



CITY OF ST. PETERSBURG

CITY OF ST. PETERSBURG, FLORIDA

RICK KRISEMAN, Mayor

Office of the Mayor

September 6, 2017

Ms. Janet Long, Chairwoman
Board of County Commissioners
Pinellas County
315 Court Street
Clearwater, FL 33756

Re: Overview of St. Petersburg Pier District Enhancement Projects to be funded through the Intown Redevelopment Trust Fund

Dear Chair Long:

Please find enclosed adopted resolutions and ordinances documents related to the City of St. Petersburg's request on September 14, 2017, for the Pinellas County Board of County Commissioners to approve amendments to the Intown Redevelopment Plan (IRP) and IRP Interlocal Agreement. On August 3, 2017, City Council adopted Resolution 2017-453 approving the Fifth Amendment to the IRP Interlocal Agreement, and on August 24, 2017, adopted Ordinance 292-H amending the Intown Redevelopment Plan (IRP) (see Attachments 1 and 2). These amendments

- 1) Add a \$190.98 million ceiling for total tax increment financing (TIF) contributions needed to complete the IRP program for the projects identified in Table 2 of the redevelopment plan;
- 2) Provide for a future discussion regarding the duties and contributions of the parties, duration of the TIF, discussion of projects related to parking and transportation enhancements within Intown and projects related to the redevelopment of the Tropicana Field property; and
- 3) Reallocate \$14 million in tax increment funds previously allotted for a Mixed Use Transportation Facility to allow for up to \$10 million in Pier District Enhancements and at least \$4 million for Downtown Transportation and Parking Improvements.

The majority of the Pier District Enhancement projects noted in #3 above will occur in the area known as the uplands/approach (representing the first phase of the Waterfront Master Plan), and will better activate and link the entire Pier District with Downtown's dynamic core, including Bayshore Blvd. and Beach Dr., along with Al Lang field and the Mahaffey Theater.

These major project components include, but are not limited to the following:

- Pier Plaza Pavilion
- Pavilion Snack Shack
- Splash Pad Enhancements
- Destination Playground Equipment
- Gateway Enhancements (including realignment of 2nd Ave NE)

It is important to note that none of the expenditures for the major project components include any use of Intown TIF for the purchase of artwork. While the artwork will be a signature component of the Pier District Enhancements, the City is seeking private donations to fund it. In addition, the Pier District Enhancements will not cause an increase in the \$117.354 million IRP budget. Instead, they will be funded by the aforementioned reallocation of \$14 million from the Mixed-Use Transportation Facility project described in #3.

I would like to thank you and your staff for the opportunity to bring forward this exciting and important project to St. Petersburg, Pinellas County and the region. St. Petersburg's Downtown Waterfront is one of our country's best, in large part due to the investments that the City and Pinellas County have undertaken since the 1980s.

Sincerely,



Mayor Nick Kriseman
City of St. Petersburg

attachments

cc: Board of County Commissioners, Pinellas County
Mark Woodard, Administrator, Pinellas County

ORDINANCE NO. 292-H

AN ORDINANCE ADOPTING AMENDMENTS TO THE INTOWN REDEVELOPMENT PLAN (IRP) OF THE CITY OF ST. PETERSBURG, TO DELETE THE REFERENCE TO "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 THE "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 CEILING IN THE AMOUNT OF \$190,984,882 FOR TOTAL TIF CONTRIBUTIONS NEEDED TO COMPLETE THE IRP PROGRAM FOR THE PROJECTS LISTED 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; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg approved the Intown Redevelopment Plan (IRP) to revitalize the City's original downtown core area and waterfront for urban entertainment, sports, residential, commercial, institutional and office uses; and

WHEREAS, the Waterfront Plan section of the IRP calls for the continued renovation of the waterfront parks and Pier area and the development of specialty retail and cultural and recreational facilities; and

WHEREAS, on June 4, 2015, City Council approved the Downtown Waterfront Master Plan, which was mandated by an amendment to the City Charter approved by referendum on November 8, 2011; and

WHEREAS, the Downtown Waterfront Master Plan identified potential future public improvements throughout the waterfront planning area, including the Pier District; and

WHEREAS, the Pier District provides a vital link between the new Municipal Pier and the Downtown Core and public improvements are necessary to energize and connect activity between both to ensure the long-term success of the Municipal Pier; and

WHEREAS, in 2005, the St. Petersburg City Council and the Pinellas County Board of County Commissioners first approved the "Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for the Commitment of Tax Increment Revenues in the Intown Redevelopment Area" (Interlocal Agreement) and have since approved four amendments; and

WHEREAS, on April 20, 2017, the St. Petersburg City Council, in support of additional funding for the Pier District improvements, approved Resolution 2017-260, the Fifth Amendment to the Restated Interlocal Agreement (Fifth Amendment), which amends Table 2 of the IRP to delete the \$14-million "Mixed-Use Transportation Facility" and re-allocate its funding in the following manner:

- 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; and
- allocated to "Downtown Transportation and Parking Improvements" any of the \$10 million in TIF not utilized for "Enhancements to the Municipal Pier Project" and/or "Enhancements to the Downtown Waterfront Master Plan Improvements in the Pier District".

WHEREAS, after reviewing Resolution 2017-260 and the Fifth Amendment, Pinellas County is requiring a ceiling in the amount of \$190,984,882 on total tax increment financing contributions needed to complete the IRP program identified in Table 2 and other substantive changes that require City Council approval; and

WHEREAS, the City of St. Petersburg and Pinellas County agree to discussions 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 CITY OF ST. PETERSBURG DOES HEREBY ORDAIN:

Section 1. Exhibit A of Ordinance 557-F, as amended, is hereby amended to read as provided in Exhibit 1 of this ordinance, which is attached hereto and incorporated herein.

Section 2. Words that are ~~struck through~~ shall be deleted from the existing Intown Redevelopment Plan (IRP) and language that is underlined shall be added to the existing IRP. Provisions not specifically amended shall continue in full force and effect.

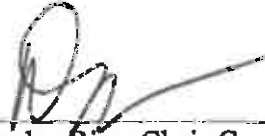
Section 3. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

Section 4. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective when the Board of County

Commissioners approves it as an amendment to the Intown Redevelopment Plan. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as described above.

First Reading held on the 3rd day of August, 2017.

Adopted by St. Petersburg City Council on second and final reading on the 24th day of August, 2017.



Darden Rice, Chair-Councilmember
Presiding Officer of the City Council



Attest: Chan Srinivasa, City Clerk

Title Published: Times 1-t 8/11/17



Not vetoed. Effective date Thursday, August 31, 2017 at 5:00 p.m.

Exhibit 1

Amended Sections of Exhibit A of Ordinance 557-F

NO. 2017-453

A RESOLUTION APPROVING THE AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PINELLAS COUNTY, FLORIDA FOR THE COMMITMENT OF TAX INCREMENT REVENUES IN THE INTOWN REDEVELOPMENT AREA; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AMENDED AND RESTATED INTERLOCAL AGREEMENT; SUPERSEDING RESOLUTION 2017-250; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1981 and 1982 both the City of St. Petersburg, Florida ("City") and the Pinellas County, Florida ("County") approved certain resolutions and ordinances creating the Intown Redevelopment Area ("Area") located in St. Petersburg and approving the Intown Redevelopment Plan ("Plan") and the creation of a Redevelopment Trust Fund ("Fund") into which tax increment revenues have been appropriated and expended; and

WHEREAS, tax increment revenues are authorized to be expended for projects in the Area, including the financing or refinancing thereof, all as provided in Part III of Chapter 163; and

WHEREAS, the County and City executed the original Interlocal Agreement ("Original Interlocal Agreement") for the Plan on April 21, 2005, to formalize the obligations of the respective Parties for \$95.354 million of approved projects utilizing tax increment financing revenue from the Fund to fund, among other projects, the renovation of the Mahaffey Theater (\$21.354 million) and the reconstruction of the Pier (\$50 million); and

WHEREAS, the Original Interlocal Agreement has been amended four times since 2005; and

WHEREAS, the City desires to reallocate \$14.0 million in tax increment funds previously allocated for a Mixed Use Transportation Facility as follows: (1) up to \$10 million of these funds for: (i) Enhancements to the Municipal Pier Project and/or (ii) Enhancements to the Downtown Waterfront Master Plan Improvements in the Pier District; and (2) \$4 million of these funds to Downtown Transportation and Parking Improvements throughout the Area; and

WHEREAS, any of the \$10 million in tax increment funds not utilized by the City for Enhancements to the Municipal Pier Project and/or Enhancements to the Downtown Waterfront Master Plan Improvements in the Pier District shall be allocated to augment the \$4.0 million allocated to Downtown Transportation and Parking Improvements; and

WHEREAS, appropriations of the \$14 million tax increment funds towards specific projects will require future approval of the St. Petersburg City Council; and

WHEREAS, in addition to reallocating \$14.0 million in tax increment funds previously allocated for a Mixed Use Transportation Facility, the City and County also wish to (i) modify the duties of the Parties, (ii) define a total contribution for the Fund, and (iii) provide for a future discussion which shall include projects related to parking and transportation enhancements, and projects related to redevelopment of the Tropicana Field property; and

WHEREAS, the City and County now desire to execute an Amended and Restated Agreement for the commitment of tax increment revenues in the Area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Amended and Restated Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for the commitment of tax increment revenues in the Intown Redevelopment Area is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor or his designee is authorized to execute the Amended and Restated Interlocal Agreement.

BE IT FURTHER RESOLVED, that Resolution 2017-260 is hereby superseded by this resolution.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 3rd day of August, 2017.

ATTEST:



Chan Srinivasa, City Clerk



Darden Rice, Chair-Councilmember
Presiding Officer of the City Council

