



Community Redevelopment Agency
Cedric McCray, CRA Director
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Tampa, Florida 33602
Office (813) 274 8325

DATE: March 12, 2026
TO: The Honorable Chairman Luis Viera and Members of the CRA Board
THROUGH: Cedric McCray, Community Redevelopment Agency Director *Cedric McCray*
FROM: Courtney Orr, Community Redevelopment Agency Development Manager
SUBJECT: Downtown CRA – Special Projects Request – Tampa Arts Alliance – Downtown Arts Center Renovations

The Community Redevelopment Agency (CRA) received a Special Projects funding request from the Tampa Arts Alliance for proposed renovations to their new Downtown Arts Center at 201 L. Kennedy Ave., Suite 100, Tampa, FL 33602.

CRA staff reviewed the application packet on November 21, 2025, and found this project consistent with the Downtown Tampa Community Redevelopment Plan Land Use and Economic Development Goal 2, which is to promote economic growth in the Downtown CRA by cultivating community assets that cater to residents, visitors, and workers and establish a diverse and resilient local economy through the development of essential services, cultural amenities, and recreational facilities.

Below is a brief project summary.

- Project Name:** Tampa Arts Alliance-Downtown Arts Center Renovations
- Project Description:** Renovate and build-out of 3,705 square feet, including gallery, performance, and community space
- CRA District:** CRA Downtown – Non-core
- Project Cost:** \$1,400,000.00
- Funding Amount Requested:** \$ 1,000,000.00
- Staff Recommendation:** \$ 700,000.00 (Commercial Grant Policy-2.1 Funding Principles)

CRA staff recommended the request be presented to the Downtown CAC on February 3, 2026.

The Downtown CAC motioned to recommend awarding \$700,000 special projects funding reimbursable grant to the Tampa Arts Alliance for the Downtown Arts Center project, allocated as follows:

- \$300,000 from Downtown Art Projects line item
- \$400,000 from Neighborhood Infrastructure Capital Improvement Projects line item

The applicant is here today to provide their presentation and funding request.

Attachments: CRA Award-making Process Checklist and Downtown Arts Center Presentation

CC:

Shirley Foxx Knowles, City Clerk

Clifford Shepard, CRA Attorney

Abbye Feeley, Administrator for Development and Economic Opportunity

Geri Campos Lopez, Deputy Administrator for Development and Economic Opportunity

Melisa Martinez, CRA Senior Project Supervisor

Keacia Newson, CRA Project Coordinator



CRA Special Projects Funding Request-Award Process

	<p>Funding Principles: The Tampa CRA uses the following principles to guide its funding decisions. Grants shall only be awarded if they are consistent with the following:</p>
1.	<p>Staff acknowledges that this project has met Florida Statute Chapter 163, Part III</p> <ul style="list-style-type: none"> • Section 163.370 Sec. (2.)(c): “To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include: Installation, construction, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan. • Section 163.370 Sec. (1.) (h): Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2.	<p>Staff acknowledges that this project meets Florida’s Community Redevelopment Act of 1969, as amended (Sections 163.330-163.463, Florida Statutes).</p> <p>Supporting the restoration of the Tampa Arts Alliance project through a Special Projects Grant aligns with the goals and intent of the Community Redevelopment Act. This investment will reactivate a currently vacant ground-floor space, stimulate economic activity, and strengthen cultural engagement within the community.</p>
3.	<p>Staff acknowledges that this project is in alignment with the adopted Community Redevelopment Plan for the Tampa Community Redevelopment Area where the project will be located.</p> <p>Transforming an underutilized ground-floor space into a Class-A cultural amenity, the project leverages infill development consistent with Land Use Economic Development Goal 1 and Goal 2, fostering inclusive economic growth and creating a cultural hub that will attract residents, workers, and visitors. p 41-43</p> <p>The Center will serve as a welcoming, inclusive gathering place, strengthening community identity through arts programming, exhibitions, and activations in partnership with organizations such as Tampa Theatre, Tampa Museum of Art, Visit Tampa Bay, Tampa Downtown Partnership, and the University of Tampa. This directly advances Public Safety and Quality Goal 1 (creating a safe and engaging community) and PSQ Goal 3 (enhancing Downtown parks and open spaces through activation). p 45</p> <p>By activating adjacent areas such as Poe Plaza and Lykes Gaslight Park with innovative arts programming, the project advances Transportation Goal 3 by providing access to cultural amenities and strengthens Downtown as a destination. p 47</p>

CRA Special Projects Funding Request-Award Process

4.	<p>Staff acknowledges that this project is in alignment with one or more of the strategic goals identified either by the Agency Board or in the adopted Strategic Action Plan for that Tampa CRA.</p> <p>The Downtown Community Redevelopment Agency currently does not have an adopted Strategic Action Plan.</p>
5.	<p>Staff acknowledges that this project is in alignment with the budget(s) for the tax increment revenues from the Tampa CRA, in which the proposed project is located, as approved by the Agency Board.</p> <p>After restoration, the Arts Center alone will represent a \$3.2 million public-private investment, transforming a dormant commercial space into a dynamic civic asset.</p>
6.	<p>Staff acknowledges the special projects funding request is limited to 10% of the area’s overall budget.</p> <p>The Arts Alliance renovation project plays a key role in connecting communities through arts. It will generate economic development opportunities while enhancing quality of life by creating a welcoming gathering place for the surrounding neighborhood. The total expected cost of this project is \$1.4 million, and the CRA recommends contributing \$700,000.00 toward its completion.</p>
7.	<p>Grants are provided as reimbursements at the time of completion of the approved project.</p> <p>Applicants have been notified of this requirement at the Pre-Application meeting. This information will also be a part of the funding agreement.</p>
8.	<p>Grant projects will require at least 50% match.</p> <p>The total estimated cost of the project is \$1,400,000.00 Applicant requests is \$1,000,000.00. CRA staff recommend 50% match \$700,000.00.</p>
9.	<p>Acknowledge that alcohol sales will be less than 50% of their income sales.</p> <p>As of this review, this request does not include alcohol sales.</p>
10.	<p>Approved grant will have a 10-year restrictive covenant.</p> <p>Applicants have been notified of this requirement at the Pre-Application meeting. This information will also be a part of the funding agreement.</p>

CRA Special Projects Funding Request-Award Process

11.	For funding requests that are \$5M and over a Community Benefit Agreement (CBA) may be required. As of this review, this project would be exempt from a Community Benefit Agreement.
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Project Name: Tampa Arts Alliance-Downtown Arts Center

CRA Development Manager Name: Courtney Orr

CRA Development Manager Signature: *Courtney Orr* Date: 12/18/25

CRA Project Coordinator Name: Keacia Newson

CRA Project Coordinator Signature *Keacia Newson* Date: 12/18/25