



Economic Development Department

P.O. Box 2842
St. Petersburg, Florida 33731-2842
Telephone: 727 893-7100

August 4, 2017

Mr. Mark S. Woodard, County Administrator
Pinellas County
315 Court Street
Clearwater, FL 34622

Re: Notice of August 24, 2017, St. Petersburg City Council Public Hearing on Proposed Amendments to the Intown Redevelopment Plan

Dear Mr. Woodard,

As required by the Florida Community Redevelopment Act of 1969 (Sec. 163.360, FS), the City of St. Petersburg is notifying taxing authorities whose jurisdictions lie within the **Intown Community Redevelopment Area** that the St. Petersburg City Council is expected to take action on the following ordinance.

Ordinance adopting amendments to the Intown Redevelopment Plan (IRP) to delete the reference to the "Mixed Use Transportation Facility" in Table 2 and reallocate its \$14 million in allowable project costs that can be funded by tax increment financing (TIF) to "Enhancements to the Municipal Pier Project" and/or "Enhancements to the Downtown Waterfront Master Plan Improvements in the Pier District" as well as to the "Downtown Transportation and Parking Improvements" project; establish a \$190,984,882 ceiling for total tax increment financing contributions needed to complete the IRP program for the projects identified in Table 2; and allow for discussions between the City of St. Petersburg and Pinellas County on future projects in the Intown Redevelopment Area and enable certain amendments to the IRP Interlocal Agreement to modify the terms for use of IRP TIF revenues if mutually agreed upon.

The public hearing related to this proposal will be held on **August 24, 2017, beginning at 6:00 p.m. or thereafter in Council Chambers at City Hall, 175 Fifth Street North, St. Petersburg, Florida.** Interested parties may appear at the meeting and speak on the proposed ordinances. Please do not hesitate to contact me at (727) 893-7106 if you should have any questions.

Sincerely,

Rick D. Smith, AICP and CECD
Planning and Economic Development Department

Attachments First Reading Information: Intown Redevelopment Plan Amendments, Ordinance, and Staff Report

ST. PETERSBURG CITY COUNCIL
Meeting of August 3, 2017

TO The Honorable Darden Rice, Chair and Members of City Council

SUBJECT First Reading of Ordinance adopting Amendments to the Intown Redevelopment Plan (IRP) to delete the reference to the “Mixed Use Transportation Facility” in Table 2 and reallocate its \$14 million in allowable project costs that can be funded by tax increment financing (TIF) to “Enhancements to the Municipal Pier Project” and/or “Enhancements to the Downtown Waterfront Master Plan Improvements in the Pier District” as well as to the “Downtown Transportation and Parking Improvements” project; establish a \$190.98-million ceiling for total tax increment financing contributions needed to complete the IRP program for the projects identified in Table 2; and allow for discussions between the City of St. Petersburg and Pinellas County on future projects in the Intown Community Area and enable certain amendments to the IRP Interlocal Agreement to modify the terms for use of IRP TIF revenues if mutually agreed upon.

RECOMMENDATION Administration recommends City Council conduct first reading for the attached Ordinance and set second reading and public hearing for August 24, 2017.

BACKGROUND

The proposed amendments to the Intown Redevelopment Plan are required by Resolution 2017-260 as well as the resolution proposed to supersede it that will be heard by City Council at its August 3, 2017, meeting. Resolution 2017-260 was adopted by City Council on April 20, 2017, and approved the Fifth Amendment to the Intown Redevelopment Plan Interlocal Agreement (Interlocal). The Fifth Amendment reallocated \$14 million previously allotted for a “Mixed Use Transportation Facility” in the following manner:

- o Reallocate \$14 million previously allotted for a “Mixed Use Transportation Facility” to:
 - o expend up to \$10 million in TIF on (i) “Enhancements to the Municipal Pier Project” and/or (ii) “Enhancements to the Downtown Waterfront Master Plan Improvements in the Pier District”.

- expend \$4 million on “Downtown Transportation and Parking Improvements” throughout the Intown Redevelopment Area.
- allocate to “Downtown Transportation and Parking Improvements” any remaining amount of \$10 million not spent on enhancements to the “Municipal Pier Project” and/or “Downtown Waterfront Master Plan Improvements in the Pier District”.

These City Council amendments remain effective in the proposed resolution superseding Res. 2017-260 and must be incorporated into the Intown Redevelopment Plan. The superseding resolution will necessitate additional IRP amendments. They are in response to Pinellas County’s requirement to establish a ceiling of \$190.98 million for total tax increment financing (TIF) contributions needed to complete the IRP program for the projects identified in Table 2 of the IRP. In addition, the proposed amendments will allow for future discussions between the City and County to increase TIF contributions if mutually agreed upon for projects related to parking and transportation enhancements within the Intown CRA and projects related to the redevelopment of the Tropicana Field property.

The amendments to the Intown Redevelopment Plan reflecting the requirements of the approved and proposed amendments to the Fifth Amendment of the Intown Redevelopment Plan Interlocal Agreement can be found in Exhibit 1 of the ordinance on pages 3, 14, 18, 26, 29, 36 and 37.

RECOMMENDATION

Administration recommends City Council conduct first reading for the attached Ordinance approving amendments to the Intown Redevelopment Plan, and set second reading and public hearing for August 24 2017.

Attachment: Ordinance and Exhibit 1: Amended Chapters of the Intown Redevelopment Plan