July 7, 2020

TO: LEON COUNTY – CITY COUNCIL AND COUNTY COMMISSION BOARD
(for Meeting Agenda July 9, 2020 at 3:00PM)

RE: *PETITION FOR ENHANCEMENT OF PROPERTY AT 1309 ALABAMA ST
TALLAHASSEE, FL  32304

Good morning AC!

A while back, Pastor Glenn and Bro. Rodney Landers conveyed to us the situation with the; then store, now vacant building across the street from the church (property at 1309 Alabama Street).

At that time, the discussion was in reference to the City Council & County Commission, our inter-local agencies, purchasing the building and property for use as a retail supermarket.

We encourage your support of this project.

On Thursday, July 9, 2020 at 3:00pm, there will be a City Council meeting this topic will be on the agenda; for those that may be willing to support (by way of petition) Pastor Glenn & Bro. Landers would like to have names to present at the upcoming meeting. There is power in numbers, hopefully if enough names are provided; the city may see that we are concerned about our community and the citizens in Griffin Heights.

If you are willing to support this project, please text your name as a reply to this message by Wednesday, July 8, 2020 no later than 12:00pm. This text will be revised to a letter of petition, to include all names submitted for Pastor Glenn/Bro. Landers to provide to the City Councilman for the meeting scheduled for Thursday.

Thank you for your support and time given to this matter.

Bro. Rodney Landers

Freddie E. Glenn, Pastor

*see attachment (2 pgs.)
PETITION

1. Rev. Freddie E. Glenn
2. Maxine Glenn
3. Gloria Miller
4. Kevin Fullwood
5. Gwendolyn Smith
6. Margarett Clark
7. Willie James Edwards
8. Norma Smith
9. Ida Pippin
10. Jerome Taylor
11. Areatha Taylor
12. Patricia Screen
13. Claudette Mills
14. Shirley Thomas
15. Audrey Anderson-Jackson
16. Isaac Mitchell
17. Kristen Mitchell
18. Keniya Mitchell
19. Kiersten Mitchell
20. Demarcus Blair
21. Joseph Isom
22. Rodney Landers
23. Ira Walker
24. Faith Walker
25. Elaine Anderson
26. Sirkera Roberson
27. James Roberson
28. Yvette McCullough
29. Mariah Blake
30. Shirley Butler
31. Edward Butler
32. Annie Curry
33. Ashontis Pace
34. Minnie Vann
35. Valerie Pace
36. Walter Cummings
37. Melissa Cummings
38. Celia Suluki
39. Rugayyah Cox
40. Kerian Cox
41. Willie Kelly
42. Norma Kelly
43. Sarah Jefferson
44. Thelma Thompson
45. Hazel Worthen
46. Antigone Anderson
47. Kayce Audin Anderson-Farmer
48. Catalyst Community Partners, LLC
From: francene brown
To: IA Comments
Subject: Fw: Concerning Agenda Item on July 9 Commission-Council Meeting
Date: Wednesday, July 8, 2020 2:55:40 PM
Attachments: Letterhead Template 2.docx
          NAMES.docx

Resending

----- Forwarded Message -----
From: francene brown <wadanetteb@yahoo.com>
To: comments@blueprintlA.org <comments@blueprintla.org>
Sent: Wednesday, July 8, 2020, 02:49:58 PM EDT
Subject: Concerning Agenda Item on July 9 Commission-Council Meeting

Good afternoon,
Attached you will find a letter and petition of support in favor of the City's purchase of property at 1309 Alabama Street (Griffin Heights Community):

THANK YOU IN ADVANCE FOR THE CONSIDERATION OF REVIEWING THE ATTACHMENTS OF CONCERNED CITIZENS.
Over the past 12 years Catalyst Community Partners has joined others to provide food to residents of 32304 particularly Griffin Heights.

I further had the opportunity to speak before the IA in support of the purchase of 1309 Alabama street to be used for food retail. This is a continued effort to request your support to provide one of the most basic necessities of life. FOOD

Respectfully, Rodney Landers
The purchase and redevelopment of 1309 Alabama Street is the Griffin Heights Neighborhood Association's (GHNA) top priority in its Neighborhood Plan. Attached is a short synopsis of the subject section of the plan. It verily prayed that the IA will support our neighborhood in this endeavor.

K. Lennorris Barber, President GHNA
Griffin Heights Neighborhood Support for the Acquisition and Renovation of 1309 Alabama Street

Current Neighborhood Engagement Efforts in Griffin Heights

Griffin Heights is one of five neighborhoods currently participating in the Neighborhood Public Safety Initiative (NPSI). The Initiative is operated collaboratively with the Local Public Safety Collective, the City of Tallahassee (Parks, Recreation & Neighborhood Affairs Department), and participating neighborhoods. Through the Initiative, participating neighborhoods are resourced and empowered to address public safety issues focusing on crime prevention and education, community beautification and resident empowerment and volunteerism. The Griffin Heights Neighborhood Community Action Team, a resident-led group, provides community leadership for the Initiative as it is implemented in Griffin Heights, as well as the associated Neighborhood First planning process.

- Neighborhood First

As part of NPSI, the Griffin Heights Neighborhood is in the process of developing a neighborhood plan, using the City’s Neighborhood First planning process (one of the many programs offered to NPSI neighborhoods). Economic Development and Resident Empowerment is one of the four priorities that the neighborhood plan will address.

- One of the neighborhood’s economic development and resident empowerment concerns is the lack of businesses within the neighborhood from which residents can purchase healthy and affordable food.
- To address this concern, residents have drafted the following strategy and action item:
  - **Strategy 5.1:** Increase opportunities to sell, purchase and consume healthy food in the neighborhood.
  - **Action Item 5.1.1:** Increase the number healthy food retail spaces and other food businesses in the neighborhood. Advocate for the purchase of 1309 Alabama Street for community food retail.

Neighborhood Support

Throughout the Neighborhood First planning process, neighborhood leaders and residents have been unanimous in their support for the acquisition and renovation of the vacant grocery store at 1309 Alabama Street for continued use as a grocery store. Since the 1950s, the building has served as a grocery store in the community. Most recently, it was occupied by the All In One Supermarket, which closed its doors in 2019.

The community’s support for the acquisition of the building for the purpose of a grocery store is a *key action* in residents’ efforts to revitalize the Griffin Heights community and in particular to control/influence the future use and development of the subject site. Past operations and activities from the subject site have contributed to the decline of the neighborhood and residents’ perception of safety within the community.
Building Renovations

The Griffin Heights Community Action Team is aware that the building needs significant renovations. The Team believes the building’s concrete block structure makes it suitable for renovation. The building also has an apartment at the back of the store with access off Harlem Street. Residents believe this space can be used to provide community services, including business development resources.

Land Use Issues

1309 Alabama Street is currently designated Residential Preservation on the Comprehensive Plan Future Land Use Map and is zoned RP-2. A grocery store (retail commercial) is not an allowable use in this land use/zoning category. Previous operation of a grocery store on the subject property was a legal non-conforming use. The legal nonconforming status of this property, as well as the surrounding non-residential properties, is a significant hindrance for economic investment in this area. Banks, generally, will not loan money to these properties to make even basic improvements given their nonconforming status. By changing the Future Land Use Map and Zoning designation, private investment will be possible.

As a part of the Neighborhood First planning process, the neighborhood has expressed its desire to see more commercial/retail uses along a section of Alabama Street, including the subject site. Tallahassee-Leon County Planning Department (TLCPD) is in the process of amending the Future Land Use Map for the subject site and other properties along Alabama Street as Neighborhood Boundary. This will allow the subject site and surrounding properties to be used for commercial purposes, to be redeveloped, improved and obtain financing for these initiatives.

Operation of the Grocery Store

While the Neighborhood Association and its Community Action Team need to have more discussions about a model for the operation of a grocery store at 1309 Alabama Street, they have already discussed a conceptual framework for the process.

- Residents envisioned the BP/City issuing an RFP to solicit qualified individuals/entities to operate a grocery store in building once it is renovated.
- The RFP would outline incentives and limitations/restrictions to ensure that residents would get the type of store they desire to see operating in their neighborhood.
- RFP proposals would be reviewed by a Selection Committee that is made up of BP/City staff and members of the Griffin Heights CAT.
- Initial discussions have included the type of produce and items the store would stock, including limitation on the sale of alcohol and tobacco.
- A Community Benefit Agreement with the selected store owner/operator that could address issues such as the employment of neighborhood residents/youth, etc.

Buying Power in Griffin Heights

<table>
<thead>
<tr>
<th>Median Household Income</th>
<th>Food at Home: Total $5,303,982</th>
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<tbody>
<tr>
<td>2018 - $24,959</td>
<td>Average Spent $2,388.11</td>
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<tr>
<td>2023 - $29,470</td>
<td>Spending Potential Index 48</td>
</tr>
<tr>
<td>Median Home Value</td>
<td></td>
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</tbody>
</table>
Neighborhood Need

There is no grocery store within the Griffin Heights Neighborhood. Closed by grocery stores that served the neighborhood have been closed (Winn Dixie (High Road and Tharpe Street) and Luckys (corner of Ocala Road and W. Tennessee). The closest grocery stores to Neighborhood are two Public Supermarkets (West Tennessee/Ocala and North Monroe/Tharpe).
1. Purchase of building at 1309 Alabama St.; within this fiscal year if possible.

2. Micro-enterprise development program for adults and youth; immediately if possible.

3. Homeownership program through new construction and rehabilitation of at least 30 units, supported through homebuyer education and down payment assistance; ASAP if possible.

4. Re-establish a neighborhood health & resource center (formerly Bond clinic currently located in Joe Louis St. housing projects.); ASAP if possible

5. Establishment of an Opportunity Zone Fund and an EB-5 Regional Center.