



TALLAHASSEE
Community
Redevelopment
Agency

NEWSLETTER

Greater Frenchtown/Southside & Downtown Districts

ISSUE No. 22 · Winter 2026

Residential Exterior Painting Program (REPP)

The Residential Exterior Painting Program (REPP) was adopted by the CRA Board on Wednesday, January 28, 2026. CRA staff proposed the program to assist single-family and duplex owner-occupied residences in improving the exteriors of their structures, thereby reducing blight and enhancing the community's aesthetics. The program was recommended for approval by both the Downtown Redevelopment Commission (DRC) and Greater Frenchtown/Southside Citizens' Advisory Committee.

CRA staff will work with approved homeowners and painting contractors to complete the pressure washing and painting improvements. Payment will be made directly to the contractor upon completion of the home. An application window will be announced once the program is implemented. The CRA website at www.talgov.com/cra and the CRA's social media will have more information once everything is finalized.

STAY TUNED!



Project Funding Programs Revisions

On Wednesday, January 28, 2026, the CRA Board approved revisions to the FACE, CPIP, and NCAP project funding programs. CRA staff proposed revisions to the existing Façade Assistance and Community Enhancement (FACE) program, Commercial Property Improvement Program (CPIP), and New Construction Assistance Program (NCAP) project funding programs. These revisions are intended to address issues identified during the first fiscal year the programs were active. The revisions to FACE include adding hardscaping as an eligible improvement, updating code enforcement language, clarifying submittal requirements, and updating the checklist. CPIP revisions include updated guidelines and code enforcement language, a new submittal requirements section, removal of mortgage requirements, and an updated checklist. The NCAP revisions include updated language for housing projects and added language about ineligible uses.

The updated information can be found in the program application packages on the CRA Project Funding page online at www.talgov.com/cra.

WORKING TOGETHER TOWARD COMMUNITY GOALS

GREATER FRENCHTOWN/SOUTHSIDE (GFS)

KCCI Southside Public Art Initiative Project

On Wednesday, January 28, 2026, the CRA Board approved a funding request by the Knight Creative Communities Institute (KCCI) for a public art project not to exceed \$30,000. The non-profit KCCI requested \$30,000 from the Tallahassee CRA to implement a large-scale public art project at 1327 S Monroe Street, transforming 16 shipping containers into a public outdoor mural corridor accessible 24-7. The total project budget is \$60,000, with SoMo Walls and other community partners contributing \$30,000.

The GFS Citizens' Advisory Committee (CAC) voted unanimously to recommend approval of this funding request to the CRA Board, with a recommendation that the community participate in selecting the artist and the artwork. GFS CAC Member Shari Morris volunteered to participate as a member of the selection committee.

Update: Three of the murals are complete, and the art installation, named "The Stacks," is now an official location on Google Maps.



2011 S Monroe Street - FACE

Mickee Faust Alternative Performance submitted a FACE grant application for the eligible work improvements to 2011 S Monroe Street. The building is a nearly 100-year-old brick warehouse operated for the last decade as a well-known rock 'n' roll venue. The use was identified as a community performing arts space. The application received final approval by the CRA Executive Director on March 9, 2026, for a \$10,000 grant as a dollar-for-dollar match for site improvements to the exterior of 2011 S Monroe Street. The improvements include exterior lighting, installing ADA-compliant grab rails to all three public access points, exterior painting, and improvements to the wooden fence separating the courtyard from the accessible parking spaces.

DOWNTOWN DISTRICT (DT)

125 S Gadsden Street - CPIP

On Wednesday, January 28, 2026, the CRA Board approved the Commercial Property Improvement Program (CPIP) Grant Request of \$200,000 for 125 S Gadsden Street. The improvements include replacing the existing exterior windows, exterior waterproofing and restoration, and installing a garage door. The proposed improvements will include a complete rehabilitation of the building's exterior to address critical structural and waterproofing deficiencies identified in the professional engineering assessment.

The total low bid for the eligible work items exceeds \$400,000, and the applicant requested \$200,000 from the CRA. \$20,000 will be no-match dollars, and the remaining \$180,000 will require a dollar-for-dollar match.

The DRC recommended approval. This property is located in the Downtown Core Sub-Area, which is the primary commercial and civic corridor in the heart of the downtown redevelopment area.



212 S Monroe Street - CPIP

On Wednesday, January 28, 2026, the CRA Board approved the application for the CPIP grant of \$28,862 to complete interior and exterior improvements to the property located at 212 S Monroe Street. The DRC recommended approval at the December 2, 2025, meeting.

Nic's Toggery is a Tallahassee menswear store that has been in business for 75 years and employs 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 the upstairs tailor room; disconnecting the exterior awning and updating the exterior lighting.

UPDATES AND UPCOMING

2026 CRA Board, DRC, and GFS CAC

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, May 28, 2026	Thursday, April 16, 2026
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, 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



2025 Annual Report

The Tallahassee CRA 2025 Annual Report can be viewed online at www.tal.gov/cra. The financial statements are currently being finalized. As a result, the preliminary statements are included in this annual report. Once finalized, the financial statements will be added to the report and made available separately to ensure accuracy and compliance with reporting standards.

 Facebook - <https://www.facebook.com/TallahasseeCRA>

 Instagram - <https://www.instagram.com/tallahasseeCRA/>



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