

2025/2026

ANNUAL REPORT



TAMPA
DOWNTOWN PARTNERSHIP



*Celebrating
40 Years of Services,
Impact, and Growth*

TABLE OF CONTENTS

01
LETTER FROM THE PRESIDENT & CEO

02
STRATEGIC PRIORITIES

03-04
PARTNERSHIP PILLARS

05
CHAMPION LEVEL MEMBER SPOTLIGHT



06-09
SUSTAIN
SPECIAL SERVICES EXCELLENCE
CLEAN & SAFE
DASH



10-15
MAXIMIZE
ORGANIZATIONAL IMPACT
STRATEGIC COLLABORATIONS
MARKETING & COMMUNICATIONS
MEMBERSHIP



16-17
DOWNTOWN GROWTH
AT A GLANCE



18-21
CHAMPION A VIBRANT &
GROWING DOWNTOWN
URBAN PLANNING & GROWTH
PLACEMAKING & PUBLIC SPACE



22-25
ENHANCE ORGANIZATIONAL
INFRASTRUCTURE
ADMINISTRATION
FINANCE



26-27
2025/2026 CHAIRMAN FEATURE

28
CURRENT MEMBERS

29
AMBASSADOR OF THE YEAR

30-31
2025/2026 BOARD OF DIRECTORS
ADMINISTRATION & AMBASSADORS

32-33
PHOTOS THROUGH THE YEARS
CHEERS TO 40 YEARS!



Forty years ago, a group of business and civic leaders came together around a shared belief in the potential of Tampa’s urban core. That belief became the Tampa Downtown Partnership, and it remains the foundation of who we are today.

Today, we stand at another defining moment. New residences, businesses, cultural assets and public investments are reshaping Downtown and creating possibilities that could not have been imagined four decades ago.

Downtown’s growth is visible. Our responsibility is to ensure its impact is felt.

I believe our greatest opportunity is not simply to grow Downtown, but to connect it, so progress creates a place where more people can participate, contribute and belong. That impact is felt in how people move between neighborhoods, how they are welcomed when they arrive and whether public spaces invite them to stay and participate. These everyday experiences determine whether Downtown feels accessible, welcoming and alive.

During the past year, we moved important work from vision toward action. The North End Vision gained momentum as the City advanced redevelopment of the Army-Navy site. Historic Franklin Street entered its next phase, building on the planning foundation we helped establish. Together with our Downtown Ground-Floor Activation Strategy, these efforts are connecting long-term investment with new street-level opportunities.

Across all seven neighborhoods, we also invested in mobility, front-line services, public art and programming. These investments strengthen the everyday connections that make Downtown cleaner, safer, easier to navigate and more welcoming and bring the urban experience to life at street level.

As we look ahead, our direction is clear: connect people, places and partnerships supporting a more vibrant, accessible and engaged Downtown community.

LETTER FROM THE PRESIDENT & CEO

We will connect people to opportunity, experience and belonging. We will connect places to create a more cohesive Downtown experience. And we will connect partnerships to achieve progress that no organization can deliver alone.

Our role is to bring leaders together, align investment with community priorities and turn shared ambitions into visible progress. We will measure our success with one simple question:

LEADERSHIP PRIORITY

Our greatest opportunity is not simply to grow Downtown, but to connect it, so more people can participate, contribute and belong.

What is better connected because of our work?

Downtown’s next chapter will be measured not only by what rises on the skyline, but by what people experience at street level: stronger connections, greater opportunity and a place where everyone can feel they belong.

Both the responsibility and the opportunity belong to all of us. Thank you to our members, Board of Directors, staff, partners and community leaders for believing in this mission and helping move Downtown forward.

Forty years of partnership brought us here. Connection will carry Downtown into its next chapter.

Sincerely,

Kenyetta Hairston-Bridges
President & CEO, Tampa Downtown Partnership

OUR VISION

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

OUR MISSION

Tampa Downtown Partnership champions the vitality and growth of Downtown - convening stakeholders, embracing innovation, and fostering thriving Downtown neighborhoods.

OUR VALUES

- **Innovation**
We embrace creativity and forward-thinking solutions.
- **Operational Excellence**
We are committed to delivering high-quality services an initiatives that enhance Downtown.
- **Collaboration**
We foster strong relationships to drive economic and community growth.
- **Inclusivity**
We champion an inclusive, diverse, and welcoming Downtown.
- **Integrity**
We operate with accountability, responsibility, and a commitment to delivering measurable impact.

STRATEGIC PRIORITIES

Tampa Downtown Partnership has identified four strategic priorities to guide its action over the next five years.



**SUSTAIN
SPECIAL SERVICES
EXCELLENCE**



**MAXIMIZE
ORGANIZATIONAL
IMPACT**



**CHAMPION
A VIBRANT
AND GROWING
DOWNTOWN**



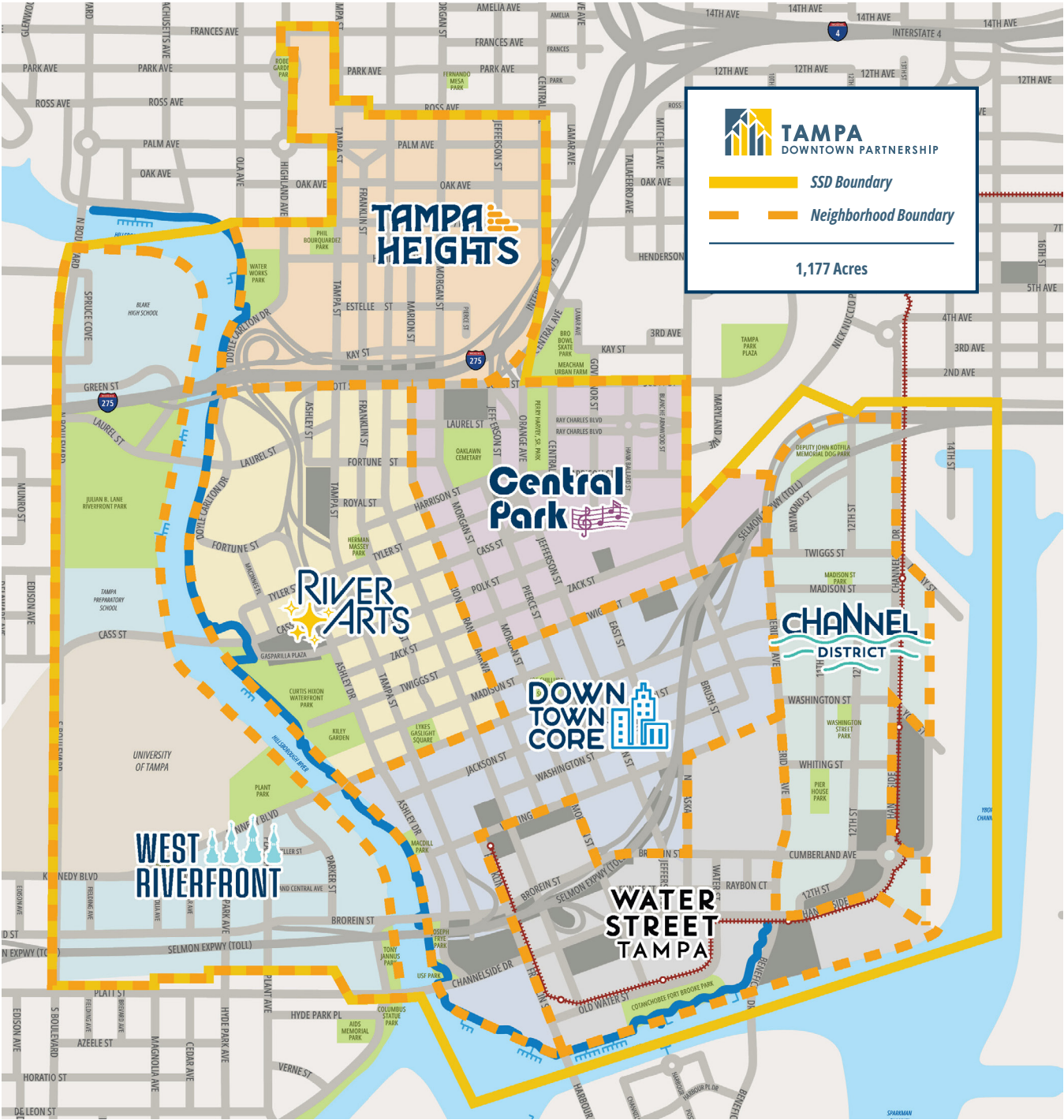
**ENHANCE
ORGANIZATIONAL INFRASTRUCTURE**

ABOUT THE SPECIAL SERVICES DISTRICT (SSD)

Established 1994

The Tampa Downtown Partnership administers the Special Services District program through an annual contract with the City of Tampa. Through the SSD 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 initiatives with Tampa’s Downtown Ambassadors and Clean Team.

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 SSD comes from a special assessment placed on properties within the district. This assessment is a flexible rate based on assessed property value from the Hillsborough County Property Appraiser’s office.



ABOUT MEMBERSHIP

Established 1986

Founded as a membership organization in 1986 by a group of local business leaders, the Tampa Downtown Partnership membership is comprised of a broad range of stakeholders. The Partnership is proud to have a large and active community of member companies including national corporations, locally-owned businesses, civic organizations, government agencies, Downtown property owners, and arts and cultural institutions. The Partnership also leads in advocacy, networking, and education related to Downtown for the Tampa Bay region, hosting numerous events and programs throughout the year. The Partnership's members are committed to strengthening Downtown Tampa's position as the vital urban center for the region and serving as the voice for Tampa's Downtown.

Members celebrating 40 years



Michael English



ABOUT THE TAMPA DOWNTOWN PARTNERSHIP FOUNDATION

Established 2022

The Tampa Downtown Partnership Foundation is dedicated to cultivating stronger bonds among residents, employees, and visitors by promoting improved public spaces. Through its initiatives, the organization spearheads inclusive, community-focused activities and developments.

The Tampa Downtown Partnership Foundation is the 501(c)3 philanthropic collaborator of the Tampa Downtown Partnership, whose goals are to:

- Provide free community-based events highlighting the seven neighborhoods of Downtown Tampa
- Continue to improve and reinvent our public realm as our Downtown continues to evolve
- Create a vessel for additional revenue streams to reinvest back into our community



CHAMPIONING THE FUTURE OF DOWNTOWN TAMPA

Downtown Tampa's momentum is shaping a vibrant future for our region.

At Suncoast Credit Union, we believe strong communities are built through partnership, investment, and shared vision. We're proud to support the people, organizations, and initiatives helping strengthen connections, foster growth, and create lasting impact throughout the region.

Honored to serve as Tampa Downtown Partnership's Inaugural Champion-Level Member.

Together, we're helping build what's next for Tampa.

SUNCOAST.COM



CLEAN AND SAFE

Service People Can Feel

A vibrant Downtown begins with the experience people have at street level. Over time, we brought together our separate Guide and Clean Ambassador roles to create one unified Street Ambassador team capable of providing a broader range of services throughout the urban core.

During the past year, we strengthened the program by expanding training, including CPR certification and deploying modernized equipment. These investments have better prepared our Ambassadors to support a clean, welcoming and safer Downtown environment.

Our Ambassadors also continued assisting businesses and visitors while connecting people experiencing homelessness with family, housing and essential resources—bringing service and compassion to some of Downtown's most complex needs.



CLEAN & SAFE

64,197
CLEAN & SAFE
SERVICE HOURS

387
TONS OF TRASH
COLLECTED

1,457
GRAFFITI, STICKER
& SIGN REMOVAL

605
BLOCKS
POWER WASHED

100
STRANDED
MOTORIST ASSISTS

UNHOUSED OUTREACH

640
PEOPLE FED
\$17,280 VALUE
IN BREADCOIN

16
PEOPLE MOVED
INTO HOUSING/SHELTERS

363
DAILY ESSENTIALS
DISTRIBUTED

Data is from Jan 1, 2025 - Dec 31, 2025



Downtown Area Shared Hub Service
Launched October 2023

DASH

Evolving Downtown Mobility

Since our inception, we have adapted our services to meet Downtown’s changing needs. DASH reflects that commitment. Building on the former Downtowner, a free door-to-door service, we introduced DASH, a hub-to-hub microtransit model that connects all seven Downtown neighborhoods and complements other transportation options.

During the past year, we upgraded the DASH app and expanded service connections, making the system more accessible and convenient. By making short trips easier and more sustainable, DASH connects residents, employees and visitors with more of Downtown’s businesses, destinations and experiences.

4.93
★★★★★
**AVERAGE DRIVER
RATING**



EVOLUTION OF SERVICE

Downtowner Electric Golf Carts
Launched October 2016



Downtowner Electric Vehicles
Launched August 2017

DASH SERVICE

51,538
TOTAL PASSENGERS
MOVED

40,322
TOTAL RIDES
COMPLETED

6.9 Minutes
AVERAGE WAIT TIME
(COMPLETED RIDES ONLY)

10,740
SHARED/PAIRED RIDES
(RIDES MATCHED
BY THE APP)
26.6% OF ALL RIDES

Data is from Jan 1, 2025 - Dec 31, 2025



Annual Board Retreat



Community Paint Day



813 Day

During the past year, these relationships allowed us to put previously secured grant funding to work by advancing initiatives such as the Downtown Retail and Ground-Floor Activation Strategy. We were also awarded a \$391,000 Florida Department of Transportation (FDOT) Commuter Assistance Program Grant to support the continued evolution of the Downtown Area Shared Hubs (DASH) program, strengthening mobility and connectivity throughout Downtown.

By working alongside public, private and community partners, we can expand services and advance initiatives that no single organization could achieve alone. Each collaboration brings our strategic plan to life and reinforces our role as a convener, aligning people, investment and expertise to create new opportunities and move Downtown forward.

STRATEGIC COLLABORATIONS

Turning Partnership into Progress

One of our greatest strengths is our ability to bring people, resources and expertise together to move Downtown forward. Guided by our strategic plan, we build purposeful collaborations that expand our reach, leverage investment and turn shared priorities into action.

\$391K

**FDOT COMMUTER
ASSISTANCE PROGRAM
GRANT RECIPIENT FOR
DASH PROGRAM**

WEST RIVER DEVELOPMENT

849
BAGS OF TRASH
COLLECTED

14
SQUARE BLOCKS
COVERED





MARKETING & COMMUNICATIONS

One Downtown. Seven Neighborhood Stories.

For 40 years, we have helped tell the story of Downtown, its people, places, businesses and possibilities. Today, we are reaching new audiences through an expanded digital presence, hyper-local marketing and neighborhood-focused content that reflects the distinct character of Downtown's seven neighborhoods.

Our work connects residents, employees, visitors and investors with Downtown's businesses, events, destinations and opportunities. Through strategic content, audience engagement and storytelling, we are elevating Downtown's visibility, strengthening its identity and sharing the story of Tampa's urban core across the community and beyond.



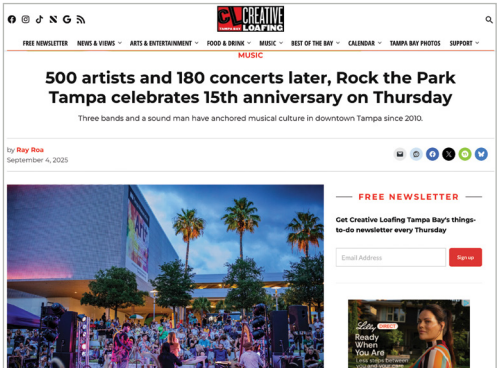
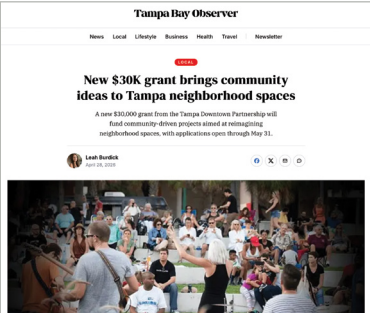
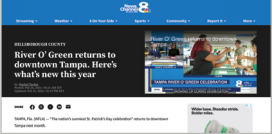
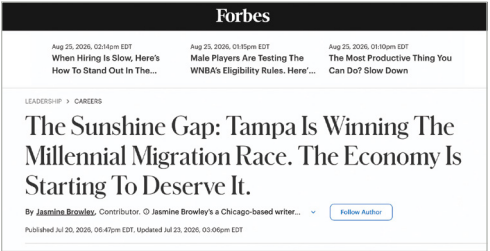
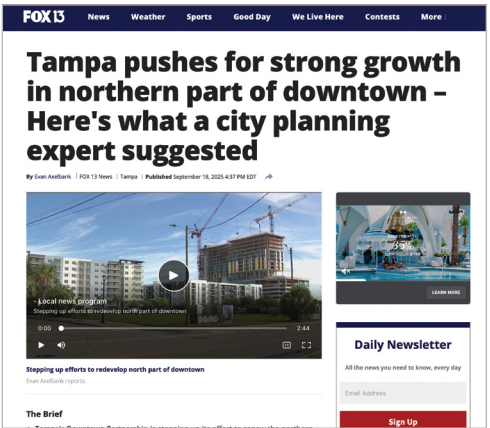
Original Logo



Current Logo



40th Anniversary Logo



EARNED MEDIA

1,027
MEDIA
MENTIONS

4,686,488,871
AUDIENCE

\$42,569,694
PUBLICITY VALUE

SOCIAL MEDIA

45.6K
FACEBOOK
FOLLOWERS

104K
X
FOLLOWERS

45.6K
INSTAGRAM
FOLLOWERS

Data is from Jan 1, 2025 - Dec 31, 2025



MEMBERSHIP

40 Years of Member-Driven Partnership

Forty years ago, a group of Downtown leaders came together around a shared belief in the potential of Tampa's urban core. That member-driven spirit became the foundation of the Tampa Downtown Partnership, and it remains at the heart of who we are today.

Our membership has grown to 211 members representing businesses, organizations, stakeholders and residents. During the past year, we welcomed our first-ever Champion Member, an important expression of confidence in our leadership and Downtown's future. We also proudly recognize the members who have supported the Partnership since its earliest years, reflecting the enduring relationships and shared commitment that have sustained our work for four decades.

This year, we deepened member engagement with the launch of Coffee With A..., a conversation series that gives members opportunities to connect directly with business, civic and community leaders in a more personal setting. The strong response demonstrates the value of creating space for candid dialogue, shared learning and meaningful relationship-building.



Our member-driven model continues to extend beyond Tampa. Through the International Downtown Association, we share our experience and best practices with communities seeking to build or strengthen their own Downtown organizations. This national role reflects the enduring power of people working together around a shared vision.

Thank you to our Visionary Members

BANYAN STREET
CAPITAL

SPP
STRATEGIC PROPERTY
PARTNERS

PMG

TECO
TAMPA ELECTRIC

THE UNIVERSITY
OF TAMPA

Thank you to all of the members of the Tampa Downtown Partnership. Please see page 28 for a list of our current members.

GROWING OUR MEMBERSHIP

20
NEW MEMBERS

\$40K
TOTAL NEW REVENUE

ENGAGING WITH OUR MEMBERS

13
MEMBER MIXERS &
BEHIND THE SCENES TOURS

2
DOWNTOWN DEBRIEFINGS

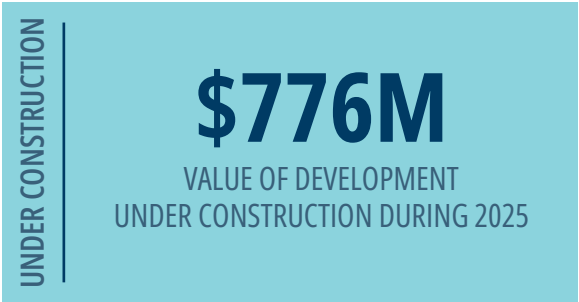
2
SIGNATURE EVENTS

500+
ATTENDEES

7
MEMBERSHIP ENGAGEMENT
COMMITTEE MEETINGS

Data is from Jan 1, 2025 - Dec 31, 2025

DOWNTOWN DEVELOPMENT OVERVIEW



Power of Development

The very visible Downtown development activity has had a clear positive impact on assessed property values. Rising property values result in tax base growth, especially with mixed-use, residential and commercial developments. That growth translates into greater tax revenues for municipalities, facilitating greater fiscal capacity for public services and public infrastructure.

PROJECT STATUS

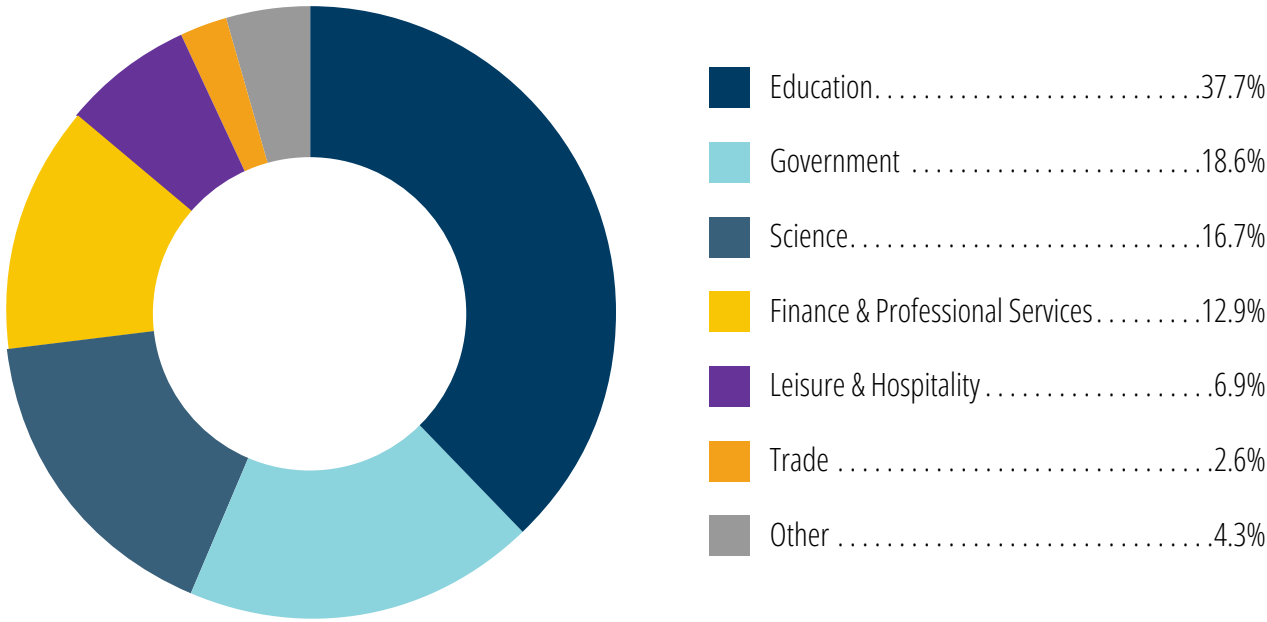
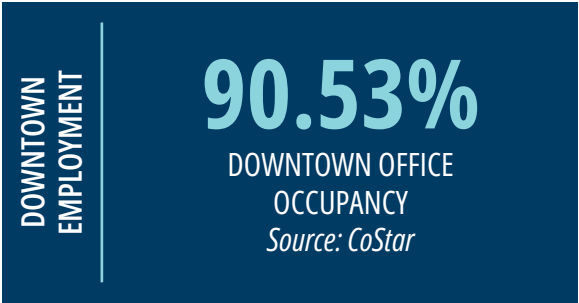
	Completed Construction	Under Construction	Planned Construction
Number of Projects	7	8	15
Residential Units	728	719	3,332
Hotel Keys	167	220	1,760
Commercial/ Retail SqFt	57,750	193,781	532,939
Office SqFt	N/A	44,000	252,000

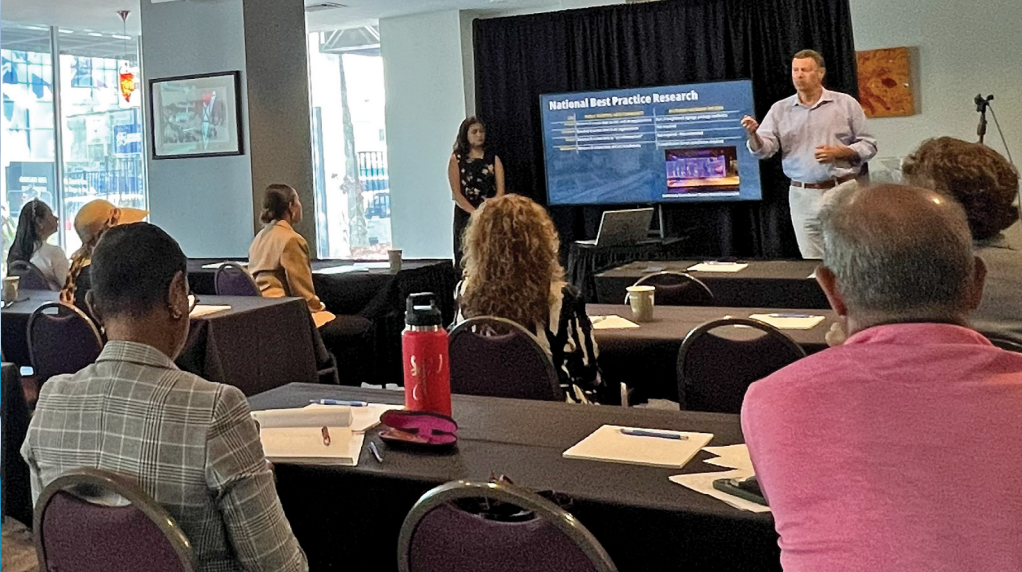
Source: Tampa Downtown Partnership Database

DOWNTOWN EMPLOYMENT OVERVIEW

A Sustainable Workforce Ecosystem

The city has evolved past solely relying on traditional space and has grown to include a tightly networked entrepreneurial ecosystem where universities, accelerators, coworking communities, civic leaders and industry partners work together. The result is a place that rewards collaboration, risk-taking and fast iteration. This is made possible by the physical spaces, capital networks, support organizations, and workforce.





We also developed large-format digital signage guidelines that balance economic opportunity with community benefit by establishing parameters for size, height, operating hours and public-benefit screen time. The framework is now under consideration by local government.

The North End Vision gained momentum with the City's selection of PMG Affordable to redevelop the Army-Navy site, advancing opportunities for greater connectivity and inclusive growth. We also continued our third Downtown parking occupancy study to better understand demand and support more informed mobility decisions.

Across this work, our approach begins with listening to the people who live, work and invest Downtown. We then bring research, expertise and partners together to turn community priorities into thoughtful strategies. Our commitment to multimodal mobility was also recognized with a Platinum Bicycle Friendly Business designation from the League of American Bicyclists reinforcing our vision for a more connected and accessible Downtown.

URBAN PLANNING & GROWTH

Shaping a More Connected Downtown

As Downtown has grown, our role in shaping its future has expanded. What began with a strong focus on transportation now encompasses connectivity, planning, policy and the public realm. We serve as a trusted advisor and connector among community stakeholders, local government and the development community, bringing different perspectives together to address current challenges and inform future investment.

That role was evident across several major initiatives during the past year. We helped establish the foundation for the revitalization of Historic Franklin Street and remain engaged with the City as the project moves into its next phase. Our Downtown Retail and Ground-Floor Activation Strategy will provide additional insight to help shape the corridor's future.



DESIGNATION FROM
THE LEAGUE OF
AMERICAN BICYCLISTS



URBAN PLANNING & GROWTH

49,707
PARKING SPOTS
SURVEYED

53%
AVERAGE PARKING OCCUPANCY
BY LOT/GARAGE

25
BICYCLE-FRIENDLY
BUSINESSES

8.6 Million
OUT-OF-MARKET
VISITORS

34.6 Million
NON-RESIDENT VISITS

Data is from Jan 1, 2025 - Dec 31, 2025



PLACEMAKING & PUBLIC SPACE

Creating Experiences That Bring Downtown Together

The Partnership has worked to make Downtown more than a destination. Through neighborhood programming, public-space activations and signature events, we create opportunities for people to experience, connect with and feel a sense of belonging across Downtown's seven neighborhoods.

During the past year, we celebrated the 10th anniversary of Winter Village, a beloved tradition that has become part of Tampa's holiday season. Along with River O' Green and other signature activations, our activations transform public spaces into gathering places where residents and visitors can celebrate, connect and create lasting memories.

350+
PUBLIC COMMUNITY
ACTIVATIONS
AND PROGRAMS



ENHANCING OUR NEIGHBORHOODS

130
LOCAL BUSINESSES
SUPPORTED

\$30K
GRANT FUNDS
AVAILABLE

Data is from Jan 1, 2025 - Dec 31, 2025

We also continued shaping Downtown's identity through public art, completing 10 new murals across the urban core. These installations created opportunities for local artists while adding color, creativity and character to the public realm.

Together, these efforts demonstrate how thoughtful placemaking can strengthen community and create experiences that feel welcoming and distinctly Tampa. Looking ahead, we will continue activating public spaces, supporting local artists and small businesses while creating more reasons for people to connect with Downtown and one another.





We also developed a strategic performance dashboard that connects departmental results to our five-year plan and expanded our use of data, including Placer.ai and CoStar, to better understand Downtown conditions and inform decisions. Renewed insurance coverage, enhanced safety practices, and planning sessions for leadership and the whole team further strengthened risk management, collaboration and organizational accountability.

Through our Inaugural Downtown Futures Internship Program, we continued investing in emerging talent and introduced the next generation of professionals to careers in urban planning, mobility, placemaking and civic leadership.

Together, these investments strengthen our ability to support our people, manage resources responsibly, measure our impact and execute our priorities with discipline, positioning the Partnership to lead Downtown confidently into its next chapter.

ORGANIZATIONAL INFRASTRUCTURE

Building Capacity for Greater Impact

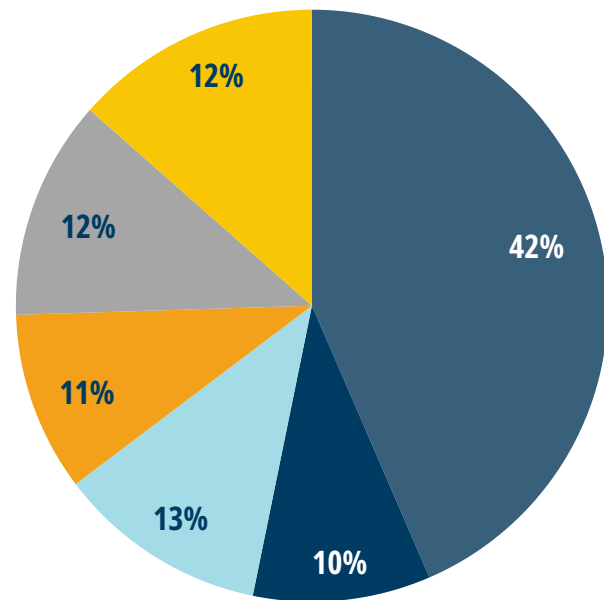
As Downtown grows and its needs become more complex, our ability to lead effectively depends on having the right people, systems and organizational structure in place. During the past year, we strengthened that foundation to advance our five-year strategic plan and served Downtown's seven neighborhoods with greater focus, coordination and accountability.

Strategic hires expanded our expertise across Finance and Administration, Planning and Growth, Placemaking, and Digital Marketing. We also strengthened budgeting, forecasting, financial reporting and internal controls while enhancing our payroll systems to support more efficient and responsible administration.

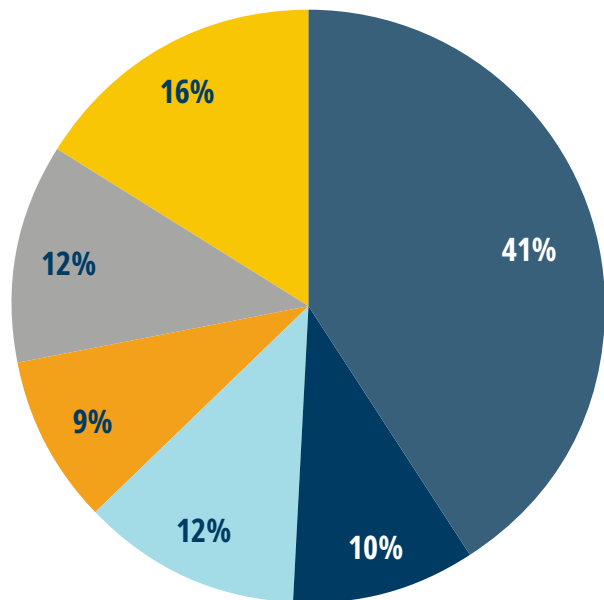
We invested directly in our frontline workforce by increasing wages for Operations Ambassadors and DASH Driver-Ambassadors. More competitive compensation helps improve retention, strengthen service continuity and ensure we can continue attracting the people needed to deliver reliable, high-quality service.



FY 2025-2026 SSD Budget: \$5.7 Million
Assessment Rate: \$1.0285 per \$1,000 of taxable value



FY 2026-2027 SSD Budget: \$5.9 Million
Assessment Rate: \$1.0285 per \$1,000 of taxable value



OUR SERVICES

-  **Clean & Safe**
-  **Urban Planning & Growth**
-  **Marketing & Communication**
-  **Beautification**
-  **Management/ Administrative Charges**
-  **DASH**

LETTER FROM THE TREASURER

As Treasurer of the Tampa Downtown Partnership, I am pleased to report that the organization will close Fiscal Year 2026 in a strong and stable financial position.

The charts to the left provide an overview of the Partnership's budget allocations for FY2025-2026 and FY2026-2027. Throughout FY2025-2026, revenues and expenses remained closely aligned with budget, reflecting disciplined financial management and our continued commitment to transparency, accountability, and responsible stewardship of the resources entrusted to us.

The Partnership's assessment rate remained unchanged during FY2025-2026, with no adjustment planned for FY2026-2027. The last assessment rate change occurred in FY2019, and rates will remain steady for the coming fiscal year. Increased membership dues have enabled the Partnership to further enhance and sustain the programs and initiatives that benefit our community and members. The Tampa Downtown Partnership Foundation also provided significant support during FY2025-2026, helping advance placemaking, public space activation, and community engagement throughout Tampa's Downtown.

Looking ahead, the FY2026-2027 budget for the Special Services District is projected to increase by 2.4%. This investment reflects the continued growth of Downtown Tampa and the increasing opportunities to enhance the experience of those who live, work, visit, and invest here. It will allow the Partnership to maintain the high level of service provided by our Ambassador and Clean Teams while creating capacity for expanded programming and initiatives that strengthen Downtown's vibrancy, competitiveness, and sense of place.

We are also focused on broadening the Partnership's base of support and identifying new opportunities to invest in Downtown's future. By strengthening our financial foundation, we can continue to pursue innovative initiatives, build meaningful partnerships, and respond to the evolving needs of our urban core.

Our financial strategy remains closely connected to the Tampa Downtown Partnership's 2025–2030 Strategic Priorities: sustaining service excellence, maximizing organizational impact, championing a vibrant and growing Downtown, and enhancing the organizational infrastructure necessary to support continued progress.

Tampa's Downtown is experiencing unprecedented growth and investment, creating both tremendous opportunity and



**" RESPONSIBLE STEWARDSHIP TODAY
 GIVES US THE ABILITY TO INVEST BOLDLY
 IN DOWNTOWN'S FUTURE."**

responsibility. With a strong financial foundation and a clear vision for the future, the Partnership is well positioned to continue investing in the people, places, and initiatives that make Downtown a dynamic and welcoming destination.

As we look to the year ahead, our commitment remains clear: to steward the Partnership's resources responsibly while making strategic investments that help ensure Tampa's Downtown remains the region's premier place to live, work, play, and learn.

Should you have questions or wish to request the complete financial report, please contact the Tampa Downtown Partnership office.

Sincerely,


Braxton Williams
 Treasurer, Board of Directors
 Tampa Downtown Partnership

JEFF HOUCK

2025-2026 CHAIRMAN

What first inspired you to get involved with the Tampa Downtown Partnership, and what has kept you engaged over the years?

The 1905 Family Of Restaurants is a stakeholder in Downtown, with the Columbia Cafe since 2009 on the southern end of the Tampa Riverwalk at the Tampa Bay History Center and Ulele since 2014 in Tampa Heights at the north end.

The Partnership has a stellar reputation providing a clean and safe environment vital for Downtown residents as well as visitors. No one wants to invest either emotionally or financially in a Downtown that lacks those basics.

Hundreds of events created by the Tampa Downtown Partnership, both large-scale like Winter Village and River O'Green and smaller activations in each neighborhood, foster the idea that Downtown is a place for all, no matter where they live in the area.

But the partnership also has grown to lead conversations on transportation, economic development, affordability and the future of Downtown's growth.

I'm proud that the 1905 Family Of Restaurants could be among the gems in Downtown's crown and play a crucial role in its resurgence.



As you reflect on your year as Board Chair, what accomplishments or moments are you most proud of?

Too many to mention them all! Among them:

- We've built a stronger relationship with the University of Tampa and the University of South Florida, as well as Tampa General Hospital and the Tampa Medical & Research District.
- We've used our revised Strategic Plan to guide our decisions for our mission.
- We've built a stronger relationship with Tampa's No. 1 attraction: the Tampa Riverwalk.
- We've led the conversation about transportation challenges, both with policy discussions and solutions like the DASH car system, which has seen significant improvements in service this year.
- Also, the Partnership is financially as healthy as it has ever been, with a stronger membership base, more sponsorships and revenue from events.
- We've given our Clean and Safe teams more technology and resources to do their jobs in a more effective way. They are the soul of what we do.

Looking ahead, what opportunities excite you most for the future of the Partnership and Tampa's Downtown over the next five years?

The Partnership has an opportunity to enhance its role as an incubator for future small local businesses Downtown, beyond what we already do for vendors at Winter Village, for example.

Towers and cranes are exciting, but street level retail and hospitality are what make living Downtown more fully rounded.

The Tampa Riverwalk's expansion, including through several of the Partnership's neighborhoods, will continue to invigorate our riverfront community as well as those in the adjacent areas.

Tampa Union Station's renovation will lead the way at an axis of Tampa that continues to grow, with GasWorx approaching from the north, Cass Street development coming from the west, Nebraska Avenue developing from the north and Water Works development continuing from the south. Can't wait for Tampa Theatre to pull back the curtain on its second century as America's most beautiful movie palace.

What advice would you give to members, business leaders, or community stakeholders who are looking to become more involved with the Partnership.

Remember how important it is that Downtown be a place for all, not just those who live and work Downtown.

Downtown is as much an idea as it is a place. It represents the rest of the city. If Tampa's Downtown is healthy and vibrant and accessible and easy to navigate and a place to gather and celebrate and enjoy, then the rest of the city will follow that example.

It's one reason we have so many members, board members and sponsors who live or work outside the Downtown core. They see the value of supporting our mission because our mission provides amenities that all portions of the city can enjoy.

Downtown, at its best, is a connector.



Tampa's Downtown has so much to offer. What's your favorite place to eat, gather, or spend time—and why?

Excluding Columbia Cafe at the Tampa Bay History Center and Ulele in Tampa Heights, of course, I go where my mood and appetite strikes. Sometimes you need a slice at Eddie & Sam's. Sometimes it's a sourdough doughnut from Supernatural Food & Wine. Sometimes it's the Triple Black Ramen at Noble Rice. Then there's the French street food being made at Chez Leon food truck off Florida Avenue. The Provençal Onion Jam and Leon's Smothered Fries are ridiculously delicious. And if you haven't had the duck from Oceanic Oriental Supermarket, you're missing out. The range offered Downtown is incredible.

I'm thrilled by the explosion in local coffee shops. I'm a fanboy for Blind Tiger Coffee, Kahwa and Buddy Brew, but also Ginger Beard Coffee in Channel District, The Portico off Florida Avenue, Cafe Hey and the new Rialto Cafe on Franklin Street's Yellow Brick Row.

As for spending time, I am unnaturally in love with the Fortune Taylor Bridge over the Hillsborough River and the adjacent Julian B. Lane Riverfront Park. At nighttime, the bridge changes colors with lighting and the River Center is a spectacular place to enjoy the Downtown skyline. A Pirate Water Taxi ride will give you a new perspective of our river city.

But I encourage everyone I can to take the Black History Walking Tour Downtown. Just the stroll through Oaklawn Cemetery is enough to fill a book with stories.

My goodness, how I love Tampa.

CURRENT MEMBERS

as of September 1, 2026

1887 Creative	England-Thims & Miller (ETM)	Mario Vargas	Tampa Bay Economic
1905 Family of Restaurants	Fairway East Kennedy Owner, LLC	MAS Environmental, LLC	Development Council
A&A's Complete Janitorial	c/o Parkway	Michael English	Tampa Bay Fun Boat
AAA Builders	Farley White Interests	Moss & Associates	Tampa Bay History Center
Aakash Patel	Ferman Motor Car Company, Inc.	Office Space Brokers, LLC	Tampa Bay Lightning/Vinik Sports Group
ADEAS-Q	Fifth Third Bank	Omar Garcia	Tampa Bay Partnership
AECOM Technical Services, Inc.	Fine Properties	Oona Johnsen	Tampa Bay Rays & Tampa Bay Rowdies
AER Apartments	FloraVilla 2020, LLC	Oxford Commons	Tampa Bay Wave
AIA Tampa Bay	Florida Blue	Pedal Power Promoters, LLC	Tampa Convention Center
AlfKa	Florida School of Woodwork	Plan Hillsborough	Tampa Electric Company
American Victory Ship and Museum	Foley & Lardner LLP	Playbook Public Relations	Tampa General Hospital
ARC Group	Friends of Tampa Union Station	Plenary Americas	Tampa Housing Authority
ArchitecturePlus International, Inc.	Friends of the Tampa Riverwalk	PMG Affordable	Tampa Marriott Water Street
Arora	GAI Consultants	PNC Bank	Tampa Metropolitan Area YMCA
Baker Barrios Architects	Gassler Dental, PLLC	Port Tampa Bay	Tampa Museum of Art
Ballard Partners	Gensler	PPK	Tampa Preparatory School
Banyan Street Capital	Glazer Children's Museum	Quest Corporation of America	Tampa Property Group, LLC
Barrymore Hotel Tampa Riverwalk	Goldfingers Aesthetics & Plastic Surgery	Rampello Downtown Partnership	Tampa Repertory Theatre
Barton Malow	GrayRobinson, P.A.	K-8 School	Tampa Steel Erecting Co.
BendinRoad Development	Greminger Urban Design	Rebecca Johns	Tampa Theatre
Billy Hattaway	HCP Associates	Rivergate Tower	The Bank of Tampa
Blind Tiger Coffee Roasters	HDR	ROOST Tampa	The Beck Group
Blue Sky Communities LLC	Highwoods Properties	Ryan Companies US, Inc.	The Church at Channelside
Bob Henriquez, Hillsborough County	Hill Ward Henderson	Sacred Heart Catholic Church	The Florida Aquarium
Property Appraiser	Hillsborough Area Regional	Sage Partners LLC	The Haskell Company
Body Aligned Pilates and Wellness	Transit Authority (HART)	Sarah Edmiston	The Helen Gordon Davis Centre
Buchanan Ingersoll & Rooney PC	Hillsborough County	Saxon Gilmore & Carraway, P.A.	for Women, Inc.
Burr & Forman, LLP	Hillsborough Lodge No. 25	Schiller International University	The Pearl
Bush Ross, P.A.	Hilton Tampa Downtown	Seven-One-Seven Parking Services Inc.	The Portico
Capitol Outdoor	Holland & Knight LLP	Sharon Lessard	The Related Group
Carlton Fields	Hotel Flor	Shook, Hardy & Bacon LLP	The Spiral Staircase
Catalyst Communications Group	Hotel Haya	Shubin Law Group	The University of Tampa
ChappellRoberts	Hotel Tampa Riverwalk	Shumaker	The Wilson Company / The Vault
Children's Home Network	Hyatt Place Hyatt House Tampa Downtown	Skywater Restoration LLC	Thousand & One - Water Street
City of Tampa	Impact Employment Solutions of	Smith & Associates Real Estate	Top Shelf Sports Lounge
Clear Channel Outdoor	Florida LLC dba Liberty Staffing USA	Smolker Mathews, P.A.	Trenam Law
Coen & Company	Jackson's Bistro	South Tampa Chamber of Commerce	Tucker/Hall, Inc.
Cook Law, P.A.	Jobsite Theater	Southstate Bank	Turner Construction Company
Cormia Design Group	John F. Germany Public Library	Spatial HQ	TYLin
Courtyard by Marriott Tampa Downtown	Julius Nasso	Spin	Universal Parking
Cushman & Wakefield	Juster & Associates	SpringHill Suites Tampa Downtown	University Club of Tampa
D Squared Infrastructure, Inc.	Karl A. Davis Coaching Services, LLC	Stageworks Theatre	URP Advisors
Dark Moss	Kathleen Shanahan	Stantec, Inc.	USF Health
Davenport's Daily Delights	Kennedy Investments	Stock Development	VHB Engineering
Davida Franklin	Kimley-Horn and Associates, Inc.	Strategic Property Partners, LLC	Victor DiMaio
DeLaVergne & Company	Kolter Urban LLC	Straz Center	Visit Tampa Bay
Denholtz Associates	KUDUCOM	Suncoast Credit Union	Walter P. Moore & Associates, Inc.
Dohring Ahern Appraisal & Brokerage	Lauren Campbell	Tampa-Hillsborough Expressway Authority	Westshore Alliance
Eagles, Benefits by Design, Inc	Lime	Tampa Attractions Association	What It Was Walking Tour Tampa
Embarc Collective	MAG4, Inc.	Tampa Bay Businesses for Culture	Where Love Grows
Embassy Suites Tampa - Downtown	Manage The Event	& the Arts	WISE Communities
Convention Center	Manthey Hospitality	Tampa Bay Chamber	Ybor City Chamber of Commerce



AMBASSADOR OF THE YEAR EDGAR CAMINERO-PAZ

Edgar joined the Tampa Downtown Partnership on September 11, 2023, and serves as a DASH Driver Ambassador. In 2025 alone, he completed 3,276 rides and transported 3,541 passengers throughout Tampa's Downtown. In addition to providing safe and welcoming rides, Edgar helps train new Driver Ambassadors and shares the knowledge and experience he has gained as one of DASH's original team members.

Before joining the Partnership, Edgar's varied career included working as a lawyer and in the trucking industry, giving him a wealth of life experience that continues to benefit the DASH team. Outside of work, he enjoys traveling and putting his handyman skills to use through renovation and home-improvement projects. Edgar especially appreciates Tampa's arts and culture, as well as the city's rich Cuban, Spanish, and Puerto Rican heritage.



"Edgar is one of our original DASH Driver Ambassadors, with us since the launch in 2023. His longevity only tells one part of his story, as he is also one of our most well-known and popular drivers. Routinely I will receive positive feedback about DASH, and many times it will be about their experience with Edgar. In addition to this, he routinely goes above and beyond as a team player: covering shifts, training new hires, and doing whatever he can to help."

– Joe Freeman
District Operations Manager

"Edgar was one of our very first DASH Ambassadors and, coincidentally, the first driver I ever had when I ordered a DASH—and he has since become the helping hand I didn't even know I needed as Project Manager. His impact is exponential: he has trained every driver, helped train me, and brings a contagious joy and pride to DASH, the Tampa Downtown Partnership, and Tampa's Downtown that has helped make our ambassadors a family, not just a team."

– Ebben Bell
DASH Project Manager

2025-2026 BOARD OF DIRECTORS

Board Officers

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Jeff Houck
1905 Family of Restaurants

VICE CHAIRMAN
Rob Stern
Trenam Law

TREASURER
Braxton Williams
PNC Bank

SECRETARY
Christine Turner
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LEGAL REPRESENTATIVE
Jin Liu
Carlton Fields

IMMEDIATE PAST CHAIRMAN
Stephen Panzarino, AIA, NCARB, LEED AP
AECOM Technical Services Inc.

PRESIDENT AND CEO
Kenyetta Hairston-Bridges
Tampa Downtown Partnership

Executive Committee

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Dohring Ahern Appraisal & Brokerage

Haley Ayure
Buchanan Ingersoll & Rooney

Dr. Jason Collins, PhD, PE, AICP
Adeas-Q

Michael English, AICP
JT3, LLC

Tim Koletic
Fifth Third Bank

Kimberly Madison
Strategic Property Partners, LLC

Leroy Moore
Tampa Housing Authority

Immediate Past Chairs

2009-2010: Keith Greminger
2015-2017: Greg Minder
2017-2019: Mickey Jacob, FAIA
2019-2021: Kevin Plummer
2021-2022: Jim Themides
2022-2023: Abbey D. Ahern
2023-2024: Jin Liu
2024-2025: Stephen Panzarino

Board of Directors

Paul Anderson/Thomas Hobbs
Port Tampa Bay

Steve Barber
The Kolter Group LLC

Santiago Corrada
Visit Tampa Bay

Jennifer Crabtree
Tampa General Hospital

Christopher Dawson
GrayRobinson, P.A.

Robin DeLaVergne
Tampa General Hospital

Scott Drainville
Hillsborough Transit Authority

Abbye Feeley
City of Tampa

Roger Germann/Tony Rokita
The Florida Aquarium

Scott W. Gilner, P.E.
Kimley-Horn & Associates, Inc.

Keith G. Greminger, AIA
Greminger Urban Design, LLC

Thomas N. Henderson III
Hill Ward Henderson

Rebecca Hessinger, AICP
Hillsborough County

Greg Holland
Straz Center

Stacy Jackson, CBCP, CHS-III, FCPP
Suncoast Credit Union

Melanie Lenz
Tampa Bay Rays

Dr. Charles Lockwood, MD, MGCM/
Joanne Sullivan
USF Health

Joseph D. Marshburn
Bank of Tampa

Matt Mitchell
Tampa Metropolitan Area YMCA

Kristin Mora
Tampa Electric

Julius Nasso
The Big City Group

Barry Oaks
Cushman & Wakefield

Kevin Plummer
Tampa Preparatory School

Craig J. Richard, CECd, FM
Tampa Bay Economic Development Council

Dr. Bob Rohrlack, CCE
Tampa Bay Chamber

Greg Slater
Tampa Hillsborough Expressway Authority

Neale Stralow, PLA, AICP, ENV SP
VHB

Caroline Vostrejs
The Beck Group

Monnie Wertz
University of Tampa

Kendall Wilson
Holland & Knight, LLP

Kelli Yeloushan
Vinik Sports Group/ Tampa Bay Lightning



TAMPA DOWNTOWN PARTNERSHIP

Leadership

Kenyetta Hairston-Bridges
President & CEO

Lindsey Parks
Vice President of Strategy & Public Affairs

Ashley Cannon
Vice President of Operations, Services, & Placemaking

Dilip Singh
Director of Finance

Administration

Ebben Bell
Project Manager, DASH

Sarah Brickersmith
Digital Marketing Coordinator

June Brown
Homeless Liaison

Shameka Conwell
Member Relations Manager

Joe Freeman
District Operations Manager

Alison Garcia
Placemaking Manger

Carla Ibanez
Media & External Affairs Coordinator

Zeina Kamal
Urban Planning Coordinator

Caroline Keesler
Senior Manager of Marketing & Communications

Kenney Martin
Placemaking Specialist

Kalyn Sexton
Assistant Project Manager, Operations

Teresa Walls
Assistant Project Manager, Clean Team

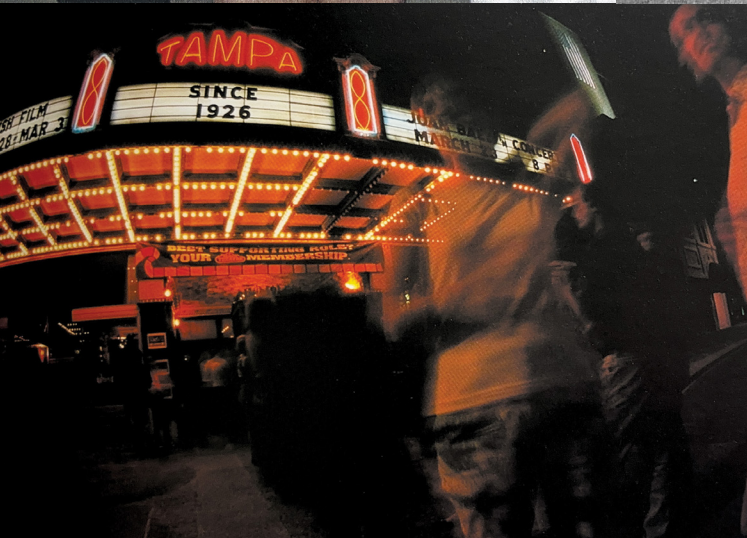
Clean Team Ambassadors

Kisho Beasley
Shannon Burke
William Cobb
Jorge Cruz
Bobby Flagg
Lloyd Fuller
Marlene Gadson
Andrea Gipson
Anthony Lewis
Sandy Mailloux

Donny Martinez
Cynthia Redd
Ryne Reynolds
Roberto Rivero
David Rodriguez
Raymundo Rodriguez
Brenda Ross
Edward Varney
Phillip Williams

DASH Driver Ambassadors

Timothy Allison
Thomas Blackwell
Clark Brooks
Edgar Caminero-Paz
Lyndria Darby
Oleg Efremov
Michael Harley
Gary Ilyas
Terrick Smith Jr.
Toy Smith
Vincent Trinidad
Moses Wani
Adam Yurick





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 September 2026
Designed by 1887 Creative

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