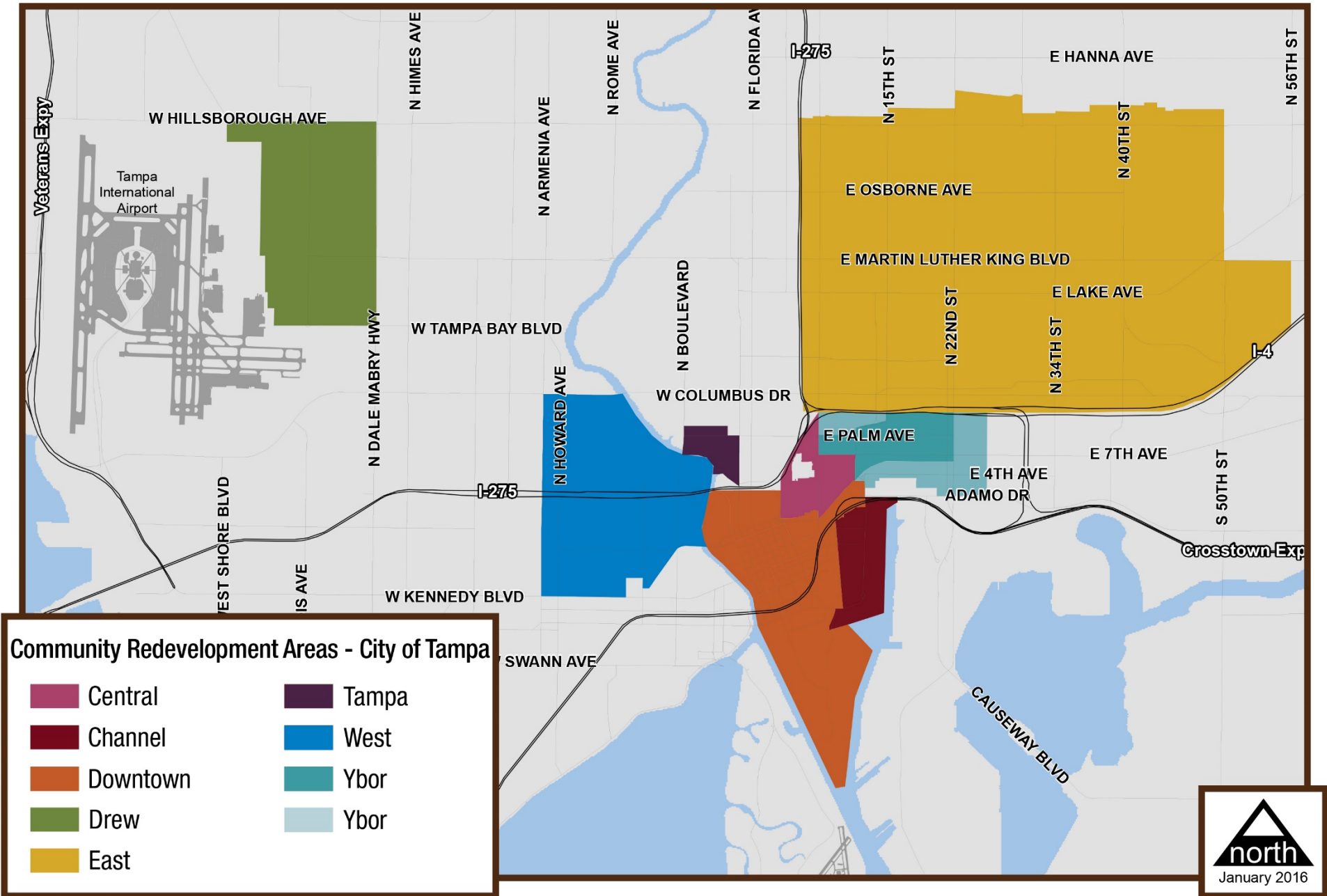


CITY OF TAMPA COMMUNITY REDEVELOPMENT AGENCY

2018 ANNUAL ACTIVITY REPORT

FOR THE YEAR ENDING SEPTEMBER 30, 2018





Ybor City

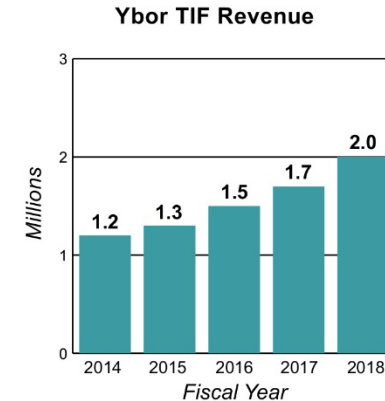


The traditions of Ybor City continue to attract millions of visitors to the national historic landmark district each year. Hand-rolled cigars, international cuisine, eclectic retail and distinctive special events – it's all here in Ybor City. Historic building preservation and façade improvement initiatives are helping to ensure that the area's integral architectural character remains a priority. Well-rounded new business ventures are growing the local economy. New residential options offer a wide variety of attractive amenities while continuous improvement projects enhance areas of the district to attract people and businesses alike. Whether it's food, entertainment, culture or business opportunities, Ybor City has ample options to suit everyone.

Highlights 2018

Private Sector Investments

- New developments and business expansions in FY18 include: Valley National Bank administrative offices; Gaspar's Rum Company; Rasoi Indian Cuisine; Full Stack Talent; Strategic Image Management; and several professional office spaces.
- West Palm Beach-based developer Bainbridge Companies completed a \$43 million, 240-unit apartment complex on 12th Avenue just south of I-4.
- The CRA Façade Grant Program resulted in approximately \$550,000 private investment leveraged with \$140,000 in Tax Increment Finance grant funding.
- The Ybor Hotel held its official groundbreaking ceremony and commenced development on the 178-room boutique hotel at 15th Street and 7th Avenue. The project incorporates two historic buildings, Las Novedades and Warren Buildings, and the adjacent parking lot.



TIF and Non-TIF Funded Capital Improvements

- Approximately \$312,000 was invested on district improvement projects including pedestrian and traffic system enhancements; commercial corridor enhancements; parking lot and garage renovations and repairs; and 7th Avenue west-end archway column repair.
- New 'Centennial Park' marquee signs were installed on the east side pavilion. Centennial Park also will be enhanced with a sound system and landscaping.

Notable Events, Programs, and Services

- TransferWise, a global financial technology company, renovated two floors of the former M. Stachelberg & Co. Cigar Factory.
- Zydeco Brew Werks renovated the former vacant nightclub at 1901 E. 7th Avenue into a craft brewery and Cajun-inspired restaurant.
- The Community Infrastructure Needs Grant Program was created to help developers and residents fund necessary right-of-way infrastructure improvements.



- Through an additional financial contribution shared between the Downtown, Channel District, and Ybor CRAs, free fare Saturdays on the TECO Streetcar ran from October 2017 through September 2018.
- Tampa Police Department participated in community meetings, the Coffee with a Cop program, and continue the Business Watch Program.
- YCDC Special Event Co-sponsorship Program funded 15 family-oriented art and cultural events.
- The vacant historic building at 1902 Avenue Republica de Cuba was renovated to Class A professional office space.

Looking Forward

- The archway lights preservation project for 7th Avenue will replace the deteriorated iconic archways.
- Santo Stephano Italian Restaurant is anticipated to open in 2020 at the historic Ferlita Macaroni Factory.
- Approximately 465 new residential units are planned with some under construction.
- Progress has been made on several development projects: the Cadrecha Building, a 56,000 s.f. office building; a five-story building with retail and residential to include 237 mid-rise apartments with a parking garage; Casa Socarras, a four-story 25,300 s.f. commercial office with a roof top bar; Casa Bombero project includes restoration of an old fire station on 8th Avenue with 9,000 s.f. of office space.



"Ybor City is the neighborhood we chose to make a large investment for our quality of life. Our intent was to build a home that met all of our needs in a truly walkable area; but the reality is much more than that. We have been overwhelmed by the welcoming, friendly, and diverse community in the historic district, and our house has become a hub for family and friends to experience (and re-experience) the excitement, culture, and history of Ybor City."

— Chris Wojtowicz,
Ybor City Development
Corporation Board Member,
Historic Ybor Neighborhood
Association President and
Ybor City Homeowner.

**See the full City of Tampa
Community Redevelopment Agency
2018 Annual Activity Report at
<http://bit.ly/31A4DWn>**