



CITY OF TEMPLE TERRACE NEWS RELEASE

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FOR IMMEDIATE RELEASE

CITY COUNCIL APPROVES REDEVELOPMENT FACILITIES PLAN

TEMPLE TERRACE, FL. – (1/6/10) – The Temple Terrace City Council on Tuesday night approved a conceptual *Facilities Master Plan* for the community's redevelopment efforts.

Council members voted to move forward with construction of a *Center for the Arts* in the downtown redevelopment district, to be built during the first phase of construction. The 14,000-square-foot facility will include space for studios and classrooms, as well as the performing arts.

The \$2.48-million facility will be paid for mostly by the developer, with a City contribution of \$540,000 to construct three studios. The City also will be responsible for purchasing furniture, fixtures and equipment at an estimated cost of \$100,000.

The remaining aspects of the plan are long term in scope and will depend on funding availability, noted City Manager Kim Leinbach. Under the conceptual plan approved Tuesday:

- * The Temple Terrace Public Library will be relocated to the downtown redevelopment area, southeast of Bullard Parkway and 56th Street, adjacent to the Center for the Arts.
- * The Temple Terrace Police Department, which occupies the third floor of City Hall, will move into the current library building on Bullard Parkway when the library moves.
- * Fire Department administration also will move into the current library building, creating a centralized Public Safety Complex. Renovation of the library building for police and fire will cost an estimated \$3.4-million.
- * Relocation of the Police Department will free up approximately 12,000 square feet for expansion of City Hall offices. City Hall will be renovated at an estimated cost of \$1.6-million.

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In July 2009, City Council members approved a Development Agreement with Vlass Temple Terrace, LLC, to proceed with the redevelopment of the City's core commercial district. Vlass Temple Terrace, LLC is a joint venture of the Atlanta-based Vlass Group, MJ Lant Developments, Inc. and MTS Advisors, Inc. acting as the project's master developer.

The City's initial redevelopment efforts focus on a 29-acre commercial parcel southeast of Bullard Parkway and 56th Street. It is now the site of two antiquated shopping centers and several undeveloped parcels.

Development officials said they anticipate breaking ground on the project in the spring.

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