



TALLHASSEE
Community
Redevelopment
Agency

NEWSLETTER

Greater Frenchtown/Southside & Downtown Districts

ISSUE No. 13 · Summer 2023



WE HAVE
MOVED

RENAISSANCE

CENTER, 1ST FLOOR

435 N Macomb St,

Tallahassee, FL 32301

(850) 891-8357

CRA@TalGov.com



COFFEE & *Connections*

The Tallahassee CRA will be hosting a monthly “Coffee and Connections”. Join us on the first Wednesday of the month, at a different location in our districts, for free coffee and a donut. This is an opportunity to meet with staff and other members of the community. Come learn about funding opportunities through the Tallahassee CRA and share ideas! The schedule for 2023 can be found on the back of this newsletter, on any of our new social media accounts, or at www.talgov.com/cra!

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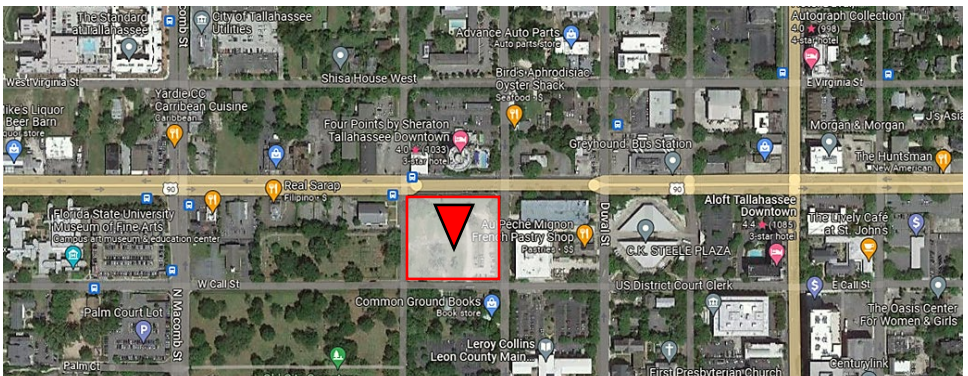
WORKING TOGETHER TOWARD COMMUNITY GOALS

DOWNTOWN DISTRICT (DT)



4Forty On Track for December 2023 Completion

On September 25, 2017, the CRA Board approved the funding request from Charles Street Investment Properties for the redevelopment of the Envision Credit Union property at 440 N. Monroe Street as 4Forty North (Project), a mixed-use residential apartment development with retail space, residential and retail parking, and residential related amenities. The anticipated completion date is in December 2023.



309 W. Tennessee St. Multifamily Workforce Housing

April 25, 2023, the CRA Board authorized CRA staff to execute a Memorandum of Understanding with FL Global RER Workforce, LLC (Global City) and to seek appropriate loans in the amount of \$7 million for financing a 300-unit workforce housing development.

Global City applied to the CRA Medium and Large Redevelopment Program, requesting a \$7 million CRA loan for the development of a 7-story, 300-unit workforce housing complex. The complex will also consist of 10,000 sq ft of ground floor retail. The Downtown Redevelopment Commission (DRC) recommended approval with conditions and terms.

GREATER FRENCHTOWN/SOUTHSIDE (GFS)



Magnolia Oaks Construction Is Completed!

McDowell Housing Partners will be hosting a ribbon cutting at Magnolia Oaks on Tuesday, September 12, 2023.

July 1, 2021, the CRA Board approved \$500,000 to assist with building a 110-unit affordable housing development to serve low and moderate-income individuals, families, and seniors at 33 and 60 percent of Area Median Income. The development is located at 821 East Magnolia Drive near the intersection of Country Club Drive, consisting of a mix of one, two- and three-bedroom garden style apartments.



915 Railroad Ave Façade and Site Improvements

April 25, 2023, the CRA Board approved the application for Business Facility Improvement Program (BFIP) grant funds in the amount of \$50,000 for façade and site improvements to the property located at 915 Railroad Avenue.

The proposed project includes exterior improvements and dividing the building into four units including three apartments and one retail space. The improvements include, but are not limited to, installing new windows and doors, painting, signage, exterior lighting, awnings, and a new roof.

UPDATES AND UPCOMING

Do you want to find out more about the CRA districts and what they offer? Would you like to become involved? Do you have a business, or want to start one, within either district? If so, you can:

- Attend a meeting
- Go to www.talgov.com/cra
- Email CRA@Talgov.com
- Call 850·891·8357



COFFEE & Connections

DATE	LOCATION	TIME
August 2, 2023	FAMU Way Playground	8:00 AM - 9:00 AM
September 6, 2023	Cascades Park	8:00 AM - 9:00 AM
October 4, 2023	Renaissance Center	8:00 AM - 9:00 AM
November 1, 2023	Kleman Plaza	10:00 AM - 11:00 AM
December 6, 2023	Bond Community Linear Park	10:00 AM - 11:00 AM

REMAINING 2023 CRA PUBLIC MEETINGS

CRA staff is currently working on the 2024 CRA Public Meeting Schedule. Stay tuned for the dates and times! The remaining 2023 meetings are:

- **Community Redevelopment Agency (CRA) Board**
 - *Commission Chambers, City Hall - 300 S Adams Street, 2nd floor*
 - **Thursday, August 24, 2023 - 3:00 PM, Budget Hearing @ 5:00 PM**
 - **Thursday, October 12, 2023 - 9:30 AM**
- **Downtown Redevelopment Commission (DRC)**
 - *Tallahassee Room, City Hall - 300 S Adams Street, 2nd floor*
 - **Tuesday, August 8, 2023 - 9:00 AM**
 - **Tuesday, November 14, 2023 - 9:00 AM**
- **Greater Frenchtown Southside Citizens Advisory Committee (GFS CAC)**
 - *Smith-Williams Service Center, Building B - 2295 Pasco Street*
 - **Monday, November 6, 2023 - 6:00 PM**



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