

OMB Contract Review

Contract Name	Resolution approving through Interlocal Agreement indebtedness and expenditure of Pinellas County Tax Increment Financing funds pursuant to the City of Dunedin Redevelopment Plan, subsequently amended as the City of Dunedin Community Redevelopment Agency Downtown Master Plan 2033, for the Dunedin Redevelopment District pursuant to the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes; and providing for an effective date.				
RANICUS	23-1768A	Contract #		Date:	11/7/23

Mark all Applicable Boxes:

Type of Contract									
CIP		Grant	x	Other		Revenue		Project	

Contract information:

New Contract (Y/N)	Y/Resolution	Original Contract Amount	\$4,596,995 through 2033
Fund(s)	F0001	Amount of Change	N/A
Cost Center(s)	114300	Contract Amount	Est. \$4,596,995 through 2033
Program(s)	1103	Amount Available	Total: N/A
Account(s)	5810001	Included in Applicable Budget? (Y/N)	No
Fiscal Year(s)	FY24-FY33		

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.)

Resolution approving through Interlocal Agreement indebtedness and expenditure of Pinellas County Tax Increment Financing funds pursuant to the City of Dunedin Redevelopment Plan, subsequently amended as the City of Dunedin Community Redevelopment Agency Downtown Master Plan 2033, for the Dunedin Redevelopment District pursuant to the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes; and providing for an effective date.

CRA Background

- Originally approved in 1988 and will end in 2033.
- Mid-term review must be submitted by October 1, 2025, and the County must act on the review by April 5, 2026.
- TIF was established at 95% for 45 years by Section 38-68 of the Pinellas County Code.

Proposed Borrowing

- Dunedin would like to maintain the 95% contribution to support the proposed projects.
- Staff was prepared to evaluate a reduction of County contribution at the time of the midterm review, but due to language in the original CRA ordinance, County contribution cannot be reduced as long as there is indebtedness secured by County's tax increment.
- The 10 year county projected TIF contribution until the end of the CRA in 2033 is \$12.5M. The City projected TIF contribution is \$13.7M for a total to \$26.2M
- The City of Dunedin plans to borrow \$6.594M to complete two capital initiatives in their CRA Plan.
 - Skinner Boulevard improvements (project cost \$3.3 million) – FDOT project, requires City contribution to close funding gap.
 - The FDOT requires the Skinner Blvd. funds by early 2024.
 - Downtown Parking Garage (project cost \$5 million)
- The loans will be serviced by CRA TIF funds for the remaining term of the CRA (2033) and General Fund (2044).
- Dunedin previously took out \$4.1M in loans secured by Pinellas County TIF funds for repayment for land acquisition for parking preventing the County from reducing its contribution.
- The City and the County have negotiated an interlocal agreement to recognize and approve the borrowing.

- The interlocal agreement cannot contain a revenue cap to be imposed at the midterm review due to wording in Section 38-68 of the Pinellas County Code (see Regulatory Context, below).
- Dunedin will approve the agreement first, on October 31, and it will be on the December 12 BCC agenda.

Regulatory Context

- The most recent CRA Policy, adopted by Resolution 21-48, applies the Scoring Criteria to new CRAs, time extensions, and expansions.
- Dunedin is not seeking to extend or expand their CRA, therefore is not subject to the scoring matrix.
- Section 38-68 allows the County to consider funding levels as part of the mid-term review.
- Section 38-68 also prevents the County from reducing the TIF contribution due to the fact that such a reduction is only allowed “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.”
 - Dunedin’s 2021 borrowing, which is secured by County TIF funds, triggers this restriction on County reduction in the TIF contribution.

If approved, the County’s estimated TIF contributions for debt service payments for the identified projects through 2033 would be \$4,596,995.

Analyst: Yana Matiyuk

Ok to Sign:
