

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** June 2, 2015

**AGENDA ITEM NO.** 3

**Consent Agenda** ☐

**Regular Agenda** ☒

**Public Hearing** ☐

**County Administrator's Signature:**

**Subject:**

Proposed Amendments to the Southside St. Petersburg Community Redevelopment Area Interlocal Agreement

**Department:**

Planning

**Staff Member Responsible:**

Gordon Beardslee, Director

**Recommended Action:**

I RECOMMEND THAT THE BOARD OF COUNTY COMMISSIONERS (BOARD) APPROVE THE ATTACHED PROPOSED AMENDMENTS TO THE JUNE 3, 2014 INTERLOCAL AGREEMENT WITH THE CITY OF ST. PETERSBURG (CITY) FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (CRA) AND AUTHORIZE THE BOARD CHAIRMAN TO SIGN THE AMENDED 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 CRA. This resolution also determined that conditions in the CRA meet the criteria described in the 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 the County through the Community Redevelopment Act of 1969, as amended, for the Southside St. Petersburg CRA. The City also requested authority to establish two tax increment financing (TIF) districts and two 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 was 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 St. Petersburg City Council and the Board approved an Interlocal Agreement for the Southside St. Petersburg CRA on May 15, 2014 and on May 20, 2014, respectively.

During the summer and fall of 2014, the City prepared a draft South St. Petersburg CRA Plan with input obtained from public workshops and from community stakeholders. This draft was submitted to the County on February 20, 2015, which included a TIF district boundary modified to be coterminous with the boundary of the 4,700-acre Southside St. Petersburg CRA (which is being renamed the South St. Petersburg CRA). This represents a nearly ten-fold increase in the area originally requested by the City where tax increment revenues would be collected and expended. In response to this significant change in the City's initial request, the City Mayor and County Administrator negotiated a compromise of the proposed TIF district moderating the impact on the County's general fund through a reduction in the County's TIF contribution levels to the South St. Petersburg, Intown and Bayboro Harbor CRA Plans from 95% to 85%. In addition, the City is requesting that the TIF-funded capital projects in the Intown CRA be increased by \$20 million for implementation of the Downtown Waterfront Master Plan.

The key components of this agreement are being memorialized as amendments to the existing 2014 Southside St. Petersburg CRA Interlocal Agreement. The changes to the Intown and Bayboro CRAs mentioned in the proposed amendments to the Interlocal Agreement would occur after approval of the South St. Petersburg CRA Plan and establishment of its associated TIF district.

The key components of the proposed amendments to the Interlocal Agreement are summarized as follows and are organized by the affected redevelopment plan:

#### South St. Petersburg Community Redevelopment Plan

1. Establish a tax increment financing district and redevelopment trust fund for the entire 4,700-acre South St. Petersburg CRA.
2. Setting 2045 as the expiration year for the South St. Petersburg CRA Trust Fund.
3. Requiring funds remaining in the South St. Petersburg CRA Trust Fund in the year of expiration to be expended by September 30, 2048.
4. Setting the County's contribution to the Trust Fund at 85% of the increment.
5. Segregating City and County TIF contributions to the South St. Petersburg CRA Redevelopment Trust Fund into separate accounts. The expenditure of County funds will be in conformance with the County's established policy on the expenditure of TIF funds.
6. The County's annual contributions to the Trust Fund will commence after both parties approve amendments to the Intown CRA Redevelopment Plan and Intown Interlocal Agreement.
7. Conduct a formal review of the South St. Petersburg Redevelopment Plan and Trust Fund in 2031.
8. Enables County staff to review and comment on procedures for TIF programs that involve the use of the County increment.

#### Intown Redevelopment Plan

1. Reduces the County's tax increment financing contribution percentage from 95% to 85% of the increment for the Intown CRA Redevelopment Trust Fund.
2. Increases the budget for capital projects in the Intown Redevelopment Plan by \$20 million to fund improvements related to the proposed Downtown Waterfront Master Plan.

#### Bayboro Harbor Redevelopment Plan

County staff recommends that the Board approve the proposed amendments to the 2014 Interlocal Agreement for the South St. Petersburg CRA. These proposed amendments to the Interlocal Agreement influence the contents of the proposed South St. Petersburg Community Redevelopment Plan and the proposed County Ordinance to establish a Redevelopment Trust Fund for the South St. Petersburg CRA. This agenda item, therefore, is being considered by the Board prior to taking action on the proposed Community Redevelopment Plan and the request to conduct a public hearing to establish a Redevelopment Trust Fund.

1. Reduces the County's tax increment financing contribution percentage from 95% to 85% of the increment for the Bayboro Harbor CRA Redevelopment Trust Fund.
2. Terminates tax increment financing contributions to the Bayboro Harbor CRA Redevelopment Trust Fund in March 2018.
3. Requires funds remaining in the Bayboro Harbor CRA Redevelopment Trust Fund in the year of expiration to be expended by September 30, 2021.

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

The total County TIF contribution to the South St. Petersburg CRA Redevelopment Trust Fund through 2045 is estimated to be \$27,633,000 (at 85%). However, the proposed reduction in the TIF contribution percentage to 85% of the increment for the South St. Petersburg, Intown and Bayboro Harbor CRA Redevelopment Trust Funds is estimated to reduce the County's contributions to these three (3) trust funds by \$16,503,000.

#### **Exhibits/Attachments Attached:**

Proposed Amended Interlocal Agreement with the City of St. Petersburg (strike-through and clean versions)  
Map of eight CRAs in the City of St. Petersburg

**STRIKE-THROUGH/UNDERLINE**

**VERSION**

**INTERLOCAL AGREEMENT BETWEEN**  
**THE CITY OF ST. PETERSBURG, FLORIDA**  
**AND**  
**PINELLAS COUNTY, FLORIDA**  
**FOR**  
**GOVERNANCE OF THE SOUTH ST. PETERSBURG COMMUNITY**  
**REDEVELOPMENT AREA**

**THIS AGREEMENT** made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, 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**, on February 20, 2015, the City of St. Petersburg submitted the proposed “South St. Petersburg Community Redevelopment Plan” (Redevelopment Plan) to Pinellas County to begin the formal approval process; and

**WHEREAS**, the Redevelopment Plan revised the City’s original request for tax increment financing authority from Resolution 2013-247 by proposing the establishment of a single tax increment financing district and redevelopment trust fund with boundaries coterminous with the South St. Petersburg CRA; and

**WHEREAS**, the Redevelopment Plan also called for the City of St. Petersburg to contribute annually at least 95 percent of its tax increment and Pinellas County to contribute 85 percent of its tax increment to the proposed South St. Petersburg Redevelopment Trust Fund through 2045; and

**WHEREAS**, on May 21, 2015, the St. Petersburg City Council approved the Redevelopment Plan (Ord #169-H) for the South St. Petersburg CRA; and

**WHEREAS**, on June 2, 2015, the Pinellas County Board of County Commissioners approved the Redevelopment Plan for the South St. Petersburg CRA and delegated authority to the St. Petersburg City Council to establish a redevelopment trust fund for the CRA; and

**WHEREAS**, on June 11, 2015, the St. Petersburg City Council accepted the authority delegated from the Pinellas County Board of County Commissioners to establish a redevelopment trust fund and approved the Redevelopment Trust Fund (Ord # ) for the South St. Petersburg CRA; and

**WHEREAS, on June 23, 2015, the Pinellas County Board of County Commissioners approved the Redevelopment Trust Fund (Ord # \_\_\_\_\_) for the South St. Petersburg CRA; 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~~ Community Redevelopment Plan in a manner that improves the community for its current and future 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 will 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, and that the Pinellas County portion will be spent in accordance with Pinellas County's June 2014 policy guidelines on expenditure of TIF funds entitled "Application of Tax Increment Financing Funds in Community Redevelopment Districts within Pinellas County" (June 2014 Policy).
4. Support the CAC established in Section 4.A. herein.
5. Submit annual progress reports to the County, with a due date of March 31<sup>st</sup> of each reporting year to begin in 2017 and continue until 2045. The reports shall describe the progress of the redevelopment plan relative to benchmarks and measures established by the Community Redevelopment Agency and detail expenditures from Pinellas County's account within the proposed South St. Petersburg Redevelopment Trust Fund.

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 and maintain 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~~ agree to establish ~~two (2) one independent~~ tax increment financing districts ~~within~~ with a boundary that is coterminous with the Southside St. Petersburg CRA boundary, ~~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 considered for approval ~~approved~~ by the County consistent with Section 4.D.

B. The Parties agree that the tax increment financing district and redevelopment trust fund will expire on May 21, 2045, unless otherwise extended by mutual agreement, and all TIF funding remaining in the redevelopment trust fund upon the expiration date must be expended by



September 30, 2048.

C. By April 15<sup>th</sup> of each year through the 2045 expiration year of the tax increment financing district and redevelopment trust fund, the City of St. Petersburg agrees to annually deposit into the South St. Petersburg Redevelopment Trust Fund a sum no less than the tax revenue generated from 95 percent of the tax increment created each year in the CRA as calculated by the formula described in Sec. 163.387(1) of Florida Statutes (2014).

D. By April 15<sup>th</sup> of each year through the 2045 expiration year of the tax increment financing district and redevelopment trust fund, Pinellas County agrees to annually deposit into the South St. Petersburg Redevelopment Trust Fund a sum no less than the tax revenue generated from 85 percent of the tax increment created each year in the CRA as calculated by the formula described in Sec. 163.387(1) of Florida Statutes (2014).

E. The Parties agree that the South St. Petersburg Redevelopment Trust Fund will consist of two accounts wherein City and County annual tax increment revenue will be separated to assist in verifying the expenditure of County funds in conformance with Pinellas County's June 2014 Policy on expenditure of TIF funds.

F. The Parties agree that Pinellas County's annual contribution to the South St. Petersburg Redevelopment Trust Fund will commence after both Parties approve amendments to the Intown Redevelopment Plan (IRP) and Interlocal Agreement that 1) reduce Pinellas County's contribution to the IRP Redevelopment Trust Fund to 85 percent of the annual tax increment created each year in the Intown CRA and 2) increase IRP TIF funded capital projects by \$20 million for implementation of the Downtown Waterfront Master Plan.

G. The Parties agree 1) to reduce the County's contribution to the Bayboro Harbor Redevelopment (BHRP) Redevelopment Trust Fund from 95 percent to 85 percent of the annual tax increment created each year in the Bayboro Harbor CRA; 2) terminate the BHRP Redevelopment Trust Fund on March 18, 2018; and 3) expend by September 30, 2021, all TIF funding remaining in the redevelopment trust fund upon the expiration date. The County's reduced contributions to the BHRP Redevelopment Trust Fund will commence in the year it begins payment into the South St. Petersburg Redevelopment Trust Fund.

H. The Parties agree to conduct a formal review of the South St. Petersburg Redevelopment Plan and Redevelopment Trust Fund in 2031 that will evaluate the effectiveness of redevelopment efforts and determine whether the County continues to dedicate its portion of

the tax increment revenues at the existing level through 2045, provided that there shall be no reduction in the dedication of tax increment revenues for as long as there are unpaid loans, advances or indebtedness approved as provided herein and secured by the County's tax increment revenues.

I. The Parties agree that the City will allow the County to review and comment on procedures for TIF programs that involve the use of County increment before they are transmitted to the Citizen Advisory Committee for the South St. Petersburg Community Redevelopment Area. The County's comment period will be fifteen (15) working days upon receipt of said programs.

BJ. 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

ATTEST:  
**CHANDRAHASA SRINIVASA**, City Clerk

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

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

APPROVED AS TO FORM

APPROVED AS TO FORM

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

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

**CLEAN VERSION**

**INTERLOCAL AGREEMENT BETWEEN  
THE CITY OF ST. PETERSBURG, FLORIDA  
AND  
PINELLAS COUNTY, FLORIDA  
FOR  
GOVERNANCE OF THE SOUTH ST. PETERSBURG COMMUNITY  
REDEVELOPMENT AREA**

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**WITNESSETH:**

**WHEREAS**, the City adopted Resolution 2013-247 on June 20, 2013, describing an area in the City as the “South St. Petersburg Community Redevelopment Area” (“South 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 South 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 South 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 South 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**, on February 20, 2015, the City of St. Petersburg submitted the proposed “South St. Petersburg Community Redevelopment Plan” (Redevelopment Plan) to Pinellas County to begin the formal approval process; and

**WHEREAS**, the Redevelopment Plan revised the City’s original request for tax increment financing authority from Resolution 2013-247 by proposing the establishment of a single tax increment financing district and redevelopment trust fund with boundaries coterminous with the South St. Petersburg CRA; and

**WHEREAS**, the Redevelopment Plan also called for the City of St. Petersburg to contribute annually at least 95 percent of its tax increment and Pinellas County to contribute 85 percent of its tax increment to the proposed South St. Petersburg Redevelopment Trust Fund through 2045; and

**WHEREAS**, on May 21, 2015, the St. Petersburg City Council approved the Redevelopment Plan (Ord #169-H) for the South St. Petersburg CRA; and

**WHEREAS**, on June 2, 2015, the Pinellas County Board of County Commissioners approved the Redevelopment Plan for the South St. Petersburg CRA and delegated authority to the St. Petersburg City Council to establish a redevelopment trust fund for the CRA; and

**WHEREAS**, on June 11, 2015, the St. Petersburg City Council accepted the authority delegated from the Pinellas County Board of County Commissioners to establish a redevelopment trust fund and approved the Redevelopment Trust Fund (Ord #\_\_\_\_) for the South St. Petersburg CRA; and

**WHEREAS**, on June 23, 2015, the Pinellas County Board of County Commissioners approved the Redevelopment Trust Fund (Ord #\_\_\_\_\_) for the South St. Petersburg CRA; and

**WHEREAS**, the County and City have similar goals in the implementation of the 2020 Plan, the Healthy Communities Initiative and the South St. Petersburg Community Redevelopment Plan in a manner that improves the community for its current and future 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 will 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 South 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 South 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, and that the Pinellas County portion will be spent in accordance with Pinellas County's June 2014 policy guidelines on expenditure of TIF funds entitled "Application of Tax Increment Financing Funds in Community Redevelopment Districts within Pinellas County" (June 2014 Policy).
4. Support the CAC established in Section 4.A. herein.
5. Submit annual progress reports to the County, with a due date of March 31<sup>st</sup> of each reporting year to begin in 2017 and continue until 2045. The reports shall describe the progress of the redevelopment plan relative to benchmarks and measures established by the Community Redevelopment Agency and detail expenditures from Pinellas County's account within the proposed South St. Petersburg Redevelopment Trust Fund.

B. The City staff agrees to provide the proposed South 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 South St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the South 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 South St. Petersburg when seeking funding from sources other than tax increment financing to implement programs or

projects identified in the South St. Petersburg CRA community redevelopment plan and those portions of the 2020 Plan and the Healthy Communities Initiative which have been incorporated into the South St. Petersburg CRA community redevelopment plan.

Section 4. Governance Structure.

A. The Parties agree to establish and maintain a Citizen Advisory Committee (“CAC”), comprised of nine (9) residents, business and/or property owners, or other stakeholders from within the South 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 South St. Petersburg CRA on the community redevelopment plan and any amendments thereto, and to advise the Community Redevelopment Agency on issues and policies within the South 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 South 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 South St. Petersburg CRA, and the issuance of any bonds or other indebtedness that pledges tax increment revenues.

Section 5. Funding.

A. The Parties agree to establish one tax increment financing districts with a boundary that is coterminous with the South St. Petersburg CRA boundary. Any proposed trust fund will be considered for approval by the County consistent with Section 4.D.

B. The Parties agree that the tax increment financing district and redevelopment trust fund will expire on May 21, 2045, and all TIF funding remaining in the redevelopment trust fund upon the expiration date must be expended by September 30, 2048.

C. By April 15<sup>th</sup> of each year through the 2045 expiration year of the tax increment financing district and redevelopment trust fund, the City of St. Petersburg agrees to annually deposit into the South St. Petersburg Redevelopment Trust Fund a sum no less than the tax



revenue generated from 95 percent of the tax increment created each year in the CRA as calculated by the formula described in Sec. 163.387(1) of Florida Statutes (2014).

D. By April 15<sup>th</sup> of each year through the 2045 expiration year of the tax increment financing district and redevelopment trust fund, Pinellas County agrees to annually deposit into the South St. Petersburg Redevelopment Trust Fund a sum no less than the tax revenue generated from 85 percent of the tax increment created each year in the CRA as calculated by the formula described in Sec. 163.387(1) of Florida Statutes (2014).

E. The Parties agree that the South St. Petersburg Redevelopment Trust Fund will consist of two accounts wherein City and County annual tax increment revenue will be separated to assist in verifying the expenditure of County funds in conformance with Pinellas County's June 2014 Policy on expenditure of TIF funds.

F. The Parties agree that Pinellas County's annual contribution to the South St. Petersburg Redevelopment Trust Fund will commence after both Parties approve amendments to the Intown Redevelopment Plan (IRP) and Interlocal Agreement that 1) reduce Pinellas County's contribution to the IRP Redevelopment Trust Fund to 85 percent of the annual tax increment created each year in the Intown CRA and 2) increase IRP TIF funded capital projects by \$20 million for implementation of the Downtown Waterfront Master Plan.

G. The Parties agree 1) to reduce the County's contribution to the Bayboro Harbor Redevelopment (BHRP) Redevelopment Trust Fund from 95 percent to 85 percent of the annual tax increment created each year in the Bayboro Harbor CRA; 2) terminate the BHRP Redevelopment Trust Fund on March 18, 2018; and 3) expend by September 30, 2021, all TIF funding remaining in the redevelopment trust fund upon the expiration date. The County's reduced contributions to the BHRP Redevelopment Trust Fund will commence in the year it begins payment into the South St. Petersburg Redevelopment Trust Fund.

H. The Parties agree to conduct a formal review of the South St. Petersburg Redevelopment Plan and Redevelopment Trust Fund in 2031 that will evaluate the effectiveness of redevelopment efforts and determine whether the County continues to dedicate its portion of the tax increment revenues at the existing level through 2045, provided that there shall be no reduction in the dedication of tax increment revenues for as long as there are unpaid loans, advances or indebtedness approved as provided herein and secured by the County's tax increment revenues.

I. The Parties agree that the City will allow the County to review and comment on procedures for TIF programs that involve the use of County increment before they are transmitted to the Citizen Advisory Committee for the South St. Petersburg Community Redevelopment Area. The County's comment period will be fifteen (15) working days upon receipt of said programs.

J. 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


ATTEST:  
**CHANDRAHASA SRINIVASA**, City Clerk

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

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

APPROVED AS TO FORM

APPROVED AS TO FORM

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

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



**TO ALL USERS: NOTES AND LANGUAGE IN BLUE REQUIRE THAT ORIGINATOR CUSTOMIZE THIS FORM FOR USE PRIOR TO SUBMISSION FOR REVIEW. ADDRESS ALL BLUE NOTES AND DELETE THIS HEADER.** Please call Kelly Ramaciere (x43724) with any questions or for assistance.

CATS # 47295


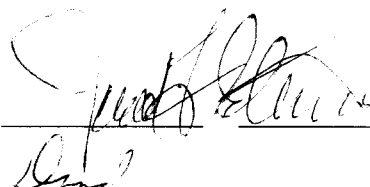
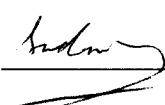
### **Interlocal Agreement REVIEW FORM**

Type of Resolution or Ordinance: Proposed Amendments to the 2014 Interlocal Agreement between Pinellas County and the City of St. Petersburg for the South St. Petersburg CRA.

Estimated Revenue or Expenditure: In exchange for the BCC establishing a Redevelopment Trust Fund for the South St. Petersburg CRA, the City agrees to reduce the County's TIF commitment to two existing CRA Trust Funds in St. Petersburg. An estimated \$27.6 million contributed by the County to the South St. Petersburg Trust Fund over 30 years would be offset by approximately \$13 million in reduced County TIF contributions to the Intown and Bayboro Harbor CRAs.

Available Budget: N/A

The attached documentation is submitted for your review and comment. Upon finalization of your review, please complete this Review Form below and forward to the next Review Authority on the list.

<b><u>REVIEW AUTHORITY</u></b>	<b><u>REVIEW DATE</u></b>	<b><u>SIGNATURE</u></b>	<b><u>COMMENTS</u></b>	<b><u>COMMENTS ADDRESSED ORIGINATOR'S INITIALS &amp; DATE</u></b>
Originating Department Planning Gordon Beardslee	5/18/15			
Asst. County Administrator Jacob Stowers	5/19/15			
County Attorney David Sadowsky	5/19/15			

**TO ALL USERS: NOTES AND LANGUAGE IN BLUE REQUIRE THAT ORIGINATOR CUSTOMIZE THIS FORM FOR USE PRIOR TO SUBMISSION FOR REVIEW. ADDRESS ALL BLUE NOTES AND DELETE THIS HEADER.** Please call Kelly Ramaciere (x43724) with any questions or for assistance.

**Please return to Gordon Beardslee by May 19<sup>th</sup> before noon . All inquiries should be made to Gordon Beardslee, at ext. 48200. Thank you.**

# PLANNING DEPARTMENT BCC AGENDA ITEMS

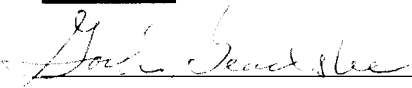
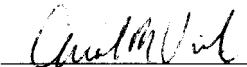
## REVIEW/INFORMATION SHEET

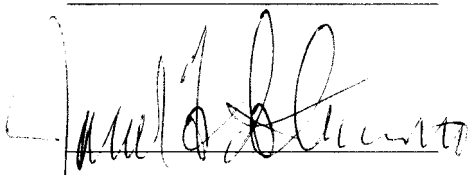
**BCC Submittal Subject:** Proposed Amendments to the 2014 Interlocal Agreement with the City of St. Petersburg for the Southside St. Petersburg CRA

**Proposed BCC Agenda Date:** June 2, 2015

**Approval Request Date:** May 19, 2015

**Division Submitting Agenda Item:** Community Development and Planning

<u>Reviewed by:</u>	<u>Name</u>	<u>Signature</u>	<u>Review Date</u>
Originator(s)	Gordon Beardslee		5/18/15
	Renea Vincent		5/19/15

<u>Submitted to:</u>	<u>Date</u>	
Director of _____	_____	
Jacob Stowers, Assistant County Administrator		5/19/15
Other Appropriate Assist County Admin	_____	
	(Name)	

### Subject/Issue/Project Facts:

(Answer the following: Who? What? Where? Why? How?, i.e., How Much?, How Many?)

The St. Petersburg City Council and the Board approved an Interlocal Agreement for the Southside St. Petersburg CRA on May 15, 2014 and on May 20, 2014, respectively.

During the summer and fall of 2014, the City prepared a draft South St. Petersburg CRA Plan with input obtained from public workshops and from community stakeholders. This draft was submitted to Pinellas County on February 20, 2015, which included a TIF district boundary

modified to be coterminous with the boundary of the 4,700-acre Southside St. Petersburg CRA (which is being renamed the South St. Petersburg CRA). This represents a nearly ten-fold increase in the area originally requested by the City where tax increment revenues would be collected and expended.

The City Mayor and County Administrator negotiated a compromise enabling the County to support the expansion of the proposed TIF district by moderating the impact on the County's general fund through a reduction in the County's TIF contribution levels to the Intown and Bayboro Harbor CRA Plans from 95% to 85%. In addition, the City is requesting that the TIF-funded capital projects in the Intown CRA be increased by \$20 million for implementation of the Downtown Waterfront Master Plan.

The key components of this agreement are being memorialized as amendments to the existing 2014 Southside St. Petersburg CRA Interlocal Agreement, which are summarized in the attached BCC agenda memo.

The total County TIF contribution to the South St. Petersburg CRA Redevelopment Trust Fund through 2045 is estimated to be \$27,633,000. However, the proposed reduction in the TIF contribution percentage to 85% of the increment for the Intown and Bayboro Harbor CRA Redevelopment Trust Funds is estimated to reduce the County's contributions to these two trust funds by \$13,009,840.