



**BOARD OF COUNTY COMMISSIONERS**

**DATE:** May 20, 2014

**AGENDA ITEM NO.** 16

**Consent Agenda** ☐

**Regular Agenda** ☒

**Public Hearing** ☐

**County Administrator's Signature:**

**Subject:**

Southside St. Petersburg Community Redevelopment Area – Interlocal Agreement.

**Department:**

Planning and Development Services

**Staff Member Responsible:**

Jacob Stowers, Interim Executive Director

**Recommended Action:**

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ATTACHED PROPOSED INTERLOCAL AGREEMENT WITH THE CITY OF ST. PETERSBURG (CITY) AND AUTHORIZE THE BOARD CHAIRMAN TO SIGN AND THE CLERK TO ATTEST THE INTERLOCAL AGREEMENT.

**Background:**

On October 8, 2013, the Board adopted Resolution No. 13-186, which approved the Blight Study prepared by the City for the Southside St. Petersburg Community Redevelopment Area (CRA). This resolution also determined that conditions in the CRA meet the criteria described in Florida Statutes for identifying a blighted area, and approved the boundaries for the Southside St. Petersburg CRA. Adoption of this resolution by the Board was in response to action taken by the City on June 20, 2013 when the City Council adopted Resolution 2013-247, which requested that the Board delegate to the City Council all authority and powers conferred upon Pinellas County through the Community Redevelopment Act of 1969, as amended, for the Southside St. Petersburg CRA. The City also requested authority to establish two (2) tax increment financing districts and two (2) associated redevelopment trust funds within the Southside St. Petersburg CRA.

In Resolution No. 13-186, the Board reserved delegation of the power to create a redevelopment agency for the Southside St. Petersburg CRA until an Interlocal Agreement is executed between the City and County to define the governance structure for the community redevelopment agency and its function. It was also understood that this Interlocal Agreement may address other subjects such as collaboration with other interested parties, community engagement processes, potential funding options, and general administration to implement the CRA plan. The Board directed County staff to collaborate with City staff to develop an Interlocal Agreement pursuant to sec. 163.356 of Florida Statutes. The Board and the City Council took action on October 8, 2013 and on October 3, 2013, respectively, to extend the deadline for Board action on the City's request for delegation of redevelopment powers to January 31, 2014. By mutual consent, this deadline was later extended to June 6, 2014.

County staff drafted an Interlocal Agreement that reflected the discussion at the October 8, 2013 Board meeting about four different governing models for a community redevelopment agency for the Southside St. Petersburg CRA. This draft was modified based on discussions with City staff and the resulting proposed Interlocal Agreement is before the Board for consideration. The City Council is considering the proposed Interlocal Agreement on May 15<sup>th</sup>. In general, the proposal largely maintains the traditional redevelopment roles, structure and duties that the County and the cities have operated within over the years. The key components of the proposed Interlocal Agreement can be summarized as follows:

1. It does not contemplate the establishment of a joint City/County community redevelopment agency.
2. It calls for the creation of a Citizens Advisory Committee that will be comprised of nine residents, business and/or property owners, or other stakeholders from within the Southside St. Petersburg CRA. The Mayor shall nominate six (6) (subject to confirmation by City Council), and the Pinellas County Board of County Commission shall appoint three (3) members.
3. It retains Pinellas County's authority as a home-rule charter county to approve the Southside St. Petersburg CRA redevelopment plan and any amendments thereto, any trust fund established, any tax increment financing that may be used to undertake improvements or other projects within the Southside CRA, and the issuance of any bonds or other indebtedness that pledges tax increment revenues.
4. It recognizes the City's intent to establish two tax increment financing districts within the Southside St. Petersburg CRA.
5. It commits the City and the County to work together to identify funding sources in addition to tax increment financing to implement programs or projects identified in the Southside St. Petersburg Redevelopment Plan.
6. It establishes time frames for City transmittal and County review of the Southside St. Petersburg Redevelopment Plan and any future amendments to that plan.

If the City and the Board approve the proposed Interlocal Agreement, County staff will prepare a resolution for Board consideration at the June 3, 2014 meeting that would delegate to the City the authority to establish the City Council as the Community Redevelopment Agency for the Southside St. Petersburg CRA and delegate the City the authority to prepare and adopt a redevelopment plan for the CRA and approve modifications to that plan, subject to approval by the Board.

**Fiscal Impact/Cost/Revenue Summary:**

The details of funding proposals, including tax increment projections, and capital improvement expenditures will be presented in the Community Redevelopment Plan.

**Exhibits/Attachments Attached:**

Proposed Interlocal Agreement with the City of St. Petersburg

Map of Southside St. Petersburg Community Redevelopment Area

Map from Southside St. Petersburg Blight Study showing two proposed Tax Increment Financing (TIF) Districts

## **INTERLOCAL AGREEMENT**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between Pinellas County ("County"), a political subdivision of the State of Florida, and the City of St. Petersburg ("City"), a municipal corporation of the State of Florida, hereinafter collectively referred to as "the Parties."

### **WITNESSETH:**

**WHEREAS**, the City adopted Resolution 2013-247 on June 20, 2013, describing an area in the City as the "Southside St. Petersburg Community Redevelopment Area" ("Southside St. Petersburg CRA") and requested that the Board of County Commissioners ("BCC") delegate to the City all authority and powers conferred by the Community Redevelopment Act of 1969 ("Act") for the Southside St. Petersburg CRA, including the authority to establish two tax increment financing districts and associated trust funds; and

**WHEREAS**, on October 8, 2013, the BCC approved the City's Blight Study for the Southside St. Petersburg CRA and directed staff to collaborate with City staff to develop an interlocal agreement to define the framework for a community redevelopment agency; and

**WHEREAS**, County staff produced a report entitled "The Economic Impact of Poverty ("Poverty Study")," which was presented to the BCC in May 2012, and identified five zones within the County that have high concentrations of poverty, one of which is located in South St. Petersburg; and

**WHEREAS**, the Poverty Study also identified seven factors that contribute to systemic poverty within each of the five zones including: insufficient transportation, limited access to food, lower educational attainment, limited access to health care, increased crime rates, high unemployment, and inadequate and insufficient housing; and

**WHEREAS**, the City's Blight Study for the Southside St. Petersburg CRA encompasses an area located wholly within the South St. Petersburg zone identified in the County's Poverty Study, and focuses on many of the same factors as those found to contribute to poverty in the area; and

**WHEREAS**, as a result of the Poverty Study, the BCC provided direction to County staff to work with community partners to implement the initiatives outlined in the report, which were

collectively called the “Healthy Communities Initiative;” and

**WHEREAS**, the City’s Blight Study is loosely based on the South St. Petersburg zone in the Poverty Study, but goes further by making the required findings of necessity under the Act to establish the area as one that is blighted and in need of community redevelopment; and

**WHEREAS**, the City is collaborating with Agenda 2010, a local nonprofit community group that is developing the “2020 Plan” to reduce poverty by 30 percent in South St. Petersburg by 2020; and

**WHEREAS**, the County and City have similar goals in the implementation of the 2020 Plan, the Healthy Communities Initiative and the community redevelopment of Southside St. Petersburg in a manner that improves the community for its current residents and stakeholders; and

**WHEREAS**, the County and City hereby find that collaboration in the advancement of these goals will be in the best interests of the subject community and promote efficiency in the process.

**NOW, THEREFORE**, in consideration of the mutual promises provided herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. Purpose and Scope.

A. The purpose of this Interlocal Agreement is to establish the framework for establishing and administering the proposed Southside St. Petersburg CRA, including staffing, governance, potential financing options and other issues the Parties may identify.

B. The Parties recognize that it is the County’s long-established policy when delegating the powers conferred upon it by the Act to a municipality pursuant to Section 163.410, Florida Statutes, that it requires the governing body of such municipality to declare itself to be the Community Redevelopment Agency, as provided for in Section 163.357, Florida Statutes.

C. The Parties agree that the delegation of authority to the City for the Southside St. Petersburg CRA will follow this policy and the City Council will act as the Community Redevelopment Agency.

D. The Parties further agree to take any additional steps that may be necessary to effectuate this delegation of authority.

E. Should the Parties determine it to be necessary for the City, acting as the Community Redevelopment Agency, to become a Party to this Agreement or ratify its terms, the

City agrees to undertake such action.

Section 2. Duties of the City.

A. The City agrees to provide staff to support the Community Redevelopment Agency, whose duties shall include but not be limited to:

1. Preparing a community redevelopment plan that conforms with Sections 163.360 and 163.362, Florida Statutes, and any other relevant statutes.
2. Administer any trust fund(s) established pursuant to Section 163.387, Florida Statutes.
3. Ensure that tax increment funds are spent only on those purposes authorized in Section 163.387, Florida Statutes.
4. Support the CAC established in Section 4.A. herein.

B. The City staff agrees to provide the proposed Southside St. Petersburg CRA community redevelopment plan or any future amendment to that plan to the County at least sixty (60) days in advance of any action by the Community Redevelopment Agency.

C. The City agrees to work with the County to identify funding sources in addition to tax increment financing such as grants and other alternate sources to implement programs or projects identified in the Southside St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the Southside St. Petersburg CRA community redevelopment plan.

Section 3. Duties of the County.

A. The County staff agrees to review and provide comments on any proposed redevelopment plan or amendment to that plan within thirty (30) days of a complete submittal to its staff.

B. The County agrees to coordinate with the City in identifying opportunities to leverage the Parties' mutual support for improving conditions in Southside St. Petersburg when seeking funding from sources other than tax increment financing to implement programs or projects identified in the Southside St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the Southside St. Petersburg CRA community redevelopment plan.

Section 4. Governance Structure.

A. The Parties agree to establish a Citizen Advisory Committee ("CAC"), comprised

of nine (9) residents, business and/or property owners, or other stakeholders from within the Southside St. Petersburg CRA. The mayor of the City shall appoint six (6) CAC members, subject to confirmation by the City Council. The BCC shall appoint three (3) CAC members.

B. The purpose of the CAC will be to advise the Community Redevelopment Agency for the Southside St. Petersburg CRA on the proposed community redevelopment plan and any amendments thereto, and to advise the Community Redevelopment Agency on issues and policies within the Southside St. Petersburg CRA.

C. The City agrees to establish the Community Redevelopment Agency, comprised of its City Council, pursuant to Section 163.357, Florida Statutes, and whose duties are enumerated in Section 2 of this Agreement.

D. The authority delegated by the County to the City will be limited and the County will retain its authority to approve the Southside St. Petersburg CRA redevelopment plan and any amendments thereto, any trust fund established, any tax increment financing that may be used to undertake improvements or other projects or programs within the Southside St. Petersburg CRA, and the issuance of any bonds or other indebtedness that pledges tax increment revenues.

Section 5. Funding.

A. The Parties recognize that it is the City's intent to establish two (2) independent tax increment financing districts within the Southside St. Petersburg CRA, currently designated as the proposed Melrose-Mercy TIF District and the proposed 34<sup>th</sup> Street TIF District. Any proposed trust fund will be approved by the County consistent with Section 4.D.

B. The Parties agree to collaboratively seek funding from alternate funding sources, consistent with the duties generally set forth in Sections 2 and 3.

**IN WITNESS WHEREOF**, the undersigned have hereto affixed their hands and seals the day and year first above-written.

**PINELLAS COUNTY, FLORIDA,**  
by and through its Board of County Commissioners

**CITY OF ST. PETERSBURG**

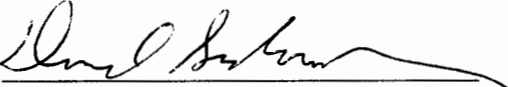
By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Mayor

ATTEST:  
KEN BURKE, Clerk of Court

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM

By:   
Office of the County Attorney

APPROVED AS TO FORM

By: \_\_\_\_\_  
Office of the City Attorney



