over a five-year period at a zero percent interest rate, provided the property is maintained as commercial.

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FY 2025 MAJOR GREATER FRENCHTOWN SOUTHSIDE ACCOMPLISHMENTS

Bethel Baptist Church Affordable Housing

On Thursday, October 17, 2024, the CRA Board 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 on a property owned by the applicant at 835 W. Tharpe St. The CRA Greater Frenchtown/Southside Citizen's Advisory Committee (GFS CAC) unanimously recommended funding approval with conditions.

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.

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.

The Robinson Grocery Store

On Thursday, October 17, 2024, the CRA Board approved the award of a contract to 4M Design Group, PA, for Architectural Consultant Services for the restoration of the Robinson Grocery Store at 2021 Holton Street in the Bond Neighborhood. The CRA Board accepted a Special Category Grant agreement at the February 1, 2024, CRA Board Meeting. CRA staff were tasked with restoring the Robinson Store. The \$250,000 grant awarded by the Division of Historical Resources (DHR) required the CRA to provide a \$250,000 match. The Bond Neighborhood First Community Action Team (Bond CAT) also allocated \$302,020 for the restoration. In total, \$802,020 has been allocated to restore the building. The architectural and engineering expenditures as of September 2025 totaled \$60,000, leaving the grant balance at \$440,000, combined with \$302,020 from the Bond CAT, for a total available balance of \$742,020 to complete the project. The cost estimates and expenditures to date for the property's historical preservation exceed the funds awarded by the DHR grant, the CRA match, and the Bond CAT allocation.

As of September 30, 2025, the building was being stabilized with an internal support system erected prior to receiving the DHR grant due to previous concerns regarding the roof and walls. CRA staff developed an agenda item for the Thursday, October 23, 2025, CRA Board Meeting to address the need for additional funds to complete the project. The CRA continues to work with the Bond Community on restoring this beloved building.

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Freight Yard

On Thursday, May 15, 2025, the CRA Board awarded \$148,700 in funding to Blue Dog Investments, LLC, through the Commercial Property Improvement Program (CPIP) for the property located at the SE corner of Railroad Avenue and St. Francis Street, to construct three project components. First, a solar panel installation would define the border of the parking lot. Second, a series of rigid “canvases” would be installed between the solar poles for street artists to paint murals. These canvases also act as a visual screen for the parking lot, improving the view from Railroad Ave. Third, the grant would allow for completing the office space and adding landscaping in the adjacent courtyard. The CRA Board approved the funding request at the May 15, 2025, meeting.

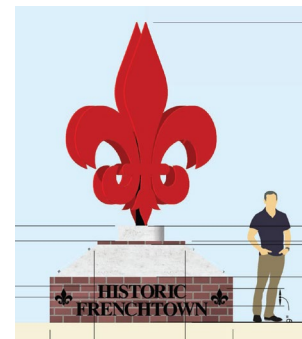
The Freight Yard is a mixed-use development within the Frenchtown/Southside CRA. It currently consists of 17 apartments, about 3,000 sf of office space, a courtyard, and a small parking lot. This project will enhance the Freight Yard and increase the economic vitality and public engagement in the CRA.



Frenchtown Fleur-De-Lis Monument

On May 15, 2025, the CRA Board approved the installation of a Fleur-de-lis monument on the CRA-owned property located at 604 Old Bainbridge Road. The fleur-de-lis is the adopted logo of the Frenchtown community. The monument is part of Frenchtown placemaking under the Frenchtown Neighborhood First Plan and will serve as a gateway to the neighborhood. The Frenchtown Community Action Team Leaders support the location.

The CRA Board also approved the beginning of the process of transferring the proposed site of the fleur-de-lis monument to the City of Tallahassee for future maintenance and care. The City’s Community Beautification and Waste Management Department has agreed to maintain the property going forward.



Artist Rendering

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
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TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY TRUST FUNDS

FINANCIAL STATEMENTS

FROM OCTOBER 1, 2024, TO SEPTEMBER 30, 2025

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**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
FY 2025 ANNUAL REPORT**

FINANCIAL STATEMENT

The financial statements are currently in the process of finalization. As a result, the preliminary statements are being included in this annual report. Once completed, the financial statements will be added to the report and made available separately to ensure accuracy and compliance with reporting standards.

The annual report provides the City of Tallahassee Community Redevelopment Agency's (CRA) financial statements for the period from October 1, 2024, to September 30, 2025. The financial statements have been prepared to illustrate the financial status of the CRA, as required by Chapter 163.356(3)(c), Florida Statutes. The financial statements for the CRA, prepared in conformance with generally accepted accounting principles, are included in the City of Tallahassee's Comprehensive Annual Financial Report for FY 2025. The City's and CRA's financial statements are being audited by the certified public accounting firm of Forvis Mazars LLP, and an unmodified opinion is expected.

FINANCIAL STATUS:

As of September 30, 2025, the CRA had total assets of \$32,135,000: \$30,798,000 in the form of cash and cash equivalents/investments and \$1,337,000 in securities lending collateral and receivables. The CRA had \$1,018,000 in liabilities and no long-term debt. At the end of the fiscal year, the total fund balance was \$31,117,000.

The FY 2025 Balance Sheets and Income Statements for the two active CRA funds, the Greater Frenchtown/Southside (GFS) District Community Redevelopment Trust Fund and the Downtown (DT) District Community Redevelopment Trust Fund, are included with their respective sections of this report.

FY 2025 CRA Administrative and Operating Expenses

For FY 2025, the CRA Board committed \$1,221,000 in GFS and DT District funds towards the administrative and operating expenses of the CRA. The actual administrative and operating expenses for the CRA were \$898,000. These expenses were shared between the two redevelopment districts, with the GFS District accounting for \$613,000 (68 percent) and the DT District accounting for \$285,000 (approximately 32 percent).

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BUDGET OVERVIEW

A main goal of the CRA is to create and implement strategies that use a combination of public and private resources to facilitate redevelopment. Facilitating redevelopment helps remove blight in both redevelopment districts, enhancing the built environment and strengthening local economic conditions. Individual projects and policies are supported based on the specific conditions and needs identified within the GFS District Community Redevelopment Plan and the DT District Community Redevelopment Plan. Areas where the CRA concentrates redevelopment efforts include, but are not limited to, commercial development, affordable housing, infrastructure, transportation, neighborhood and housing improvements, and mixed-use developments.

In FY 2025, the CRA received \$11,612,000 in income from tax increment and other revenue sources. This includes \$9,488,000 in tax increment (\$6,398,000 for the GFS District and \$3,090,000 for the DT District).

The \$9,488,000 in FY 2025 tax increment revenue represents an increase of approximately \$891,000, or 10.4 percent, from the tax increment contributions received by both redevelopment districts in FY 2024. The increase in tax increment for both districts is mainly attributable to increasing tax values throughout the districts.

The taxable value for the GFS District increased by approximately \$65,047,000 or 7.29 percent between FY 2024 and FY 2025. The taxable value for the DT District increased by approximately \$46,193,000 or 6.43 percent during the same period.

In FY 2025, the CRA approved, committed, and/or spent approximately \$12 million in support of various programs and projects, including administrative and operating expenses.

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**COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN/SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2025
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	3,117
Intergovernmental.....	3,281
Charges for Services.....	38
Net Investment Earnings.....	807
Securities Lending Income.....	7
Net Increase (Decrease) In The Fair Value of Investments.....	336
Miscellaneous Revenues	4
Total Revenues.....	<u>7,590</u>
Expenditures:	
Current:	
Economic Environment.....	5,278
Securities Lending Interest Expense.....	6
Total Expenditures.....	<u>5,284</u>
Excess of Revenues Over (Under) Expenditures.....	<u>2,306</u>
Other Financing Sources (Uses)	
Transfers In	0
Transfers Out	--
Loan Proceeds	--
Total Other Financing Sources (Uses)	<u>0</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses.....	2,306
Fund Balances - October 1.....	<u>19,053</u>
Fund Balances - September 30.....	<u><u>\$ 21,359</u></u>

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**COMMUNITY REDEVELOPMENT AGENCY
GREATER FRENCHTOWN SOUTHSIDE COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS/BALANCE SHEET
September 30, 2025
(in thousands)**

ASSETS

Restricted Assets:	
Cash and Cash Equivalents/Investments.....	21,294
Securities Lending Collateral.....	272
Receivables:	
Accrued Interest.....	--
Customers.....	19
Notes.....	115
Total Restricted Assets.....	21,700
Total Assets.....	\$ 21,700

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:	
Obligations Under Securities Lending.....	272
Accounts Payable.....	69
Total Payable from Restricted Assets.....	341
Total Liabilities.....	341
Fund Balances:	
Restricted for:	
Economic Environment.....	21,359
Total Fund Balances.....	21,359
Total Liabilities and Fund Balances.....	\$ 21,700

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**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the Fiscal Year Ended September 30, 2025
(in thousands)**

Revenues:	
Ad Valorem Taxes.....	2,209
Intergovernmental.....	881
Charges for Services.....	425
Net Investment Earnings.....	363
Securities Lending Income.....	3
Net Increase (Decrease) In The Fair Value of Investments.....	141
Miscellaneous Revenues	--
Total Revenues	4,022
 Expenditures:	
Current:	
Economic Environment.....	1,876
Securities Lending Interest Expense.....	2
Debt Service:	
Principal Retired.....	565
Interest and Fiscal Charges.....	29
Total Expenditures	2,472
 Excess of Revenues Over (Under) Expenditures	 1,550
 Other Financing Sources (Uses)	
Transfers In	--
Transfers Out	--
Loan Proceeds	--
Total Other Financing Sources (Uses)	--
 Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	 1,550
 Fund Balances - October 1.....	 8,208
Fund Balances - September 30	\$ 9,758

**CITY OF TALLAHASSEE COMMUNITY REDEVELOPMENT AGENCY
FY 2025 ANNUAL REPORT**

**COMMUNITY REDEVELOPMENT AGENCY
DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT TRUST FUND
STATEMENT OF NET ASSETS/BALANCE SHEET
September 30, 2025
(in thousands)**

ASSETS

Restricted Assets:

Cash and Cash Equivalents/Investments.....	9,504
Securities Lending Collateral.....	122
Receivables:	
Accrued Interest.....	236
Customers.....	26
Due From Other Governments.....	547
Total Restricted Assets.....	10,435
 Total Assets.....	 \$ 10,435

LIABILITIES AND FUND BALANCES

Payable from Restricted Assets:

Obligations Under Securities Lending.....	122
Accounts Payable.....	555
Total Payable from Restricted Assets.....	677
 Total Liabilities.....	 677
 Fund Balances:	
Restricted:	
Economic Environment.....	9,758
Total Fund Balances.....	9,758
 Total Liabilities and Fund Balances.....	 \$ 10,435



TALLAHASSEE
**Community
Redevelopment
Agency**

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Working Together Toward Community Goals