

South St. Petersburg CRA

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— Actions Taken to Date:

- i City Council adopted Findings of Necessity (F.O.N.) for CRA (June 2013).
 - ÷ CRA Boundary is loosely based on “Zone 5” of the “Pinellas County Economic Impacts of Poverty Report” (May 2012).
 - ÷ Proposed CRA contains approximately 4,700 acres and an estimated population of 34,730.
 - ÷ Represents approximately 10% of total land area in St. Petersburg and 14% of the City’s population.
- i Board of County Commissioners (BCC) approved Findings of Necessity (Oct. 2013).

South St. Petersburg CRA

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— Actions Taken to Date (Continued):

- i City Council & BCC approved an Interlocal Agreement June 3, 2014 based on F.O.N., which recognized the City's intent to establish two TIF Districts within the CRA boundary.
- i BCC adopted Resolution 14-43 on June 3, 2014 delegating limited powers to the City to declare itself a community redevelopment agency and authority to prepare and approve a Community Redevelopment Plan for the CRA.
- i BCC appointed 3 members to the Citizens Advisory Committee in January 2015. City appointed 6 members.

Status of the Proposed South St. Petersburg CRA Plan

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- The County received the 1st and 2nd drafts of the proposed CRA Plan on February 20 and April 13, 2015.
- County staff provided comments to St. Petersburg staff on the Plan drafts on March 23 and April 30, 2015.
- County and City staffs are continuing to work on revising the proposed CRA Plan so that it is acceptable to both the City and the County.

Primary Attributes of the Proposed CRA Plan

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- The two originally proposed smaller TIF districts have been replaced with one large TIF district that includes the entire CRA , i.e. 4,700 acres. (The Pinellas Park Downtown CRA would be the second largest in Pinellas County at 1,339 acres.)
- Embraces both traditional “place-based” development strategies and “people-based” strategies to improve education and workforce training/readiness opportunities for residents.
- Directs the vast majority of TIF revenues to direct assistance for private investment in residential and non-residential development.

Primary Attributes of the Proposed CRA Plan

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- Provides funding assistance to government and non-profit entities that provide an array of services.
- “Sunsets” four existing CRAs and folds them into the South St. Petersburg CRA. These CRAs currently have no TIF.
- The area included in the South St. Petersburg CRA Plan is a departure from previous approved CRA Plans where TIF districts have been established, which have been located in downtown areas.
- Departure from previous CRA Plans approved around the County where TIF revenues are used to primarily fund public sector improvements.

Proposed Redevelopment Programs in the CRA Plan



Estimated Total TIF Revenues Collected
(2015-2045)
\$66.8 million

- Business Development Programs
 - \$33.4 million (50% of TIF revenues)
- Housing & Neighborhood Revitalization Programs
 - \$26.7 million (40% of TIF revenues)
- Education, Job Readiness & Workforce Development Programs
 - \$6.7 million (10% of TIF revenues)

Proposed Redevelopment Projects in the South St. Petersburg CRA Plan

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- Public Improvements - \$9.2 million (Identified in the City of St. Petersburg Capital Improvements Program).

CRA Redevelopment Programs

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- Very general descriptions provided in the Plan.
- Program specifics and administration procedures will be developed after the CRA Plan is adopted and will include:
 - Funding Caps
 - Eligible Applicants and/or properties and expenses
 - Award Type (matching grant, loan, full grant, and TIF rebate)
 - Evaluation benchmarks
 - Source of increment to be used (City/County/Both)
 - Administration and Enforcement
- Each specific program procedures to be approved by resolution of the City Council after CAC and CRA review.
 - City has agreed to include Pinellas County in review process for programs utilizing County TIF.

Redevelopment Time-Frame & TIF

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- Length of TIF – 30 years.
- TIF District includes entire 4,700 acre CRA.
- City will contribute 95% of Ad Valorem tax increment.
- County will contribute 85% of its tax increment.
- Total TIF revenues of \$66.8 million over 30 years (estimate based upon assumed 2% annual growth in property values).
 - ÷ County's contribution is estimated at \$30 million

Changes to Existing CRAs Proposed by St. Petersburg

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— Intown CRA:

- i County conducts 15-year review of its TIF contribution in 2020 when all bonds pledged with TIF \$ will have matured. County TIF contributions will continue only so long as they are needed for completion of the remaining Plan projects listed in the Intown Interlocal Agreement, but not to extend beyond 2032.
- i New request to increase the TIF funded capital projects by \$20 million for implementation of the Downtown Waterfront Master Plan
- i Reduce the County's TIF contribution from 95% of the increment to 85%.

Changes to Existing CRAs Proposed by St. Petersburg

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- Intown West CRA (?) and Bayboro CRA
 - City orally agrees to “sunset” these CRAs in 2021 and 2018, respectively (status of Intown West still under discussion)

Pinellas County Payments to St. Petersburg

Four CRAs (Intown, Intown West, Bayboro & South St. Pete)

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		<u>FY16</u>	<u>FY16 - FY46</u>
— A	Current Agreements (all @ 95%)	4,963,300	126,048,500
— B	Current Agreements @ 95%	4,963,300	126,048,500
	plus South St. Pete @ 95%	54,300	33,184,200
	Total	5,017,600	159,232,700
— C	Current Agreements @ 95%	4,963,300	126,048,500
	plus South St. Pete @ 85%	48,600	29,691,100
	Total	5,011,900	155,739,600
— D	Current Agreements @ 85%	4,440,800	112,780,200
	plus South St. Pete @ 85%	48,600	29,691,100
	Total	4,489,400	142,471,300

Pinellas County Payments to St. Petersburg Four CRAs (Intown, Intown West, Bayboro & South St. Pete)

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– Savings using 85% vs. 95% TIF contributions

	<u>FY 16</u>	<u>FY16 – FY46</u>
i Current Agreements	522,500	13,268,300
i South St. Petersburg CRA	5,700	3,493,100

Required Actions to Approve Entire Package for the South St. Petersburg CRA and Existing CRAs



- i Complete final South St. Petersburg CRA Plan
- i Amend 2014 Interlocal Agreement:
 - ÷ Agree to one TIF District equal in area to the entire CRA.
 - ÷ Agree to 15 year review of South St. Pete CRA Plan/TIF.
 - ÷ CRA and TIF for Bayboro and Intown West (?) will “sunset”.
 - ÷ County’s TIF contribution to South St. Pete CRA dependent upon amending the Intown CRA Plan and Intown Interlocal Agreement. (- County TIF to 85% and - capital projects by \$20 million)
- i Approve the South St. Petersburg CRA Redevelopment Plan.
- i Approve a Redevelopment Trust Fund for South St. Petersburg CRA.

Required Actions to Approve Entire Package for the South St. Petersburg CRA and Existing CRAs

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- Amend the Intown CRA Plan
- Amend Intown CRA Interlocal Agreement
- Amend County Ordinance approving the Intown CRA redevelopment trust fund

City's Proposed Schedule

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|--------|--|
| May 7 | City Council First Reading on CRA Plan |
| May 19 | BCC authorizes public hearing to approve CRA Plan |
| May 21 | Community Redevelopment Agency recommends approval of the CRA Plan |
| | City Council approves revised Interlocal Agreement (IA) |
| | City Council approves CRA Plan |

City's Proposed Schedule

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June 2	BCC approves revised IA BCC approves CRA Plan BCC delegates City authority to create Redevelopment Trust Fund BCC authorizes public hearing to approve the Trust Fund
June 4	City Council's first reading on Redevelopment Trust Fund
June 11	Community Redevelopment Agency recommends approval of the Trust Fund City Council creates the Trust Fund
June 23	BCC approves the Trust Fund

City's Proposed Schedule

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- After July 1, 2015 City and/or County must amend the following:
 - Intown CRA Plan
 - Intown CRA Interlocal Agreement
 - County Ordinance approving the Intown CRA Trust Fund

BCC Direction

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– Schedule

- i City's proposed schedule does not follow the County's normal schedule so that the City can capture 2% growth in CRA property values in 2014 should that year be established as the base year for calculating the increment.
- i Legal Issues
- i Precedential Implications – City's proposed schedule will establish a “new norm” for how CRA Plans and Trust Funds are approved and amended.
- i Practical Implications

BCC Direction

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- South St. Petersburg CRA Plan
 - i Does the BCC support determining program specifics and how TIF \$ will be allocated among various programs after the CRA Plan is adopted? [City has agreed to allow the County to review and comment on procedures for programs involving County TIF \$.]
 - i Should the CRA Plan require that programs using County TIF \$ include performance standards?

BCC Direction

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- CRA Plan (continued)
 - Should County TIF \$ pay for interior upgrades to commercial buildings? [Historically, County TIF \$ have funded commercial façade improvement grants.]

BCC Direction

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— TIF District

- i Does the BCC support establishing a TIF District that is not in a Downtown area?
- i Does the BCC support the proposed size of the TIF District?

BCC Direction

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– 2014 Interlocal Agreement

- i Does the BCC support the proposed amendments to the 2014 Interlocal Agreement in which the County's TIF contributions to the South St. Petersburg CRA Trust Fund would commence after both parties approve amendments to the Intown CRA to:
 - ÷ Reduce the County's TIF contribution for the Intown CRA Trust Fund from 95% to 85%, and
 - ÷ Increase the TIF funded capital projects in the Intown CRA by \$20 million.