

ST. PETERSBURG CITY COUNCIL
Meeting of August 18, 2022

TO The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT A Resolution by City Council approving amendments to the FY 2022 project plan for the South St. Petersburg Community Redevelopment Area (CRA) to reallocate \$4,640,158 in funding from allocations in the Workforce, Education and Job Readiness, Business and Commercial Development, and Communications, Evaluation and Operations categories to the Housing and Neighborhood Revitalization program categories; and providing an effective date.

RECOMMENDATION Administration recommends City Council approve the attached Resolution.

Overview of Recommended Actions on FY 2022 CRA Budget

City Council **APPROVE** the following actions regarding the project plan for the FY 2022 budget for the South St. Petersburg CRA:

- Increase the CRA Housing and Neighborhood Revitalization allocation by **\$4,640,158** to meet expected public funding requests for affordable housing projects in the CRA.
- Allocate the increase to the “Developer Incentive Program” which includes the “Affordable Housing Redevelopment Loan Program” and the “Affordable Residential Property Improvement Grant”.
- Reduce the allocations in the three other budget categories in the following manner:

Budget Category	Adopted Budget	Reduction	Amended Budget
Commercial/Business Development	\$5,115,634	\$2,325,000	\$2,790,634
Workforce and Job Readiness	\$2,697,022	\$1,030,000	\$1,667,022
Communications and Operations	\$2,145,712	\$1,285,158	\$860,554
Total	\$9,958,368	\$4,640,158	\$5,318,210

- Allocate **\$563,000** in the “Property Acquisition and Site Preparation” allocation in the Housing and Neighborhood Revitalization budget to the “Developer Incentive Program.” The new funding available for this program will be increased to **\$5,203,158**.

Background on FY 2022 CRA Budget Amendment

In December 2021, City Council approved the FY22 South St. Petersburg CRA Budget of \$13,009,038. The funding was allocated for use according to the following categories:

Housing & Neighborhood Revitalization	\$3,050,660
Workforce Development and Education	\$2,697,022
Business and Commercial Development	\$5,115,634
CRA Communications, Operations and Evaluation	\$2,145,722
Total	\$13,009,038

Within the Housing and Neighborhood Revitalization budget, funding was allocated within three categories – Property Acquisition and Site Preparation, Developer Incentives, and Single Family Programs. Table 1 below shows the original budget amounts and current balance within the Housing and Neighborhood Revitalization budget.

Table 1. Current Status of FY22 South St. Petersburg CRA Housing Budget

Program	Original	Balance
Total	\$3,050,660	\$2,135,624
Property Acquisition/Site Preparation	\$600,000	\$563,000
Developer Incentive	\$1,324,660	\$353,532
Affordable Housing Loan Program	\$535,000	\$90,000
RRR+	\$789,660	\$263,532
Single Family Programs	\$1,126,000	\$1,219,092¹
Homeownership	\$700,000	\$806,799
SF Façade Program	\$344,000	\$330,293
Paint Your Heart Out	\$82,000	\$82,000

Since the budget was approved, City Administration has been negotiating with affordable housing developers whose projects would construct or renovate more than 440 units with potential funding needs of **\$5.53 million**. These projects include

Fairfield Apartments – 264 units in 3300 blk Fairfield Ave S	\$2.28 million
Lakeside Complex Rehab – 44 units in 500 blk 18 th Ave S	\$600,000
Citrus Grove Rehab – 84 units at 731 15 th St S	\$1.42 million

Table 2 below depicts all of the projects the Housing and Community Development and Economic and Workforce Development are expecting to request FY22 CRA funding from the City in the coming months. The funding would be made available through the CRA Developer Incentive Program, which includes the Affordable Housing Redevelopment Loan Program and the Affordable Residential Property Improvement Grant (aka RRR+).

¹ Note: Additional unencumbered funding from prior years' budgets was added to this funding category.

Table 2. Potential Affordable Housing Projects Requesting CRA Funding

Project Name	# of Units	Rental/Sale	Subsidy
Contemporary Housing Alt. of Fl.	5	Rental	\$130,000
Lakeside Complex	44	Rental	\$600,000
Citrus Grove	84	Rental	\$1,421,000
Developer Incentive SFR	22	Sale	\$800,000
RRR+	10	Both	\$300,000
Fairfield Apartments	264	Rental	\$2,282,000
	440		\$5,533,000

In total, staff has projected housing funding requests of **\$5.53 million** in CRA funding for **452** units that are far in excess of the available funding in the approved housing budget of **\$2.135** million. The available funding from the Housing and Neighborhood Revitalization budget to meet the demand is significantly less than the approved budget because of encumbered funding in the Developer Incentive line item currently leaving **\$263,532** to meet the demand. Combined with **\$563,000** in funding from the Property Acquisition and Site Preparation program, the CRA Housing budget has only **\$916,532** to support the potential funding requests identified above.

Recommended Reductions to CRA FY 2022 Budget

To fund the expected housing obligations, the City will need an additional **\$4.64 million** in funding from other CRA programs, such as the commercial development, youth readiness, and early childhood education programs that are demand driven and also staff intensive, which have not been launched yet in FY22.

In addition to the remaining balance of **\$916,532** from the Housing budget, staff identified approximately **\$2.33 million** in cuts from the Commercial Revitalization, **\$1.03 million** from Workforce Development, Education and Job Readiness, and **\$1.29 million** from CRA Communications, Evaluation and Operations budget categories. Table 3 below identifies the reductions for each program as well as the reason for the recommendation. These funding cuts to augment the housing budget will cover the expected housing requests and leave approximately \$23,690 available.

Table 3. Recommended Amendments to Business and Commercial Development Budget

CRA Programs	Approved FY22 Budget	Proposed Reduction	Amended FY22 Budget
Total	\$5,115,634	(\$2,325,000)	\$2,790,634
Commercial Revitalization Program	\$250,000	(\$250,000)	\$0
Commercial Matching Grant FY22 Cycle	\$450,000	(\$450,000)	\$0
Emergency Grant	\$25,000	(\$25,000)	\$0
Cleanup of 22nd St Lots	\$100,000	(\$100,000)	\$0
Tangerine Plaza Buildout	\$1,500,000	(\$1,500,000)	\$0

Table 3. Recommended Amendments to Business and Commercial Development Budget

CRA Programs	Approved FY22 Budget	Proposed Reduction	Amended FY22 Budget
Sankofa Commercial Buildout	\$300,000	\$0	\$300,000
Redevelopment Microfund Program	\$1,350,000	\$0	\$1,350,000
22nd St S Utility Undergrounding	\$700,000	\$0	\$700,000
Commercial Matching Grant FY21 Cycle	\$440,634	\$0	\$440,634

The **Commercial Revitalization Program** and **Commercial Matching Grant FY22 Program** are recommended for a reduction in their entire budgets, totaling \$700,000. Both programs require a revamping based on comments from City Council over the last two cycles. City Council has requested a Committee of the Whole to discuss improvements to the program, but it has not yet been scheduled. At any rate, City staff is not intending to launch another round of either program until input is received from the Mayor’s Office and City Council. To still provide commercial funding to CRA businesses, Economic and Workforce Development will focus on launching the Redevelopment Microfund Program during summer 2022.

Staff is also recommending that **\$1.5 million** in funding for the **Tangerine Plaza Commercial Buildout** be eliminated. The funding will not be needed for this project until FY23 and sufficient revenue will be available to cover the costs.

The **Sankofa Commercial Buildout** line item was designed to provide an annual payment towards bond financing for the project. This annual payment will not be needed in FY22. However, the **\$300,000** funding allocation is being retained in the line item to pay for approximately \$200,000 in environmental cleanup costs on the site. In the original approved FY22 budget, the Sankofa allocation was placed in the “Property Acquisition and Site Preparation” line item which also allows for environmental cleanup among other activities. Therefore, no formal budget amendment is needed to redeploy the funding.

Finally, staff is recommending eliminating **\$125,000** in funding for the **Emergency Grant and Cleanup of 22nd Street Lots**, with the latter funding unnecessary as all remediation has been completed on these two City lots north of the Royal Theater.

Table 4. Recommended Amendments to Workforce, Education and Job Readiness Budget

CRA Programs	Approved FY22 Budget	Proposed Reduction	Amended FY22 Budget
Total	\$2,697,022	(\$1,030,000)	\$1,667,022
Youth Farm and Curriculum Manager	\$180,000	(\$180,000)	\$0
Family Childcare	\$450,000	(\$450,000)	\$0
Academy for Business in Child Care Dev.	\$100,000	(\$100,000)	\$0
Workforce Development	\$1,250,000	(\$300,000)	\$950,000
Youth Job Readiness	\$442,022	\$0	\$442,022
Farm Site Operations	\$45,000	\$0	\$45,000
Farm Site Prep	\$230,000	\$0	\$230,000

Staff is recommending reducing funding allocations for the **Youth Farm and Curriculum Manager** positions by **\$180,000**. The two manager positions were put out to RFQ in 2022 but there were no respondents. Staff is awaiting the completion of the Youth Farm site improvements, which will potentially attract more interested parties to fill these positions. This funding can be replaced by FY23 revenue if City Administration desires.

In addition, staff is recommending sweeping **\$550,000** in funding to affordable housing from the **Capacity Building for Family Child Care Centers (Family Child Care)** and the **Academy for Business in Child Care Development (ABCD)** programs. Both of these programs are run out of the Greenhouse and rely heavily on it for mentoring and training. With the reduced staffing levels at the Greenhouse caused by the departure of its manager as well as another vacancy, City staff does not have the capacity to deliver the program in this fiscal year. However, Family Child Care centers are able to take advantage of the Redevelopment Microfund Program when it is launched in the summer with the same funding levels available to it that are offered by Family Child Care program.

Finally, staff is recommending reducing by **\$300,000** the funding approved for the **Workforce Development Program**. The remaining **\$950,000** in funding is to cover expenditures related to the workforce development contract with St. Petersburg College. The additional \$300,000 was to seed an enhanced construction training program to ramp up CRA residents in the trades. That program has not yet been developed.

Table 5. Potential Recommended Amendments to CRA Communications, Operations & Evaluations Budget

CRA Programs	Approved FY22 Budget	Proposed Reduction	Amended FY22 Budget
Total	\$2,145,712	\$1,285,158	\$860,554
34th Street South Plan	\$150,000	\$150,000	\$0
Future Plans	\$135,158	\$135,158	\$0
Deuces/WADA	\$300,000	\$300,000	\$0
Community Safety Innovations	\$300,000	\$300,000	\$0
CRA Impact Study	\$150,000	\$150,000	\$0
CRA Marketing	\$400,000	\$250,000	\$150,000
N-Team Employees	\$178,554	\$0	\$178,554
Grand Central Plan	\$150,000	\$0	\$150,000
16th Street S Plan	\$150,000	\$0	\$150,000
CRA Employees	\$210,000	\$0	\$210,000
CRA Training and Travel	\$12,000	\$0	\$12,000
Transportation Grant Match	\$10,000	\$0	\$10,000

Staff is recommending sweeping **\$585,158** in funding for affordable housing from the **34th Street South Plan, Future Plans** and **Deuces/WADA** budget line items. The **\$300,000** in **Deuces/WADA** funding was to be paired with \$1.2 million in funding from the American Relief Plan Act (ARPA) to construct the festival street for 22nd Street South between 9th

Avenue South and 11th Avenue South. However, the ARPA funding was repurposed by City Administration to address affordable housing issues. (The Deuces/WADA project can be potentially funded in future budget years upon the approval of the proposed **Commercial Corridor Planning and Implementation Program** that is currently being created in the Economic and Workforce Development Department.) The other two plan-related allocations can be shifted to the FY23 CRA budget without impact.

Likewise, the **Community Safety Innovations** program, with its **\$300,000** allocation, is currently in its preliminary draft stages and will not require funding from the FY22 CRA budget. It can be funded from the FY23 budget if Administration and City Council approve. Staff is also recommending that funding for the **CRA Impact Study** be swept for affordable housing and reallocated in the FY23 budget. The study, which will evaluate the impacts of the CRA programs on its residents, will involve an ongoing contractual relationship with an institution to conduct these evaluations until 2045 when the South St. Petersburg CRA will sunset.

Finally, City staff is recommending reducing the **CRA Marketing** allocation from **\$400,000** to **\$150,000**. The prior administration significantly increased the marketing budget from **\$50,000** to **\$400,000** to pay for outside consultant(s) to promote the CRA and its programs as well as to highlight the successes and outcomes of its investments. It was felt the traditional marketing approaches were not reaching the South St. Petersburg residents and alternative strategies were needed to ensure the citizens were aware of the programs that were available to them. An outside consultant has not yet been sought but staff recommends retaining **\$150,000** for the Mayor's Office "youth based task force" that will spearhead a "mini census" to survey residents and businesses as well as marketing efforts in the summer along the 16th Street South corridor.

Recommended Additions FY 2022 CRA Housing Budget Plan

The recommended CRA budget reductions above will yield approximately **\$4.64 million** available to fund expected demand for CRA affordable housing. Approximately **\$36,468** of this funding will be allocated to the "Affordable Residential Property Improvement Grant" (RRR+) program to assist expected demand of **\$300,000** for this program. The remaining funding will be allocated to the "Affordable Housing Redevelopment Loan Program." In addition, staff is also recommending moving **\$563,000** in funding from the "Property Acquisition and Site Preparation" allocation to the "Affordable Housing Redevelopment Loan Program." With a current balance of **\$90,000**, these amendments will provide **\$5.256 million** for the Loan Program and a total allocation for the Developer Incentive program of **\$5.56 million**, approximately \$24,000 more than the expected demand for CRA funding support identified in Table 2 above. Table 6 below shows the distribution of the funding.

A RESOLUTION BY ST. PETERSBURG CITY COUNCIL APPROVING AMENDMENTS TO THE FY 2022 PROJECT PLAN FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (CRA) TO REALLOCATE \$4,640,158 IN FUNDING FROM ALLOCATIONS IN THE WORKFORCE, EDUCATION AND JOB READINESS, BUSINESS AND COMMERCIAL DEVELOPMENT, AND COMMUNICATIONS, EVALUATION AND OPERATIONS CATEGORIES TO THE HOUSING AND NEIGHBORHOOD REVITALIZATION PROGRAM CATEGORIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, on December 16, 2021, City Council approved Resolution #21-631 adopting the project plan for the FY 2022 budget of \$13,009,038 for the South St. Petersburg CRA;

WHEREAS, the FY 2022 project plan for the South St. Petersburg CRA budget provided approximately \$3.051 million for Housing and Neighborhood Revitalization, \$2.697 million for Workforce, Education and Job Readiness, \$5.116 million for Business and Commercial Development and \$2.146 million for Communications, Evaluation and Operations (see Exhibit 1);

WHEREAS, since the budget was approved, City Administration has been negotiating with affordable housing developers whose projects would construct or renovate more than 440 units with potential funding needs of \$5.53 million;

WHEREAS, the available funding from the Housing and Neighborhood Revitalization budget to meet the demand is significantly less than the approved budget because of encumbered funding currently leaving \$263,532 to meet the projected demand;

WHEREAS, City Administration is recommending addressing the funding needs of projected affordable housing demand by reducing by \$4,640,158 in unencumbered funding from the project plans for the Workforce, Education and Job Readiness, Business and Commercial Development and Communications, Evaluation and Operations budgets as detailed in Tables 1 through 4 in Exhibit 1;

WHEREAS, at its July 5, 2022, meeting, the Citizen Advisory Committee for the St. Petersburg Community Redevelopment Area recommended to the St. Petersburg Community

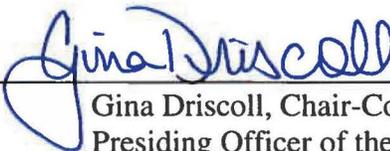
Redevelopment Agency that City Council approve the proposed amendments to the project plan for the FY 2022 budget for the South St. Petersburg CRA; and

WHEREAS, at its August 18, 2022, meeting, the St. Petersburg Community Redevelopment Agency recommended that City Council approve the proposed amendments to the project plan for the FY 2022 budget for the South St. Petersburg CRA.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves amending the FY 2022 project plan for the South St. Petersburg Community Redevelopment Area to reallocate \$4,640,158 in funding from the program plans of the Business and Commercial Development, Workforce, Education and Job Readiness, and the Communications, Evaluation and Operations program categories to the Housing and Neighborhood Revitalization budget plan to meet the demand for public funding for affordable housing projects.

This Resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 18th day of August 2022.



Gina Driscoll, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk



Exhibit 1

Amended FY 2022 Project Plan for CRA Budget
South St. Petersburg CRA Redevelopment Trust Fund

Exhibit 1

Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

Table 1. FY 2022 CRA Workforce, Education and Job Readiness Budget

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
Commitments	2,697,022	(1,030,000)	1,667,022
Workforce Development (St. Pete Works) Provides funding to educational and job training providers to prepare CRA residents for job opportunities with emerging St Petersburg jobs through training, education, job placement and mentoring.	1,250,000	(300,000)	950,000
Early Childhood Education CSP and St. Petersburg College will collaborate to provide certification training/maintenance and capital improvement grants to family day care centers, which are defined as in-home care for five or fewer unrelated children. Scholarships for qualified families may be funded through this program.	450,000	(450,000)	0
Youth Job Readiness/Entrepreneurship Provide workforce development and entrepreneurship opportunities for St. Petersburg's economically challenged youth between the ages of 14 and 21 years at the Enoch Davis Youth Farm. Will pay stipends for spring/summer and fall work on the site as well as operating expenses.	442,022	0	442,022
Enoch Davis Farm Site Operations Pays for recurring costs when the Farm becomes operational after completion of the site improvements. Includes lighting and electricity, water, farmer's markets	45,000	0	45,000
Enoch Davis Farm and Curriculum Manager City Administration will be releasing RFPs qualified persons to operate the Farm as well as manage the curriculum.	180,000	(180,000)	0
Enoch Davis Farm Site Preparation Costs Provides funding for construction of structures, fencing, lighting, providing utilities and signage to prepare urban farm for use.	230,000	0	230,000
Child Daycare Business Development Funds training and incentives for child care center directors to improve management/operating systems & grow their businesses.	100,000	(100,000)	0

Exhibit 1

Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

Table 2. FY 2022 CRA Housing and Neighborhood Revitalization Budget

	Original FY22 Budget	Proposed Change	Amended FY22 Budget
Commitments	3,050,660	4,640,158	7,690,818
Property Acquisition and Site Preparation	600,000	(600,000)	0
<p>Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.</p> <p style="padding-left: 40px;"><i>Property Acquisition</i></p>			
Affordable Residential Incentive Programs	1,324,660	5,203,158	6,527,818
Affordable Housing Redevelopment Loan	535,000	5,166,690	5,701,690
<p>Provides funding through a variety of loan products to support affordable housing.</p>			
Affordable Residential Property Improvement	789,660	36,468	826,128
<p>Funds renovations that upgrade vital building systems and sustain the economic life of a structure.</p>			
Affordable Multifamily Housing Development	TBD		TBD
<p>Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA.</p>			
Single Family Residential Programs	1,126,000	0	1,126,000
Affordable Single-Family Homeownership	700,000	0	700,000
<p>Provides CRA funding to support affordable homeownership for income-eligible households.</p>			
Single-Family Façade Improvement Grant	344,000	0	344,000
<p>Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.</p>			
“Paint Your Heart Out”	82,000	0	82,000
<p>Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.</p>			

Exhibit 1

Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

Table 3. FY 2022 CRA Business and Commercial Development Budget

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
Commitments	5,115,634	(2,325,000)	2,790,634
Property Acquisition and Site Preparation Funds property acquisition and site preparation to support the City's business development in the CRA. Funding can be budgeted from either current year or from future budget.	2,500,000	(1,500,000)	1,000,000
<i>22nd Street South Utility Undergrounding</i>	700,000	0	700,000
<i>Tangerine Plaza Commercial Buildout</i>	1,500,000	(1,500,000)	0
<i>Sankofa Commercial Buildout (annual)</i>	300,000	0	300,000
<i>Property Acquisition</i>	0	0	0
South St. Petersburg CRA Loan Consortium Provides funding to a South St. Petersburg loan pool to support the lending efforts by the City's financial partners.	TBD		TBD
Redevelopment MicroFund Program Provides funding to support the lending efforts in the CRA to small and micro businesses.	1,350,000	0	1,350,000
Emergency Grant Provides funding for businesses that close due to unforeseen circumstances.	25,000	(25,000)	0
Environmental Cleanup of 22nd Street South lots Funds clean-up of two City-owned vacant residential lots.	100,000	(100,000)	0
Commercial Matching Grant Program Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs.	890,634	(450,000)	440,634
<i>FY21 CRA Grant Cycle (current)</i>	440,634	0	440,634
<i>FY22 CRA Grant Cycle</i>	450,000	(450,000)	0
Commercial Revitalization Program Provides grant awards between \$50,000 and \$100,000 to commercial projects in the CRA	250,000	(250,000)	0

Exhibit 1

Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

Table 4. FY 2022 CRA Communications, Evaluation and Operations Budget

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
Commitments	2,145,712	(1,285,158)	860,554
Salary/Benefits for CRA Personnel Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements. Also includes funding of four staff members to support the N-Team's efforts in the CRA to remedy code violations and effect minor repair for homeowners.	388,554	0	388,554
<i>Two CRA Coordinators</i>	210,000	0	210,000
<i>N-Team Employees (4 employees)</i>	178,554	0	178,554
Deuces/WADA Improvements Funds the construction of improvements envisioned by the Deuces/Warehouse Arts District Plan developed in 2018. Includes two parks located on 22 nd Street South at 5 th Avenue South and 9 th Avenue South as well as festival street improvements from 9 th Avenue South to 13 th Avenue South.	300,000	(300,000)	0
Community Safety Innovations The Florida Community Redevelopment Act encourages communities to develop innovative strategies to improve the safety of residents and businesses in community redevelopment areas. These strategies can include but are not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.	300,000	(300,000)	0
CRA Personnel Travel, Training and Education Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.	12,000	0	12,000
CRA Marketing, Notices, and Grant Administration Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.	400,000	(250,000)	150,000
Redevelopment Planning Expenses Expenses allowed by Florida Statute Section 163.387(6)(c)2 for studies, construction documents, fiscal reports, market studies, etc.	745,168		
Triennial CRA Socioeconomic Survey	150,000	(150,000)	0
Community Redevelopment Plan Update	0	0	0
Match for Federal Transportation Grant	10,000	0	10,000

Table 4. FY 2022 CRA Communications, Evaluation and Operations Budget (continued)

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
Commercial Corridor Plans	585,158	(285,158)	300,000
<i>16th Street South</i>	<i>150,000</i>	<i>0</i>	<i>150,000</i>
<i>Dr. M.L. King, Jr. Street South</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>34th Street South (3rd Avenue S to 30th Avenue)</i>	<i>150,000</i>	<i>(150,000)</i>	<i>0</i>
<i>Grand Central</i>	<i>150,000</i>	<i>0</i>	<i>150,000</i>
<i>Future Plans</i>	<i>135,158</i>	<i>(135,158)</i>	<i>0</i>
