



TALLAHASSEE
Community
Redevelopment
Agency

NEWSLETTER

Greater Frenchtown/Southside & Downtown Districts

ISSUE No. 23 · Spring 2026

Redevelopment Assistance Programs Budget Amendment

The CRA Redevelopment Assistance Programs, consisting of the Façade Assistance and Community Enhancement (FACE) program, the Commercial Property Improvement Program (CPIP), and the New Construction Assistance Program (NCAP), have been so successful that the Downtown (DT) District became oversubscribed. The Greater Frenchtown/Southside (GFS) District had enough funding for only two additional projects due to heightened interest. Because of the programs' success, CRA staff requested a budget amendment to increase the Redevelopment Assistance Program funding for each district by \$600,000 to sustain the programs throughout the fiscal year.

On Thursday, May 28, 2026, the CRA Board approved \$1.2 million (\$600,000 per district) to increase the FY 2026 Redevelopment Assistance Program budget for GFS and DT districts.

Tallahassee Downtown Improvement Authority (TDIA) Update

During the Thursday, May 28, 2026, CRA Board Meeting, Elias Mathes, TDIA Executive Officer, presented an update on how CRA funds have been used. One of the items highlighted was the lightscaping enhancements on Adams St between College Ave and East Jefferson St (pictured below).



WORKING TOGETHER TOWARD COMMUNITY GOALS

GREATER FRENCHTOWN/SOUTHSIDE (GFS)

1429 – 1441 S Monroe Street - CPIPs

On Thursday, May 28, 2026, the CRA Board approved the Commercial Property Improvement Program (CPIP) grant request submitted by Exclusive Design and Construction, LLC for a group of parcels (1429, 1433, 1437, 1439, and 1441 S Monroe Street) totaling \$159,128. The proposed improvements will include replacing existing storefront doors, adding a new metal awning, adding decorative exterior light fixtures, upgrading the siding, adding decorative stone veneer along the lower sections, and painting the exterior. The properties at 1437 and 1439 S Monroe Street will also include an interior electrical system and the installation of a new HVAC system.



704 Robert and Trudie Perkins Way - NCAP

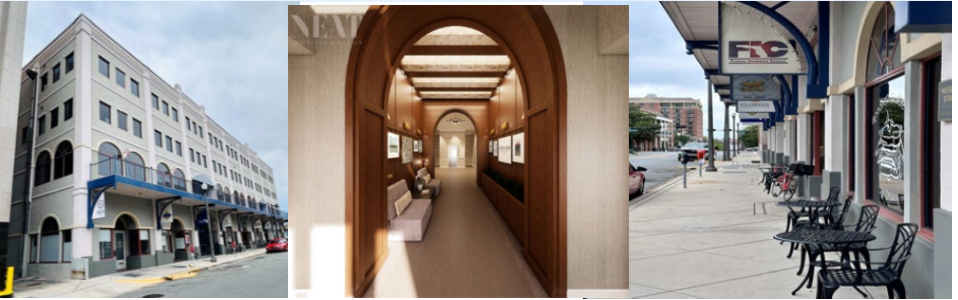
On Thursday, May 28, 2026, the CRA Board approved the New Construction Assistance Program (NCAP) grant application submitted by Christopher Daniels, managing member of Vision Consulting & Investments, LLC, in the amount of \$521,006 for the construction of a 6,700 square foot, two-story mixed-use development located at 704 Robert and Trudie Perkins Way. The requested CRA funds will be used for site work and project construction, with a total cost of approximately \$2.1 million. Legacy Plaza is the anticipated name of the proposed mixed-use development, which will be a modern multi-tenant commercial center



DOWNTOWN DISTRICT (DT)

150 S Monroe Street - CPIP

On Thursday, May 28, 2026, the CRA Board approved the Commercial Property Improvement Program (CPIP) grant request submitted by Capitol Corner, LLC for \$200,000 to complete exterior improvements to the property located at 150 S Monroe Street. CRA funds will be used to enclose and upgrade the exterior stairwells, paint the exterior, install exterior lighting, install new signage and awnings, and improve the second-floor balcony.



110 S Monroe Street - CPIP

On Thursday, May 28, 2026, the CRA Board approved the CPIP grant request submitted by Book Boulos, LLC for \$200,000 to complete exterior improvements to the property located at 110 S Monroe Street. CRA funds will be used for full façade renovation, including a new brick veneer, new glass windows, and a new railing for the upstairs balcony.

118 N Monroe Street - CPIP

On Thursday, May 28, 2026, the CRA Board approved the CPIP grant request submitted by Boulos, LLC for \$200,000 to complete exterior improvements to the property located at 118 N Monroe Street. CRA funds will be used for a complete exterior renovation, including replacing the existing façade with a new brick veneer, installing a new glass storefront, a new railing on the upstairs balcony, and new windows.

223 & 227 W Carolina Street - CPIP

On Thursday, May 28, 2026, the CRA Board approved a \$175,525 CPIP grant application to complete interior improvements to the property at 223 W Carolina Street. The CRA Board also approved the CPIP grant application for \$49,937 to complete the installation of a permanent backup generator at the property at 227 W Carolina Street. Both applications were submitted by Social Catering.

UPDATES AND UPCOMING

Remaining 2026 CRA Board, DRC, and GFS CAC Meetings

COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

City Commission Chambers, City Hall - 300 South Adams Street, 2nd floor
Most meetings begin @ 9:30 AM (8/27/2026 @ 3:00 PM start, 5:00 PM Budget)

Meeting Dates	Submittal Deadlines
Thursday, August 27, 2026 (3:00 PM start)	Thursday, July 16, 2026
Thursday, November 19, 2026	Thursday, October 8, 2026

DOWNTOWN REDEVELOPMENT COMMISSION (DRC)

Renaissance Community Center - Growth Management Conference Room
435 N Macomb St, 1st floor - Meetings begin @ 9:00 AM

Meeting Dates	Submittal Deadlines
Tuesday, July 14, 2026 (Budget Preview)	Tuesday, June 2, 2026
Tuesday, October 6, 2026	Tuesday, August 25, 2026

GREATER FRENCHTOWN SOUTHSIDE CITIZENS ADVISORY COMMITTEE (GFS CAC)

Smith-Williams Service Center - 2295 Pasco St, Annex B - Meetings begin @ 6:00 PM

Meeting Dates	Submittal Deadlines
Monday, August 3, 2026 (Budget Preview)	Monday, June 22, 2026
Monday, October 12, 2026	Monday, August 31, 2026

FNIA Property Sale Update

On August 24, 2022, the CRA entered into a four-year lease-purchase agreement with the Frenchtown Neighborhood Improvement Association (FNIA) for the property located at 524 North Martin Luther King, Jr. Blvd. The agreement allows FNIA to purchase the property for \$67,200, subject to certain terms and conditions. During the Thursday, May 28, 2026, CRA Board Meeting, the CRA Board approved a modification to the agreement that allows the \$67,200 purchase price to be used for the purchase and installation of a permanent backup generator.



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