

TAMPA'S DOWNTOWN

2022/2023

YEAR IN REVIEW



TAMPA  
DOWNTOWN PARTNERSHIP



**TAMPA HEIGHTS**

**ENCORE!**

**DOWNTOWN RIVER ARTS**

**WEST RIVERFRONT**  
OF TAMPA

**DOWNTOWN CORE**

**CHANNEL DISTRICT**

**WATER STREET TAMPA**

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[TAMPASDOWNTOWN.COM](http://TAMPASDOWNTOWN.COM)

## TAMPA'S DOWNTOWN

Special Services District (SSD) Boundary

1,177 Acres

# LETTER FROM THE INTERIM PRESIDENT



As the Interim President of the Tampa Downtown Partnership, I want to take this opportunity to share with you an overview of our organization's accomplishments and our exciting plans for the future.

Over the course of the year, the Tampa Downtown Partnership has been dedicated to enhancing the vibrancy and activation of Tampa's Downtown. We have worked tirelessly to create a welcoming environment that fosters growth, collaboration, and community engagement. Here are some key highlights:

Seven distinct neighborhoods have emerged from Downtown Tampa. Today these neighborhoods create an identity and character for those who live, work, play and learn in these communities. We have embraced these identities and will continue to promote the neighborhoods while establishing programming within each neighborhood that caters to that specific audience. Focused community outreach efforts have also provided incredible feedback and data which helps the organization fine tune the services in each of these neighborhoods.

We have collaborated closely with city officials, urban planners, and community stakeholders to enhance our planning efforts and address transportation needs. Our efforts have focused on micro-transit options, improving walkability, and investing in planning efforts for key corridors such as Franklin Street and Marion Street. These endeavors have been driven by an enhanced data collection process to help us understand our Downtown economic forecast. As we work on transit options, we look forward to dashing into the future with a transit option that will have Downtown electric with excitement.

Public programming and signature events draw hundreds of thousands to our public spaces, generate economic activity, and foster a sense of pride and belonging among Tampa residents. We strive to add new components to existing events to keep the community returning for annual celebrations.

In addition to programming, creating a welcoming, clean, and safe environment is always top of mind. Thanks to our in-house team, we continue to ensure the streets of Downtown are well maintained and inviting.

Tampa's Downtown is at the forefront of media with 1,131 media mentions, reaching over 1 billion people. This outreach combined with a strong membership base that provides advocacy and policy dialog, centered around a strong and prosperous Downtown, has established a culture within the organization to lead important conversations about the future of Tampa's Downtown. In the coming year, the organization will roll out 10 committees, providing the opportunity for increased engagement that touches all aspects of the community.

Looking ahead to the future, the Tampa Downtown Partnership is committed to strengthening the livability, connectivity, and activation of our Downtown. We will continue to collaborate with public and private entities, maintain and enhance Downtown, and support initiatives that benefit our seven distinct neighborhoods.

I want to express my sincere gratitude to the Tampa Downtown Partnership team, our dedicated board members, all the city leaders, stakeholders, and member companies who have contributed to our success. It is through our collective efforts that we can continue to shape Tampa's Downtown into a thriving hub for residents, businesses, and visitors alike.

Thank you for your ongoing support and partnership. I welcome any feedback or ideas you may have as we work together towards an even stronger Downtown Tampa.

**SHAUN DRINKARD**  
Interim President

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BOARD OF DIRECTORS / STAFF

## 22/23 HIGHLIGHTS

34.5K 

Instagram Followers  
and *Growing!*

  
230+  
Members

12   
Years of Free Rock  
the Park Concerts

1B   
People reached  
through *news*  
*media mentions*

#1   
City for Certified  
Bicycle-Friendly  
Businesses

2.1K   
Worker & Resident  
Survey Participants

1  TIME  
of TIME Magazine's  
2023 World Greatest  
Places

*Record Setting*  
18.3K   
Attendees of River  
O' Green Fest at  
Curtis Hixon Park



# TAMPA DOWNTOWN PARTNERSHIP

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## VISION

Tampa Downtown Partnership is the leader in fostering a vibrant, diverse 24-hour Downtown neighborhood in which to learn, live, work, and play.

## MISSION

The strategic mission of the Tampa Downtown Partnership is to be the steward of Downtown Tampa, while cultivating effective public/private partnerships to facilitate catalytic physical and economic development.

## SERVICES



CLEAN & SAFE



BEAUTIFICATION



PUBLIC SPACE  
PROGRAMMING



TRANSPORTATION  
& PLANNING



MARKETING &  
COMMUNICATIONS



MEMBERSHIP &  
PUBLIC AFFAIRS

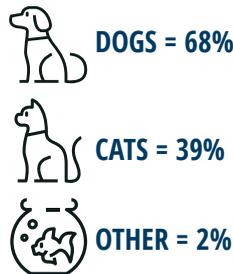
# DOWNTOWN BY THE NUMBERS

## RESIDENTS \* (Source: 2022 Downtown Worker and Resident Survey)

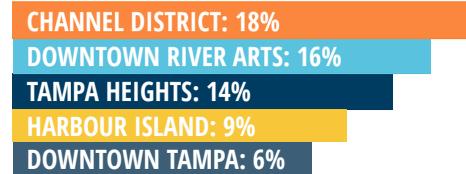
### AGE



### PETS



### LOCATION



## LIFESTYLE



## ABOUT THE SPECIAL SERVICES DISTRICT (SSD)

The Tampa Downtown Partnership administers the Special Services District (SSD) program through an annual contract with the City of Tampa. Through the Special Services District program, the Partnership works to promote the Downtown experience through a multitude of initiatives such as marketing, economic development, transportation, planning, and beautification, as well as maintenance and safety with Tampa's Downtown Guides and Clean Team. The Partnership also works with numerous agencies to identify opportunities and facilitate additions to the Special Services District program.

The Special Services District is the longest operating Business Improvement District in the State of Florida. Since its inception in 1994, the SSD has provided services above and beyond the standard services provided by the City of Tampa.

Funding for the Special Services District comes from a special assessment placed on property owners. This assessment is a flexible rate based on assessed value from the Hillsborough County Property Appraiser's office.



Tampa's Downtown - 2023 River O' Green Fest



**Franklin Street at Madison Street**  
Looking north, 1923  
2001.06.01.11  
Tampa Bay History Center Collection

Tampa's streets thronged with people and traffic when this photograph of Franklin Street was taken in 1923. The photograph has been very real this spot with the camera pointing north. The section of Franklin Street, between University Street (today's Hennepin Boulevard) north to Cass Street, was the most congested - and probably the most valued - part of the city. Two of the city's three major banks, Exchange National and Florida, had their main offices on the high banks of the street. Another interesting feature is the appearance of two streetcars (trolley) in the scene, which was common in a decade before.

Billsborough County Museum  
Tampa Bay History Center  
TAMPA



## YEAR IN PHOTOS



# CLEAN & SAFE

## DOWNTOWN GUIDES

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The Guides aid in creating a welcoming and safe Downtown environment through their role as on-street hospitality stewards. They patrol the Special Services District (SSD) on foot and in service vehicles, assisting Downtown patrons with directions, recommendations, information, and more! During their patrols, team members utilize iPads for data collection, observing and reporting a variety of code and safety issues. As unarmed public safety representatives, who are CPR certified, Tampa's Downtown Guides also serve as additional eyes and ears on the street.

## CLEAN TEAM

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The Clean Team ensures our urban environment is clean, safe, and attractive through the provision of various supplemental maintenance services on public areas located within the Special Services District. These services include graffiti abatement, litter and debris removal, and minor landscape maintenance.





Mural located at 1415 N. Ashley Drive

## PROJECT SPOTLIGHT >> DOWNTOWN AMBASSADORS



Tampa's Downtown has experienced unprecedented growth over the last three years, bringing new faces, new opportunities, and a unique set of needs to every neighborhood. As our Downtown evolves so does the nature of our work. We are seeing increased foot traffic on nights and weekends and the volume of people not only living Downtown but visiting is higher than ever. With increased visitation comes the demand for increased services. In response to this evolution, we have developed a new position within our Clean and Safe Program, the Downtown Ambassadors. Our Ambassadors serve as walking concierges and goodwill representatives that play a key role in facilitating a welcoming and memorable experience in our Downtown.

From building connections with local businesses and helping Downtown patrons with recommendations to removing litter, graffiti, and weeds from our streets – our Downtown Ambassadors respond to the community's various needs to provide a cleaner, safer, and more friendly environment for all. As the program grows, our goal is to designate Ambassadors to each of the neighborhoods so they can cultivate relationships with people and become a dependable face within the community. Not only is this beneficial for Downtown but this position also adds growth and continued opportunity within our organization, allowing for upward mobility of our employees.

### FAST FACTS

 **328** Tons of  
Trash Collected

 **53,120**  
Customer Contacts

 **8,400**  
Merchant Visits

 **367** Code &  
Safety Issues Reported

 **254** Acts of  
Graffiti Corrected

 **373** Stranded  
Motorist Assists



# MARKETING & COMMUNICATIONS

The Tampa Downtown Partnership supports the growth and vitality of the urban core through the marketing and creative direction of Tampa's Downtown. The Partnership's communication efforts promote Downtown using creative storytelling, innovative technology, and design excellence to brand Tampa's Downtown and engage and inform stakeholders, visitors, and the community about all facets of the Special Services District.

The Marketing and Communications team serves as an in-house creative agency, designing sub brands for public events, informational videos, place-branded collateral, and neighborhood identity campaigns. They work frequently with local and national news outlets to ensure that Tampa's Downtown is extensively covered in the media and serves as a responsive and timely source for Downtown updates.



## SOCIAL MEDIA FIGURES

**37k**  
Followers

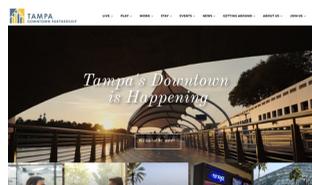
**110.5K**  
Followers

**34.5K**  
Followers

[TampasDowntown.com](http://TampasDowntown.com)

**1,131** Media  
Stories in 22/23

**276,888**  
Website Visits



## PROJECT SPOTLIGHT



### TAMPA'S DOWNTOWN IN THE NEWS

This year the Partnership has had significant media mentions and articles every month, claiming a broad and substantial portion of both the local and national news media market. Through unique pitches and fostering media relationships, the Partnership's media mentions more than doubled (from 518 in 2021/2022 to 1,131 in 2022/2023), amassing to \$17,407,036 of publicity value. Media stories and creative marketing strategies also led to a 90.3% increase from historic average of residents taking the 2022 Biennial Survey.

## FAST FACTS

**93%** of Downtown workers and residents would recommend Tampa's Downtown as a place to live and work (Source: 2022 Downtown Worker and Resident Survey)

**2X** The number of media mentions from 518 in 2021/2022 to 1,131 in 2022/2023

**OVER 1 BILLION** People reached through news media mentions

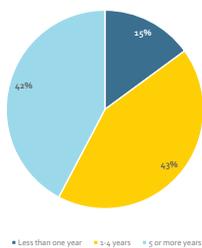
**NATIONAL** Attention as TIME Magazine named Tampa as one of the World's Greatest Places of 2023

# 2022 DOWNTOWN WORKER & RESIDENT SURVEY

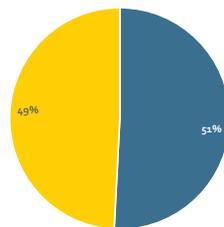
The Downtown Worker and Resident Study for the Tampa Downtown Partnership was established as a baseline study by HCP Associates in 2008. Results from prior years' studies have given rise to enhanced accessibility to the river, waterfront dining, events in the parks, new museums and attractions, extended operating hours for transportation and merchants, full-service grocers, and more. The participation in this year's survey was higher than average, which allowed for statistics to be broken down by sub-districts or neighborhoods.

## TODAY'S DOWNTOWN RESIDENT

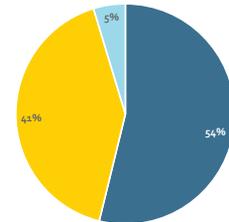
Residents: How long have you lived in your current Greater Downtown Tampa residence? (n= 1,136)



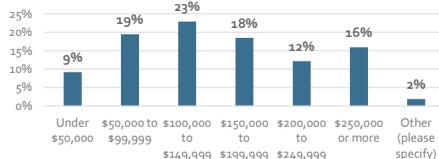
Residents: Do you rent or own your residence? (n= 1,153)



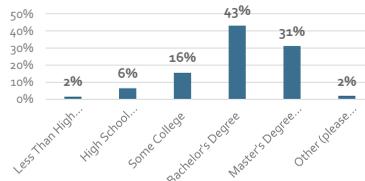
Residents: Does your household own a car? (n= 936)



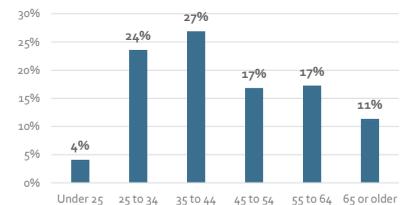
Residents: In which income group does your household fall? (n= 904)



Education (n= 925)

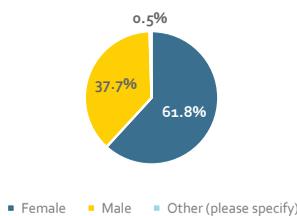


Age range (n= 933)

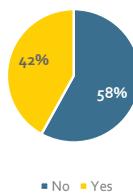


## TODAY'S DOWNTOWN WORKER

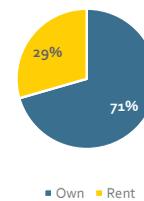
Workers: How do you identify? (n=644)



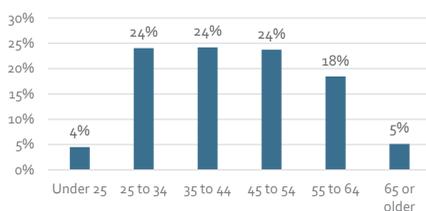
Workers: Do you have children living in your household? (n=641)



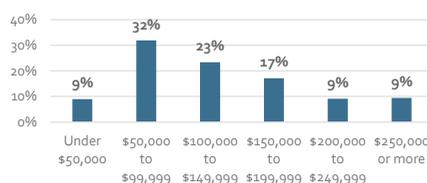
Workers: Do you rent or own your place of residence? (n= 638)



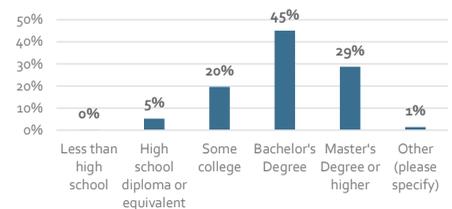
Workers: Select your age range. (n=645)



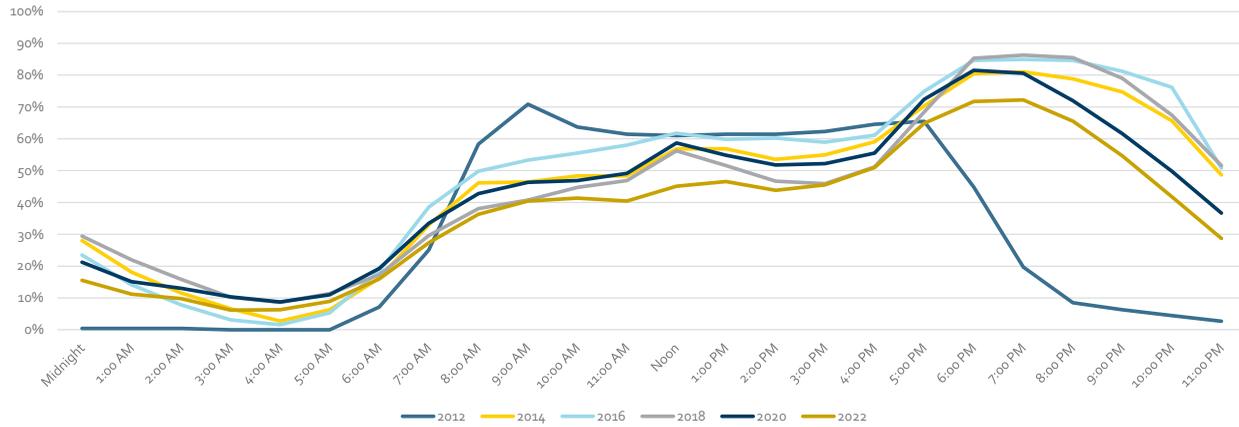
Workers: In which income group does your household fall? (n= 624)



Workers: What is the highest level of education you have completed?



Residents: What are the typical hours that you are actively spending in Downtown Tampa?  
Select all the hours that apply.



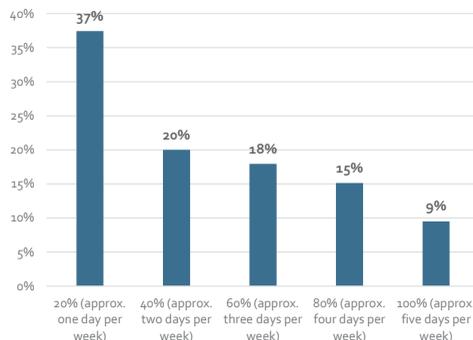
## BIG BOX STORE



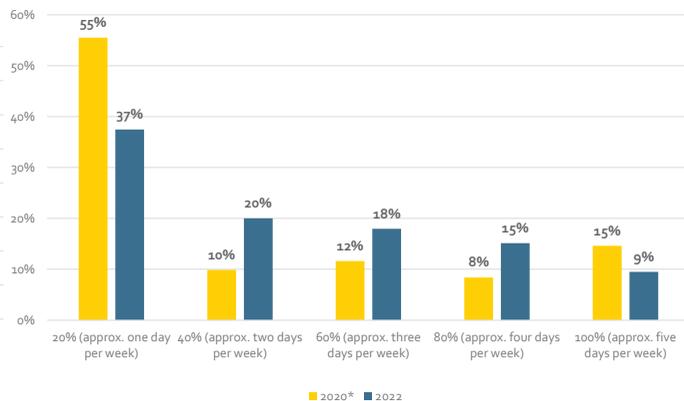
## WORKING FROM HOME

In a typical week, how much of your working time is spent working in office? Please select the option closest to your circumstance.

(n=390)



Residents: In a typical week, how much of your working time is spent working in office?





# PUBLIC SPACE

Tampa Downtown Partnership’s Public Space initiatives advance our Downtown parks and public spaces into highly programmed and attractive places. This is a multifaceted approach to the planning, design, and management of public spaces. Recurring initiatives include events such as Rock the Park, Community Fitness Classes,

River O’ Green Fest, Winter Village, Summer Series, Eggsploration, and the Mayor’s Food Truck Fiesta. Planning is underway for an enhanced focus and investment on future capital improvements of public spaces. In the coming fiscal year, we are excited to deploy unique public programs in all seven Downtown neighborhoods.





# PROJECT SPOTLIGHT



## WHAT'S POP-IN?

The Tampa Downtown Partnership administers the Special Services District through an annual contract with the City of Tampa. The Special Services District is the longest operating business improvement district in the State of Florida and each year, we present our work plan to city council for renewal. During our community meetings leading up to fiscal year 2023, we heard from the neighborhoods that they would like to have more input into the work we execute, and we agreed!

We decided to get as much direct face-to-face time as we could and spent a full week popping up throughout the different neighborhoods in Tampa's Downtown. We engaged in open discussions and collected data through an online survey about what workers and residents would like to see in their Downtown. We collaborated with Downtown stakeholders connected to each neighborhood to curate survey questions that best represented topics and areas of discussion that served each neighborhood's unique needs. We are looking forward to bringing your input to life throughout Tampa's Downtown!

## FAST FACTS



**19** IKE Smart City Kiosks



**13** Winter Village Shops



**5** Public Realm Grants Awarded



**6** Community Pop-ins



# TRANSPORTATION & PLANNING

The Partnership continues to make progress on several plans to make Downtown an even safer, more convenient, and vibrant city to get around. In collaboration with the City of Tampa and Friends of the Riverwalk, an intersection mural on Cass Street was designed with "hidden hints" to clarify the wayfinding path as it veers away from the river and over the road. The art piece complements the newly built cycle track and Downtown River Arts neighborhood aesthetics.

Multiple transit options are essential to making the Downtown experience convenient and memorable. To that end, we've contributed funding to keep the Streetcar fare-free. Ridership continues to break records.

Hearing a need for more micro-mobility parking (bikes and scooters), the Partnership took significant action to increase parking options. This past year, we've created 12 shared hubs in the street and purchased 26 of the former Coast Bikeshare racks. The new inventory is available for personally owned vehicles and shared amongst the four vendors. We've also worked with the city to create a comprehensive Downtown bike parking map.

Tampa remains #1 in the country for our certified Bicycle Friendly Business program. We hosted a "world class bike parking" workshop. Between the Riverwalk, Cass Cycle Track extensions, Selmon Greenway, and numerous bike lanes, the continued effort toward Downtown's infrastructure has made our urban core neighborhoods easier to connect to via bicycle.

Our Non-Motorized Micro-Mobility Counting Program Master Plan implementation provided insights into the number of bicyclists and pedestrians on our local roadways. Through partnerships with the public and private sectors, our Downtown Comprehensive Parking Plan has made strides and gained exposure through advocacy and adoption.

Culminating from years of community engagement, stakeholder meetings, and careful analysis, The Franklin Street Corridor Implementation and Action Plan and Historic Preservation Plan have officially been finalized and adopted. Efforts are already underway along the corridor to reinvigorate Tampa's original "main street". Both plan and implementation efforts are highlighted on our Franklin Street Vision website.



Calmer roads allowed for “art in unexpected places.” In collaboration with the City of Tampa and local artists, ground murals were added at three intersections as part of Art on the Block Unity Day. As part of the City’s Vision Zero initiative, we installed seven blocks of decorated curb extensions along Ashley Drive and added parking for 99 bicycles in all Downtown city-owned parking garages. Four parklets were added to on-street parking spaces to allow for more outdoor dining space. To aid in wayfinding, pedestrian *Walk Your City* signs were added in the Channel District neighborhood.

## PROJECT SPOTLIGHT



### HISTORIC FRANKLIN STREET CORRIDOR

Extensive community and stakeholder input resulted in the Franklin Street Corridor Implementation and Action Plan as well as a thorough study of Historic Preservation opportunities. The documents outline the results of a collaborative planning and design effort to envision Franklin Street’s present and future role as our historic main street and critical north/south spine in Tampa’s Downtown. Moving forward, the Partnership will coordinate with the City of Tampa, building owners, neighborhood groups, and key stakeholders to implement the ideas and strategies outlined in the plans.

Some early wins include collaboration with the Tampa Bay History Center and Hillsborough County to display historical photographs on the windows at 220 Madison and working with the city to have the traffic signal at Franklin and Zack Streets replaced with a four-way stop.



VISIT THE  
FRANKLIN STREET  
VISION WEBSITE  
HERE

## FAST FACTS

**38%** of Downtown residents plan to purchase an electric vehicle as their next car purchase

(Source: 2022 Downtown Worker and Resident Survey)

 **372** Bike Racks

 **60** Bicycle-Friendly Businesses

 **100** Electric Vehicle Charging Stations

# MEMBERSHIP

The Partnership's membership in 2022-2023 consists of over 230 member companies, partners, and individuals located in Tampa's Downtown and throughout Tampa Bay. Members represent national corporations, property owners, neighborhood partners, government agencies, residents, commercial and residential real estate professionals, business leaders, entrepreneurs, young professionals, arts and cultural institutions, and other civic leaders.

The Partnership serves as the voice of Tampa's Downtown, advocating for issues that impact the workers, residents, members, and stakeholders.

In June 2022, we celebrated the Partnership's 36th Anniversary at the 36th Annual Meeting & Luncheon at the JW Marriott Tampa Water Street. We heard from Mayor Jane Castor and the Tampa Downtown Partnership's outgoing Chairman Jim Themides. The President & CEO of the Partnership, Lynda Remund announced the FY2022-23 Officers and Board of Directors. We welcomed Abbey Ahern as our incoming Chairwoman with her vision for the Partnership and Tampa's Downtown in FY2022-2023. Attendees heard a keynote address from Tami Door, the Chief Executive Officer of Q Factor and former President

and CEO of Downtown Denver Partnership. She shared insights as a nationally regarded city builder and how she navigated unprecedented growth in Denver, similar to what Tampa was experiencing.

The Partnership kicked off the year by continuing to host engaging events and programming. In February 2023, the Urban Excellence Awards (UEA) returned to the Riverwalk Stage at the Straz Performing Arts Center. For a third year, UEA nominees and winners were able to mingle under the stars to celebrate all that makes Tampa's Downtown shine.

Our Downtown Debriefing Series breakfast continues to be a great success with engaging topics and speakers from Port Tampa Bay, Tampa Fire Rescue, National Weather Service, The Florida Aquarium, Embarc Collective, All for Transportation, Kimley-Horn, Hillsborough Transportation Planning Organization, and Tampa Hillsborough Expressway Authority, to highlight a few.

The Partnership returned to the Hilton Tampa Downtown in May 2023 for its annual half-day Downtown Development Forum. This event featured over twenty speakers from the Tampa Bay region for an audience of hundreds of members and stakeholders.



## PROJECT SPOTLIGHT >> 20 YEARS OF DOWNTOWN DEBRIEFINGS



Hundreds of guests attended the Partnership’s Debriefing Series breakfast this past year as we returned to our first in-person Debriefing events in over two years. Topics have included transportation, hurricane preparation, historic preservation, the economic impact of tourism, development projects, and more!

Since 2003, the Downtown Debriefing Series has invited members of the Tampa Downtown Partnership to engage in a variety of topics that impact Tampa’s Downtown. The format of this series has been adjusted from a virtual program to a quarterly program based on the needs of our members.

This series allows our members to network and provides valuable information for our growing business and residential community. We are thrilled to host another exciting lineup of topics and speakers for our 20th year of this series, which will kick off in August 2023 with monthly programming.

### FAST FACTS



**5** Debriefing Breakfast Events



**20** Speakers



**317** Attendees



Debriefing bag from early 2000s

# CURRENT MEMBERS\*

\*as of date of publication

1205 on Franklin  
1905 Family of Restaurants  
1Source Partners  
Aakash Patel  
ADEAS-Q  
AECOM Technical Services, Inc.  
AIA Tampa Bay  
Aloft Tampa Downtown  
Arrival Guide  
Ascentia Development Group  
Baker Barrios Architects  
Ballard Partners  
Bank of America Plaza  
Barbara Wilhelmy  
Barrymore Hotel Tampa Riverwalk  
Billy Hattaway  
Bob Henriquez, Hillsborough County Property Appraiser  
Body Aligned Pilates and Wellness  
Buchanan Ingersoll & Rooney PC  
Burr & Forman, LLP  
Bush Ross, P.A.  
Capitol Outdoor  
Carlton Academy Day School  
Carlton Fields  
ChappellRoberts  
Citadin  
City of Tampa  
CJ Publishers (Discover InTown)  
Coastal Properties Group International  
Coen & Company  
Commonwealth Commercial Partners  
Community Foundation Tampa Bay Inc  
Construction Services, Inc.  
Courtyard by Marriott Tampa Downtown  
Cushman & Wakefield  
Daniel Diaz, P.E.  
Daniel Traugott  
Dark Moss  
David A. Straz, Jr. Center for the Performing Arts  
DeLaVergne & Company  
Denholtz Associates  
Design Styles Architecture  
Dohring Ahern Appraisal & Brokerage  
Dolman Law Group Accident Injury Lawyers, PA  
Downtown YMCA Wellness Center  
DPR Construction  
Eastman Construction Management LLC  
Eboats Tampa - Waterway Tampa LLC  
Elizabeth King  
Embassy Suites Tampa - Downtown Convention Center  
Fairway East Kennedy Owner, LLC c/o Parkway  
Farley White Interests  
Feldman Equities  
Ferman Motor Car Company, Inc.  
Ferrell Redevelopment  
Fifth Third Bank  
FloraVilla 2020, LLC  
Florida Museum of Photographic Arts  
Florida School of Woodwork  
Florida Wellness Medical Group  
Foley & Lardner LLP  
Friends of Tampa Union Station  
GAI Consultants  
Gardner, Brewer, Hudson, P.A.  
Gassler Dental, PLLC  
Gensler  
Glazer Children's Museum  
Goodwyn Mills Cawood  
GrayRobinson, P.A.  
Greenberg Traurig, P.A.  
Greenman-Pedersen, Inc.  
Gresham Smith  
Half Associates, Inc.  
HCP Associates  
Highwoods Properties  
Hill Ward Henderson  
Hillsborough Area Regional Transit Authority (HART)  
Hillsborough Community College  
Hillsborough County  
Hillsborough County Bar Association  
Hillsborough County MPO  
Hillsborough Lodge No. 25  
Hilton Tampa Downtown  
Holland & Knight LLP  
Hyatt Place Hyatt House Tampa Downtown  
Impact Employment Solutions of Florida LLC  
dba Liberty Staffing USA  
Intowngroup  
InVision Advisors  
Jackson's Bistro  
John F. Germany Public Library  
Jon Johnson  
Jones & Schaefer Team  
JRB Solutions, LLC  
Julius Nasso  
Juster & Associates  
Kathleen Shanahan  
Kava Culture  
Keller Melchiorre & Walsh, PLLC  
Kennedy Investments  
Kimley-Horn and Associates, Inc.  
KUDUCOM  
Kyle McNeal  
Lauren Campbell  
Lea Del Tosto  
Lime  
Linda Saul-Sena  
Live Well Team of Tampa Real Estate  
Macfarlane Ferguson & McMullen  
MAG4, Inc.  
Malio's Prime Steakhouse  
Malka Isaak  
Mario Vargas  
Marsocci, Appleby and Company, PA  
MAS Environmental, LLC  
Mechanik Nuccio Hearne & Wester, P.A.  
Melting Pot Social  
MetLife (Bank of America Plaza)  
Michael English  
Michele & Group Modeling and Talent Agency  
MillyOnLashes | MillyOnBeauty  
Mise en Place  
Moss & Associates  
Murphy LaRocca Consulting Group, Inc.  
NRK Real Estate Advisors, LLC  
Omar Garcia  
Oona Johnsen  
Osborn Engineering  
Oxford Exchange  
Pedal Power Promoters, LLC  
Playbook Public Relations  
Plaza Construction Group  
Plenary Group  
PNC Bank  
Port Tampa Bay  
Port Tampa Bay  
PPK  
Premier Eye Care of Florida, LLC  
Prida, Guida & Perez, P.A.  
Pugh Management  
Rampello Downtown Partnership School  
REAL Building Consultants  
Real Estate Solutions  
Rebecca Nagy  
Renaissance Planning Group  
RIPCO Real Estate  
Rivergate Tower  
ROOST Tampa  
Rotary Club of Tampa  
Rowe Architects Incorporated  
Ryan Companies US, Inc.  
Sacred Heart Church  
Sage Partners, LLC  
Sam Schwartz Consulting  
Saxon Gilmore & Carraway, P.A.  
Seven-One-Seven Parking Services Inc.  
Sheraton Tampa Riverwalk Hotel  
Sherloq Solutions  
Shook, Hardy & Bacon LLP  
Smith & Associates Real Estate  
Smith & Associates Real Estate  
Smith & Associates Real Estate  
South Tampa Chamber of Commerce  
Stageworks Theatre  
Stantec, Inc.  
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
Strategic Property Partners, LLC  
Suffolk Construction Company  
Summit Design + Build, LLC  
Tampa - Hillsborough Expressway Authority  
Tampa Attractions Association  
Tampa Bay Business Journal  
Tampa Bay Businesses for Culture & the Arts  
Tampa Bay Chamber  
Tampa Bay Food Trucks  
Tampa Bay Fun Boat  
Tampa Bay History Center  
Tampa Bay Lightning/Vinik Sports Group  
Tampa Bay Partnership  
Tampa Bay Rays  
Tampa Bay Times  
Tampa Bay Wave  
Tampa City Center - Banyan Street/GAP TCC Owner LLC. C/O Cushman & Wakefield  
Tampa Convention Center  
Tampa Electric Company  
Tampa General Hospital  
Tampa Hillsborough Economic Development Corporation  
Tampa Housing Authority  
Tampa Marriott Water Street  
Tampa Museum of Art  
Tampa Preparatory School  
Tampa Property Group, LLC  
Tampa Repertory Theatre  
Tampa Steel Erecting Co.  
Tampa Theatre  
TBCH Management, LLC d/b/a Robeks Juice  
The Bank of Tampa  
The Beck Group  
The Church at Channelside  
The Florida Aquarium  
The Helen Gordon Davis Centre for Women, Inc.  
The KEC Group Real Estate  
The Pearl  
The Portico  
The Tampa Club  
The Toni Everett Company  
The University of Tampa  
The Urban Charrette  
The Wilson Company / The Vault  
Thousand & One - Water Street  
Trenam Law  
Tucker/Hall, Inc.  
UBS Financial Services, Inc.  
University Club of Tampa  
USF CAMLS  
USF Health  
VHB Engineering  
Victor DiMaio  
Visit Tampa Bay  
Walter P. Moore & Associates, Inc.  
Wehr Constructors, Inc.  
Wells Fargo Bank  
Westshore Alliance  
Where Love Grows  
Winters & Yonker Personal Injury Lawyers  
WS Tampa Owner LLC  
WSP USA  
Ybor City Chamber of Commerce

# WHY JOIN?

## *Benefits of Membership*

### *Events*

Receive member pricing to all Partnership events such as Downtown Debriefings, Urban Excellence Awards, and Annual Meeting & Luncheon

All member employees can sign up to attend Member Mixers

### *Communication*

Receive monthly exclusive member e-newsletter (opportunities to include news about your company)

### *Access*

Members-only exclusive behind the scenes tours

Business Directory listing on the Partnership's website

Participation on Partnership committees such as Arts & Culture, Transportation, and Urban Design

## Membership Levels

The Tampa Downtown Partnership's member levels are tailored to meet our member's needs to grow their investment and influence in the Tampa Downtown Partnership organization.

**Visionary - \$10,000**

**Advocate - \$6,000**

**Influencer - \$3,000**

**Leader - \$1,800**

**Patron - \$1,200**

**Promoter - \$600**

**Contributor - \$300**

**Individual Downtown  
Supporter - \$125**

## Register Online!

**TampasDowntown.com/Membership  
or Email Julie Sabolic,  
Member Relations Manager at  
[jsabolic@tampasdowntown.com](mailto:jsabolic@tampasdowntown.com)**

**Become a member!**





## 2022/2023 CHAIRWOMAN

# ABBEY AHERN

### **How did you become involved with the Tampa Downtown Partnership?**

Fresh out of college, having just moved back to Tampa, I was looking to start my career in commercial real estate brokerage and join some business minded organizations that would help me network and build lasting relationships. I asked for advice from mentors and leaders in our community and they all suggested that the Tampa Downtown Partnership was the “IT” organization for young people with a passion to accelerate the growth of our area. From my very first engagement, I knew this group was worth the investment of time. I quickly found myself looking forward to Mondays, when I’d receive the Monday Morning Memo, elaborating on local happy hours full of networking potential, as well as the lively and informative Downtown Debriefings held in a collaborative charette setting.

To be 23 years old and have my opinion valued meant so much to me. I knew I needed to find a way to give back to the organization that had supported me in a significant way, so I joined a committee focused on reinvesting community funds back into Downtown. Even as we were entering a recessionary period and had an extremely modest budget, this organization found ways to bring arts, culture and economic development to the area, which in turn transformed the entire landscape of the business district to be a 24/7 Downtown. To say I’ve been “hooked on Downtown” ever since would be an understatement. I later learned and will forever offer my gratitude to the key individuals that saw something in me that would take me decades to recognize; I have a robust fascination, possibly referred to as an obsession with our city. Having been invited to join the Tampa Downtown Partnership Board of Directors in my early thirties and furthermore, being trusted to help shape our urban core as this organization’s Chairwoman, has been one of the greatest honors of my professional life.



**What was your greatest achievement as the Partnership's 2022-2023 Chairwoman?**

Recently someone pointed out that not only am I female, I'm also borderline millennial and I would consider that an achievement as being the first millennial Chairwoman of the Tampa Downtown Partnership.

**Can you share your favorite experience of being the Partnership's 2022-2023 Chairwoman?**

It has been a pleasure to work hand and hand with such an illustrious group of professionals over the last year. I love all the goal setting and activation that's taken place from expanding existing programs like Winter Village, to redesigning streetscapes of Franklin Street, and advocating for public space utilization on Marion Street. The entire staff at the Tampa Downtown Partnership, including the clean and safe team on the street, work incredibly hard behind the scenes on things they'll never take credit for. There's not a single aspect of Downtown that this group doesn't support, advocate and/ or participate with; and I love that I can state with the upmost confidence, nothing is "status-quo" around here.



**What piece of advice would you get to members and stakeholders looking to become more involved with the Tampa Downtown Partnership?**

Join a committee and don't be afraid to speak up to share ideas. No idea is too big, no job is too small. Think outside the box.

**What is your favorite restaurant or activity within Tampa's Downtown?**

I love to park-hop on my e-bike. My family of five likes to start at Armature Works, cross over to Julian B. Lane Riverfront Park for some water fun, then continue through each unique park along the way, over to Sparkman Wharf, circling through ENCORE! and then utilizing the cycle track on Cass Street for a nice easy ride home. Not a weekend goes by where we aren't on the boat, whether it's to get lunch or an ice cream cone, or taking friends out for a night cruise to see all the bridges lit up.



# 2023-2024 BOARD OF DIRECTORS

## *OFFICERS*

### **CHAIRWOMAN**

**Jin Liu**

Carlton Fields

### **VICE-CHAIRMAN**

**Stephen Panzarino, AIA, NCARB**  
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**Tim Koletic**

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Dohring Ahern Appraisal  
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Tampa Downtown Partnership

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**Caroline Vostrejs**

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Holland & Knight, LLP

**Andy Wood**

The Florida Aquarium

# THE TEAM

## ADMINISTRATIVE STAFF



**MATINA ALLEN**  
Administrative Assistant



**JAYLYN ANDREWS**  
Public Space Operations &  
Programming Coordinator



**KACIE BLUCHER**  
Vice President of Administration  
& Finance



**CASEY BAUER**  
Planning Coordinator



**SHAUN DRINKARD**  
Interim President



**CAROLINE KEESLER**  
Senior Manager of Marketing &  
Communications



**KAREN KRESS**  
Senior Director of Transportation  
and Planning



**IVY LUPCO**  
Manager of Public Space  
Programming



**LINDSEY PARKS**  
Vice President of Strategy &  
Public Affairs



**RACHEL RADAWEC**  
Director of Public Space  
Operations & Programming



**JULIE SABOLIC**  
Member Relations Manager

## CLEAN & SAFE STAFF

**JUNE BROWN**  
Homeless Liaison

**KAYLN SEXTON**  
Assistant Project Manager, Guides

**JOE FREEMAN**  
District Operations Manager

**TERESA WALLS**  
Assistant Project Manager, Clean Team





# TAMPA

## DOWNTOWN PARTNERSHIP

This report is produced by the Tampa Downtown Partnership, a private, not-for-profit 501(c)(6) organization.

The Partnership is a membership organization comprised of companies, organizations, and individuals with a common goal of advancing Downtown Tampa.

**Published June 2023**

Cover illustration by: Maureen Horan

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