

## OMB Granicus Review

<b>Granicus Title</b>	Acceptance of the City of Dunedin's Downtown Community Redevelopment Area Mid-Term Review Report into the record.				
<b>Granicus ID #</b>	25-1861A	<b>Contract #</b>		<b>Date:</b>	24-Nov-2025

**Mark all Applicable Boxes:**

Type of Contract									
<b>CIP</b>		<b>Grant</b>		<b>Other</b>	<b>X</b>	<b>Revenue</b>		<b>Project</b>	

**Contract information:**

<b>New Contract (Y/N)</b>	N	<b>Original Contract Amount</b>	\$ 1,265,650.73
<b>Fund(s)</b>	0001	<b>Amount of Change</b>	N/A
<b>Cost Center(s)</b>	114300	<b>Contract Amount</b>	N/A
<b>Program(s)</b>	1103	<b>Amount Available</b>	<b>Total:</b> \$ 1,265,650.73
<b>Account(s)</b>	5810001	<b>Included in Applicable Budget? (Y/N)</b>	<b>N</b>
<b>Fiscal Year(s)</b>	FY26		

### Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

The Housing and Community Development Department is requesting acceptance of the Downtown Dunedin Community Redevelopment Area (CRA) Mid-Term Review Report into the record, as required per the 2012 Ordinance (Ord No. 12-26) approved by the Board of County Commissioners (Board) on July 10, 2012. The Dunedin CRA and redevelopment trust fund were established in 1988 with a 95.0% County tax increment financing (TIF) contribution. The CRA term was extended from 30 to 45 years in 2012 with a Mid-Term Review report due by April 5, 2026, and is set to expire in 2033. An Interlocal Agreement was approved in 2023 that pledged TIF revenues toward indebtedness to complete two (2) major capital projects identified in the CRA Plan. Per Ordinance, the County's TIF contribution cannot be changed until the CRA Plan has expired or all relative debt financing has been repaid; therefore, there is no opportunity to adjust the County TIF contribution as part of the Mid-Term Review. By accepting this Mid-Term Review, the Board recognizes:

- Performance of TIF revenues.
- Implementation of the Downtown Master Plan 2033.
- Effectiveness of the Downtown Master Plan 2033 at mitigating blight conditions.
- Compliance with the Board's Mid-Term Review requirement

Acceptance of the Downtown Dunedin Community Redevelopment Area (CRA) Mid-Term Review Report has no fiscal impact on the County and the current TIF contributions.

**Analyst: Katherine Bleakly**

**Ok to Sign:** ☒