



Staff Report

File #: 15-410, **Version:** 1

Agenda Date: 11/10/2015

Subject:

Ordinance amending the Pinellas County Code related to the City of St. Petersburg Redevelopment Trust Fund for the Bayboro Harbor Community Redevelopment Area (companion to item 15).

Recommended Action:

Adoption of an ordinance amending the Redevelopment Trust Fund for the Bayboro Harbor Community Redevelopment Area (CRA) in St. Petersburg in accordance with specific provisions contained in the "Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area" executed on June 2, 2015.

Strategic Plan:

Foster Continual Economic Growth and Vitality

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and the region
- 4.3 Catalyze redevelopment through planning and regulatory programs
- 4.4 Invest in infrastructure to meet current and future needs
- 4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors

Summary:

On June 2, 2015, the St. Petersburg City Council and the Pinellas County Board of County Commissioners (Board) executed an "Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area", which specified certain amendments to the Bayboro Harbor Redevelopment Trust Fund that would need to occur in order to effectuate establishment of the South St. Petersburg CRA and associated Redevelopment Trust Fund.

In accordance with the above referenced Interlocal Agreement, the following amendments to the Bayboro Harbor CRA Redevelopment Trust Fund are proposed:

1. Beginning in 2016, Pinellas County's contribution to the Redevelopment Trust Fund will be reduced from 95% to 85% of the annual tax increment created each year in the CRA.
2. The Redevelopment Trust Fund will be terminated on March 17, 2018.
3. All tax increment funds remaining in the Redevelopment Trust Fund upon its expiration must be expended by September 30, 2021.

Background Information:

On September 3, 2015, the St. Petersburg City Council approved Resolution No. 2015-399 that approved an "Interlocal Agreement between the City of St. Petersburg and Pinellas County for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area". The Board is also scheduled to take action on the Interlocal Agreement as an item on the November

10th Board agenda.

Fiscal Impact:

The reduction in the County's contribution to the Redevelopment Trust Fund from 95% to 85% is projected to reduce the County's contribution over the remaining three years of the Redevelopment Trust Fund by approximately \$14,000.

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

City of St. Petersburg

ORDINANCE NO. 15-

AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING PINELLAS COUNTY CODE SECTION 38-63 RELATED TO THE CITY OF ST. PETERSBURG REDEVELOPMENT TRUST FUND FOR THE BAYBORO HARBOR COMMUNITY REDEVELOPMENT AREA; CHANGING HOW THE AMOUNT OF THE COUNTY' S CONTRIBUTION TO THE REDEVELOPMENT TRUST FUND IS CALCULATED BEGINNING ON JANUARY 1, 2016; ESTABLISHING A TERMINATION DATE FOR THE REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AMENDMENTS ARISING FROM PUBLIC INPUT AND CONSULTATION WITH RESPONSIBLE AUTHORITIES.

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 85-284, delegated to the City Council of the City of St. Petersburg, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 85-434, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the City described in said Resolution to be a slum or blighted area (the "Bayboro Harbor Redevelopment Area"); and

WHEREAS, the City Council of the City of St. Petersburg, Florida, declared itself to be a redevelopment agency to carry out the redevelopment of the area determined to be a slum or blighted area: and

WHEREAS, by Ordinance No. 855-F the City Council of the City of St. Petersburg, Florida, has approved a redevelopment plan (the "Bayboro Harbor Redevelopment Plan") pursuant to the Act, a copy of which plan has been submitted: and

WHEREAS, the Bayboro Harbor Redevelopment Plan was approved by the Board of County Commissioners pursuant to a resolution adopted on December 3, 1985: and

WHEREAS, the City Council of the City of St. Petersburg, Florida, on March 17, 1988, enacted Ordinance No.1027-F creating a redevelopment trust fund pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners adopted Ordinance No. 88-55 on October 25, 1988, approving the creation of the redevelopment trust fund by the City of St. Petersburg for the Bayboro Community Redevelopment Area; and

WHEREAS, on June 2, 2015, the St. Petersburg City Council and the Board of County Commissioners executed an “Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area”, which listed specific changes to the Bayboro Harbor Redevelopment Trust Fund that would need to be adopted in order to effectuate establishment of the Redevelopment Trust Fund for the South St. Petersburg Community Redevelopment Area; and

WHEREAS, on September 3, 2015, the City of St. Petersburg City Council approved Resolution No. 2015-399 approving the “Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area”; and

WHEREAS, on November 10, 2015, the St. Petersburg City Council and the Board of County Commissioners executed the “Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area” consistent with the specific changes listed in the “Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area”.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA THAT:

SECTION 1. Pinellas County Code Section 38-63 – Bayboro Harbor redevelopment for City of St. Petersburg is hereby amended to read as follows:

Sec. 38-63. - Bayboro Harbor redevelopment for City of St. Petersburg.

- (a) The creation of the redevelopment trust fund by the City of St. Petersburg, Florida, is hereby approved.
- (b) The county shall annually pay into the fund approved in this section a sum equal to the increment in the income, proceeds, revenues and funds of the county derived from, or held in connection with, the community redevelopment project area, for the use of St. Petersburg's Bayboro Harbor community redevelopment agency in its undertaking and carrying out of the community redevelopment project plan. The increment shall be determined and appropriated annually and shall be that amount equal to 95 percent of the difference between:
 - (1) The amount of ad valorem taxes levied each year by or for the county, exclusive of any amount from debt service millage, on taxable real property contained within the

geographic boundaries of the Bayboro Harbor community redevelopment area as defined in Resolution No. 85-434 of the City of St. Petersburg; and

- (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the county, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the above-described redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each such taxing authority prior to the effective date of Ordinance No. 1027-F of the City of St. Petersburg providing for the funding redevelopment trust fund described above.

In calculating the increment, the amount of the ad valorem taxes levied based on the countywide debt service on county bonds shall be totally excluded from the calculation. All increments in this amount shall continue to be used for its voter-approved purpose and shall not be appropriated in any part to the fund. Any adjustments made in the appropriation will be based upon the final extended tax roll.

- (c) Beginning January 1, 2016, the increment shall be that amount equal to eighty-five (85%) of the difference between the amounts calculated in paragraphs (b)(1) and (b)(2) above.
- (d) The county shall annually pay to the fund the tax increment due the fund on January 1 of each taxable year. The county's obligation to annually appropriate to the fund on or before October 1 of each year shall commence immediately upon the effective date of the ordinance from which this section derives and continue until all loans, advances and indebtedness incurred as a result of the community redevelopment project have been paid (but not to exceed 30 years). Nothing in this section, however, shall require the City of St. Petersburg or the City of St. Petersburg's Bayboro Harbor community redevelopment agency to issue bonds or incur loans or other indebtedness as a condition precedent to the county depositing into the fund the amounts set forth in subsection (b) of this section. In no year shall the county's obligation to the fund exceed the amount of that year's tax increment as determined in subsection (b) of this section. Beginning with the 20th year after the date of sale of the initial bonding or indebtedness, if any, no new sale of bonds or indebtedness supported by the county's tax increment may occur nor may existing indebtedness so supported be refunded without approval of the board of county commissioners. The county's increment contributions are to be accounted for as a separate revenue within the fund but may be combined with other revenues for the purpose of paying debt service.
- (e) The redevelopment trust fund for the Bayboro Harbor Community Redevelopment Area shall terminate on March 17, 2018 and all tax increment funds remaining in the trust fund upon its termination shall be expended by September 30, 2021.
- (f) Copies of reports of audits required by F.S. § 163.387(8) shall be provided to the board of county commissioners each fiscal year.

SECTION 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 3. Inclusion in Code. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Pinellas County Code and that the sections of this Ordinance may be renumbered or relettered and the word “ordinance” may be changed to section, article or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 4. Filing of Ordinance; Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing of the ordinance with the Department of State.

APPROVED AS TO FORM

By: 

Office of the County Attorney

ORDINANCE NO. 15-

AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING PINELLAS COUNTY CODE SECTION 38-63 RELATED TO THE CITY OF ST. PETERSBURG REDEVELOPMENT TRUST FUND FOR THE BAYBORO HARBOR COMMUNITY REDEVELOPMENT AREA; CHANGING HOW THE AMOUNT OF THE COUNTY' S CONTRIBUTION TO THE REDEVELOPMENT TRUST FUND IS CALCULATED BEGINNING ON JANUARY 1, 2016; ESTABLISHING A TERMINATION DATE FOR THE REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AMENDMENTS ARISING FROM PUBLIC INPUT AND CONSULTATION WITH RESPONSIBLE AUTHORITIES.

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 85-284, delegated to the City Council of the City of St. Petersburg, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Act"); and

WHEREAS, the City Council of the City of St. Petersburg, Florida, by its Resolution No. 85-434, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the City described in said Resolution to be a slum or blighted area (the "Bayboro Harbor Redevelopment Area"); and

WHEREAS, the City Council of the City of St. Petersburg, Florida, declared itself to be a redevelopment agency to carry out the redevelopment of the area determined to be a slum or blighted area: and

WHEREAS, by Ordinance No. 855-F the City Council of the City of St. Petersburg, Florida, has approved a redevelopment plan (the "Bayboro Harbor Redevelopment Plan") pursuant to the Act, a copy of which plan has been submitted: and

WHEREAS, the Bayboro Harbor Redevelopment Plan was approved by the Board of County Commissioners pursuant to a resolution adopted on December 3, 1985: and

WHEREAS, the City Council of the City of St. Petersburg, Florida, on March 17, 1988, enacted Ordinance No.1027-F creating a redevelopment trust fund pursuant to the Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners adopted Ordinance No. 88-55 on October 25, 1988, approving the creation of the redevelopment trust fund by the City of St. Petersburg for the Bayboro Community Redevelopment Area; and

WHEREAS, on June 2, 2015, the St. Petersburg City Council and the Board of County Commissioners executed an “Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area”, which listed specific changes to the Bayboro Harbor Redevelopment Trust Fund that would need to be adopted in order to effectuate establishment of the Redevelopment Trust Fund for the South St. Petersburg Community Redevelopment Area; and

WHEREAS, on September 3, 2015, the City of St. Petersburg City Council approved Resolution No. 2015-399 approving the “Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area”; and

WHEREAS, on November 10, 2015, the St. Petersburg City Council and the Board of County Commissioners executed the “Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area” consistent with the specific changes listed in the “Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area”.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA THAT:

SECTION 1. Pinellas County Code Section 38-63 – Bayboro Harbor redevelopment for City of St. Petersburg is hereby amended to read as follows:

Sec. 38-63. - Bayboro Harbor redevelopment for City of St. Petersburg.

- (a) The creation of the redevelopment trust fund by the City of St. Petersburg, Florida, is hereby approved.
- (b) The county shall annually pay into the fund approved in this section a sum equal to the increment in the income, proceeds, revenues and funds of the county derived from, or held in connection with, the community redevelopment project area, for the use of St. Petersburg's Bayboro Harbor community redevelopment agency in its undertaking and carrying out of the community redevelopment project plan. The increment shall be determined and appropriated annually and shall be that amount equal to 95 percent of the difference between:
 - (1) The amount of ad valorem taxes levied each year by or for the county, exclusive of any amount from debt service millage, on taxable real property contained within the geographic boundaries of the Bayboro Harbor community redevelopment area as defined in Resolution No. 85-434 of the City of St. Petersburg; and

- (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the county, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the above-described redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each such taxing authority prior to the effective date of Ordinance No. 1027-F of the City of St. Petersburg providing for the funding redevelopment trust fund described above.

In calculating the increment, the amount of the ad valorem taxes levied based on the countywide debt service on county bonds shall be totally excluded from the calculation. All increments in this amount shall continue to be used for its voter-approved purpose and shall not be appropriated in any part to the fund. Any adjustments made in the appropriation will be based upon the final extended tax roll.

- (c) Beginning January 1, 2016, the increment shall be that amount equal to eighty-five (85%) of the difference between the amounts calculated in paragraphs (b)(1) and (b)(2) above.
- (e) (d) The county shall annually pay to the fund the tax increment due the fund on January 1 of each taxable year. The county's obligation to annually appropriate to the fund on or before October 1 of each year shall commence immediately upon the effective date of the ordinance from which this section derives and continue until all loans, advances and indebtedness incurred as a result of the community redevelopment project have been paid (but not to exceed 30 years). Nothing in this section, however, shall require the City of St. Petersburg or the City of St. Petersburg's Bayboro Harbor community redevelopment agency to issue bonds or incur loans or other indebtedness as a condition precedent to the county depositing into the fund the amounts set forth in subsection (b) of this section. In no year shall the county's obligation to the fund exceed the amount of that year's tax increment as determined in subsection (b) of this section. Beginning with the 20th year after the date of sale of the initial bonding or indebtedness, if any, no new sale of bonds or indebtedness supported by the county's tax increment may occur nor may existing indebtedness so supported be refunded without approval of the board of county commissioners. The county's increment contributions are to be accounted for as a separate revenue within the fund but may be combined with other revenues for the purpose of paying debt service.
- (e) The redevelopment trust fund for the Bayboro Harbor Community Redevelopment Area shall terminate on March 17, 2018 and all tax increment funds remaining in the trust fund upon its termination shall be expended by September 30, 2021.
- (d) (f) Copies of reports of audits required by F.S. § 163.387(8) shall be provided to the board of county commissioners each fiscal year.

SECTION 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 3. Inclusion in Code. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Pinellas County Code and that the sections of this Ordinance may be renumbered or relettered and the word “ordinance” may be changed to section, article or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 4. Filing of Ordinance; Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing of the ordinance with the Department of State.

NO. 2015-399

A RESOLUTION BY THE CITY COUNCIL OF
THE CITY OF ST. PETERSBURG APPROVING
THE INTERLOCAL AGREEMENT FOR THE
BAYBORO HARBOR COMMUNITY REDEVEL-
OPMENT AREA (CRA) ATTACHED AS EXHIBIT
A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 2, 2015, the St. Petersburg City Council and Pinellas County Board of County Commissioners executed an "Interlocal Agreement between the City of St. Petersburg and Pinellas County for Governance of the South St. Petersburg Community Redevelopment Area", which *inter alia* specified certain changes to the Bayboro Harbor CRA Redevelopment Trust Fund in order to effectuate establishment of the South St. Petersburg CRA Redevelopment Trust Fund; and

WHEREAS, St. Petersburg City Council approved Resolution 2015-230 on May 21, 2015, requesting City Administration to undertake said changes related to the Bayboro Harbor CRA Redevelopment Trust Fund.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council does hereby approve the attached "Interlocal Agreement between the City of St. Petersburg and Pinellas County for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area".

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 3rd day of September, 2015.



Charles Gerdes, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 

Chan Srinivasa, City Clerk



Exhibit A

Bayboro Harbor Community Redevelopment Area Interlocal Agreement

**INTERLOCAL AGREEMENT
BETWEEN
THE CITY OF ST. PETERSBURG, FLORIDA
AND
PINELLAS COUNTY, FLORIDA
FOR
THE COMMITMENT OF
TAX INCREMENT REVENUES IN THE BAYBORO HARBOR COMMUNITY
REDEVELOPMENT AREA**

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Resolution No. 85-284, dated May 16, 1985, delegated to the City Council of the City of St. Petersburg, Florida, certain authority and powers to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (Act) and delineated by Community Redevelopment Area boundaries; and

WHEREAS, the St. Petersburg City Council, pursuant to Florida Statute 163.357 and Board of County Commissioners Resolution 85-284, approved Resolution No. 85-434 on June 6, 1985, to

- 1) Accepted delegation of certain redevelopment authority from the Pinellas County Board of County Commissioners;
- 2) Declared the area known as Bayboro Harbor to be a slum or blighted area; and
- 3) Established the City Council as the Community Redevelopment Agency responsible for undertaking and carrying out redevelopment planning and related activities for the Bayboro Harbor Community Redevelopment Area (CRA);

WHEREAS, by Ordinance No. 855-F, the City Council of the City of St. Petersburg, Florida, has adopted the Bayboro Harbor Community Redevelopment Plan pursuant to the requirements of the Act; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida approved the Bayboro Harbor Community Redevelopment Plan pursuant to a resolution adopted on December 3, 1985; and

WHEREAS, the City Council of the City of St. Petersburg, Florida, on March 17, 1988, enacted Ordinance No. 1027-F creating a redevelopment trust fund pursuant to the Act; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by Ordinance No. 88-45, dated October 25, 1988, approved the creation of a redevelopment trust fund for the Bayboro Harbor CRA; and

WHEREAS, from time to time, the Community Redevelopment Plan has been amended to reflect existing conditions, by replacing outdated graphics and maps, providing text revisions and reorganization, and updating redevelopment programs and projects; and

WHEREAS, the St. Petersburg City Council and Pinellas County Board of County Commissioners have approved the June 2, 2015, "South St. Petersburg CRA Interlocal Agreement", which includes conditions regarding the County's tax increment revenue contributions to the Bayboro Harbor CRA Redevelopment Trust Fund.

NOW, THEREFORE, the City of St. Petersburg, Florida (City) and Pinellas County (County) enter into this Bayboro Harbor CRA Interlocal Agreement, as follows:

1. Beginning in 2016, Pinellas County's contribution to the Bayboro Harbor CRA Redevelopment Trust Fund will be reduced from 95 percent to 85 percent of the annual tax increment created each year in the CRA.
2. The Bayboro Harbor CRA Redevelopment Trust Fund will be terminated on March 17, 2018.
3. All tax increment funds remaining in the Bayboro Harbor CRA Redevelopment Trust Fund upon its expiration must be expended by September 30, 2021.

(Signature Page Follows)

IN WITNESS WHEREOF, the Parties have executed this Interlocal Agreement effective as of _____, 2015.

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

**NOTICE OF PUBLIC HEARING
PROPOSED ORDINANCES AND RESOLUTION RELATED TO THE CITY OF ST.
PETERSBURG INTOWN AND BAYBORO HARBOR COMMUNITY
REDEVELOPMENT AREAS**

The Pinellas County Board of County Commissioners proposes to approve amendments to the St. Petersburg CRA Intown Redevelopment Plan, and to amend the St. Petersburg CRA Intown Redevelopment Area Trust Fund and the St. Petersburg CRA Bayboro Harbor Redevelopment Trust Fund.

A public hearing on the proposed Resolution and Ordinances will be held on Tuesday, November 10, 2015, at 9:30 a.m. in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolution and Ordinances.

1. **PROPOSED RESOLUTION TO APPROVE AMENDMENTS TO THE CITY OF ST. PETERSBURG CRA INTOWN REDEVELOPMENT PLAN:**

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY FLORIDA; APPROVING AMENDMENTS TO THE COMMUNITY REDEVELOPMENT PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA FOR THE INTOWN REDEVELOPMENT AREA (INTOWN REDEVELOPMENT PLAN) PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

2. **PROPOSED ORDINANCE TO AMEND THE CITY OF ST. PETERSBURG CRA INTOWN REDEVELOPMENT TRUST FUND**

AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING PINELLAS COUNTY CODE SECTION 38-61 RELATED TO THE CITY OF ST. PETERSBURG REDEVELOPMENT TRUST FUND FOR THE INTOWN REDEVELOPMENT PLAN; AMENDING THE AMOUNT OF THE COUNTY'S CONTRIBUTION TO THE TAX INCREMENT BEGINNING ON JANUARY 1, 2016; CHANGING THE DATE BY WHICH THE COUNTY MUST ANNUALLY PAY THE TAX INCREMENT DUE THE REDEVELOPMENT TRUST FUND; INCREASING THE COUNTY'S OBLIGATION TO APPROPRIATE TAX INCREMENT REVENUES FOR PROJECTS IDENTIFIED IN THE INTOWN REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AMENDMENTS ARISING

FROM PUBLIC INPUT AND CONSULTATION WITH RESPONSIBLE AUTHORITIES.

3. **PROPOSED ORDINANCE TO AMEND THE CITY OF ST. PETERSBURG CRA BAYBORO HARBOR REDEVELOPMENT TRUST FUND**

AN ORDINANCE OF THE COUNTY OF PINELLAS AMENDING PINELLAS COUNTY CODE SECTION 38-63 RELATED TO THE CITY OF ST. PETERSBURG REDEVELOPMENT TRUST FUND FOR THE BAYBORO HARBOR COMMUNITY REDEVELOPMENT AREA; CHANGING HOW THE AMOUNT OF THE COUNTY'S CONTRIBUTION TO THE REDEVELOPMENT TRUST FUND IS CALCULATED BEGINNING ON JANUARY 1, 2016; ESTABLISHING A TERMINATION DATE FOR THE REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR AMENDMENTS ARISING FROM PUBLIC INPUT AND CONSULTATION WITH RESPONSIBLE AUTHORITIES.

The proposed amendments can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call (727) 464- 8200. The amendments can also be inspected at Pinellas County Board Records, 315 Court Street, Fifth Floor, Clearwater, Florida 33756.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756, (727) 464-4880 (VOICE), (727) 464-4062 (TDD).

KEN BURKE, CLERK TO
THE BOARD OF COUNTY COMMISSIONERS
By: Norman D. Loy, Deputy Clerk

**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 2ND day of June, 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 "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 #175-H) 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 #15-27) 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 31st 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 15th 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 15th 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

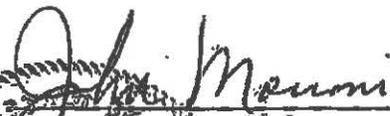
procedures for TIF programs that involve the use of County increment before they are transmitted to the Citizen Advisory Committee for the South St. Petersburg Community Redevelopment Area. The County's comment period will be fifteen (15) working days upon receipt of said programs.

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

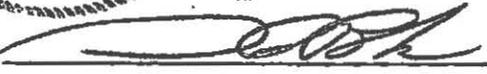
IN WITNESS WHEREOF, the undersigned have hereto affixed their hands and seals the day and year first above-written.

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

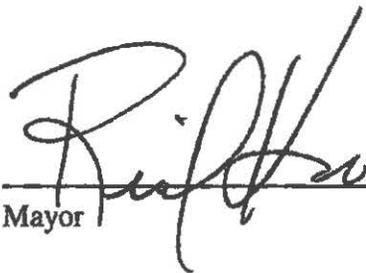
CITY OF ST. PETERSBURG



Chairman

KEN BURKE, Clerk
By: 

Deputy Clerk

By: 

Mayor

ATTEST:
CHANDRAHASA SRINIVASA, City Clerk

By: 

City Clerk

APPROVED AS TO FORM

APPROVED AS TO FORM

By: 

Office of the County Attorney

By: 

Office of the City Attorney



Comments to the Staff Report

Fiscal Impact:

Due to this interlocal agreement, the current OMB estimate of the County's contribution to the Bayboro Harbor CRA Redevelopment Trust Fund over the remaining 3 years is reduced by \$14,230 using the new percentage of 85%. The staff report states "\$14,000 reduction," which is an acceptable estimate. This is the same comment as OMB Review to File #15-424.

Suggested Changes and Comments to the Ordinance

Page 2, last "WHEREAS" — Isn't the title of the interlocal agreement, "Interlocal Agreement between the City of St. Petersburg, Florida, and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Bayboro Harbor Community Redevelopment Area?" and not the title in the paragraph with the preface "Bayboro Harbor Community Redevelopment Area"?

Page 3, Section 38-63(e) — Is the redevelopment trust fund going to terminate on March 17, 2018 or just the "contributions" to the trust fund being terminated on that date?

Risk Management Contract Review

Contract Name	Ordinance Amending the Redevelopment Trust Fund for the Bayboro Harbor Community Redevelopment Area in St. Petersburg.				
Bid/Contract#		Granicus	15-410	PID #	
Department	Planning / Comm Dvlp	Project Mgr	Gordon Beardslee		Date In
Contract Mgr		RUSH?	n	Pre-Review?	n
Purchasing Contact		Term		Amount	\$
Type of Contract (select both)	Public Entity to Public Entity		Non-Purchasing	Method of Review	E-Review Only (CATS/Legistar)
Limitation of Liability?		Indemnification Language?		If PE to PE, \$768.28?	y

Required Coverages	Add'l Language / Exclusions	Limits	Justification
Choose an item.			Public Entity to Public Entity
Choose an item.			

Discussed scope & suggested insurance requirements with

Date/Time/Comments: Ordinance amending the Redevelopment Trust Fund for the Bayboro Harbor Community Redevelopment Area in St. Petersburg

NOTES:
No insurance requirements

Reviewed By	GWHITE	Date	10/16/2015
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<input checked="" type="checkbox"/> Ready for Signature	Authorized By Virginia E. Holscher, Director
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