



NEWSLETTER

Greater Frenchtown/Southside & Downtown Districts
ISSUE No. 21 · Fall 2025



The CRA hosted its final Coffee and Connections on December 3, 2025, on-site at the 903 Railroad Avenue project. Coffee and Connections have provided opportunities for community members to engage with others and staff on topics related to the CRA. We have enjoyed all the connections that we have made. In 2026, staff will focus their engagement efforts by attending events hosted by various organizations to help build ongoing or future partnerships. The CRA will also be participating in community and neighborhood events throughout the year. Please contact a CRA staff member with any opportunities or events that would benefit from learning about what the CRA has to offer. We want to thank all who attended Coffee and Connections, and we look forward to working together towards community goals in 2026.

The CRA will be participating in the Florida SBDC Network’s Small Business Day at the Capitol on Wednesday, January 21, 2026. We will also be joining the celebration for the 58th Annual Springtime Tallahassee Festival on Saturday, March 28, 2026.

Newly Appointed Citizen Advisory Committee Members

The CRA Board Chair, Dianne Williams-Cox, appointed the following citizens to CRA advisory committees. Please join us in welcoming:

- Downtown Redevelopment Commission Newly Appointed Members: Cheryl Collier-Brown, Kenneth Taite, and Mark Tarmey
- Greater Frenchtown/Southside Citizens Advisory Committee Newly Appointed Members: Dr. Hal Hollingsworth, Rod McQueen, Dr. Amandla Shabaka-Haynes, and Katrina Tuggerson

GREATER FRENCHTOWN/SOUTHSIDE (GFS)

1330 Lake Bradford Rd CPIP Approved

On Thursday, October 23, 2025, the CRA Board granted the owner of 1330 Lake Bradford Rd. \$33,714.00 in funding after they applied for a Commercial Property Improvement Program (CPIP) grant. The property owner, Valerie Anderson, is renovating to prepare the space for a new tenant (Big D's BBQ). Improvements include replacing windows and doors, exterior repairs, awning repair, flooring replacement, and interior painting.

1338 Lake Bradford Rd CPIP Approved

On Thursday, October 23, 2025, the CRA Board granted \$194,280.00 in CPIP funding to DAC Holdings of Lake Bradford Rd, LLC the owner of Wash Around the Clock located at 1338 Lake Bradford Rd. The funds will be used to beautify the exterior of the building and to create a more welcoming space inside the facility for patrons. The walk will be enclosed to accommodate customers and create a more enjoyable environment. The exterior façade will be updated and improved. Additional exterior improvements include the parking lot, lighting, and landscaping. Interior improvements include ceiling and insulation work, lighting, flooring, and paint.

506 All Saints St NCAP Approved

On Thursday, October 23, 2025, the CRA Board granted JVP Lofts, LLC a New Construction Assistance Program (NCAP) grant in the amount of \$450,000 for a proposed mixed-use development project located at 506 All Saints St. The project consists of five loft apartments, and 1,066 sq ft of retail space. The requested CRA funds will be used for site work and construction. The request for \$450,000 is 23.3 % of the total project cost of \$1.9 million, which is within the NCAP guidelines, allowing up to 25% of the total project cost.

Fleur de Lis Monument Approved

On Thursday, October 23, 2025, the CRA Board approved moving forward with the Frenchtown Fleur de Lis monument at the CRA-owned property located at 604 Old Bainbridge Rd. The project will be administered by the City of Tallahassee Department of Parks, Recreation and Neighborhood Affairs. CRA staff was also given approval to transfer 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 have agreed to maintain the property in the future.

DOWNTOWN DISTRICT (DT)

125 S Gadsden St CPIP

Tuesday, December 2, 2025, the Downtown Redevelopment Commission (DRC) recommended funding approval of the CPIP grant for \$200,000 to complete exterior improvements to the property located at 125 S Gadsden Street. The project will be on the agenda for the upcoming Thursday, February 26, 2026, CRA Board Meeting.

The improvements include replacing the existing exterior windows, exterior waterproofing and restoration, and installing a garage door. The proposed improvements will be a complete rehabilitation of the building's exterior, addressing critical structural and waterproofing deficiencies identified in the professional engineering assessment.



212 S Monroe St CPIP

Tuesday, December 2, 2025, the Downtown Redevelopment Commission (DRC) recommended funding approval of the CPIP grant for \$28,862 to complete interior and exterior improvements to the property located at 212 S Monroe Street (Nic's Toggery). The project will be on the agenda for the upcoming Thursday, February 26, 2026, CRA Board Meeting.

Nic's Toggery is a Tallahassee menswear store that has been in business for 75 years, employing 21 staff members. It was founded in 1950 by Nic Gavalas, and his sons and grandsons now run the business. The improvements include recarpeting the upstairs office, tailor room, and all stairs; covering support beams with wallpaper to match the existing design; painting upstairs tailor room; disconnecting the exterior awning and updating the exterior lighting.

UPDATES AND UPCOMING

2026 CRA Board, DRC, and GFS CAC Meeting Dates

Community Redevelopment Agency (CRA) Board

City Commission Chambers, City Hall

300 S Adams Street, 2nd floor

Most Meetings begin @ 9:30 AM (8/27/2026 @ 3:00 pm)

Meeting Dates	Submittal Deadline Dates
Thursday, February 26, 2026	Thursday, January 15, 2026
Thursday, May 28, 2026	Thursday, April 16, 2026
Thursday, August 27, 2026 (3:00 PM, Budget @ 5:00 PM)	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 Deadline Dates
Tuesday, December 2, 2025	Tuesday, October 21, 2025
Tuesday, April 7, 2026	Tuesday, March 24, 2026
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 Deadline Dates
Monday, January 12, 2026	Monday, December 15, 2025
Monday, March 9, 2026	Monday, January 26, 2026
Monday, June 8, 2026	Monday, April 27, 2026
Monday, August 3, 2026 (Budget Preview)	Monday, June 22, 2026
Monday, October 12, 2026	Monday, August 31, 2026



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