



TO:  
Rebecca L. Stonefield, CPM  
Strategic Initiatives Manager  
Housing and Community Development  
440 Court Street  
Clearwater, FL 33756

01/22/2026

**RE: Pinellas County | City of Dunedin Interlocal Agreement Amendment**

Dear Rebecca:

Thank you for your time meeting with us virtually on December 16, 2025 to discuss amending the attached CRA interlocal agreement (ILA) between Pinellas County and the City of Dunedin.

I am writing on behalf of the City of Dunedin to explain the desire to amend the Interlocal Agreement between the City of Dunedin and Pinellas County regarding the City of Dunedin Community Redevelopment Area (CRA) and the use of Tax Increment Financing (TIF) funds. This agreement has been essential in supporting responsible redevelopment initiatives within our CRA.

The City is actively planning the construction of a new parking garage in our downtown area to meet critical parking needs. This project has become necessary due to the risk of losing several existing leased parking lots as surrounding properties undergo additional development. At the same time, this new development is generating increased parking demand in the downtown core. Without adequate public parking capacity, we jeopardize the continued vitality and accessibility of our downtown, which currently represents approximately \$300 million in assessed property value and serves as the economic and cultural heart of our community. Preserving and protecting this substantial public and private investment is a top priority for the City.

To finance the construction of the parking garage, we respectfully request an amendment to the Interlocal Agreement that would increase the authorized amount of debt the City may incur. The original Interlocal Agreement (ILA), executed in December 2023, authorized the City to finance up to \$6.594 million for approved Plan Projects (Skinner Boulevard Improvements, Downtown Parking Lot and Midtown Parking Garage), with the final maturity date of any debt secured by the County's contribution to the CRA TIF which terminates with

the CRA sunset in 2033. In November 2021, the CRA purchased the site of the proposed Midtown Parking Garage located at the northwest corner of Douglas Avenue and Scotland Street for \$4.114 million (including debt processing fees). The construction of the garage is estimated to cost \$9.1 million (including debt processing fees), necessitating increasing the debt service by \$6.62 million as detailed below.

Adopted Interlocal Agreement (ILA) - TIF Funding - New Public Improvement Projects	
Parking Garage	Unfunded
Parking Lot Property Acquisition	\$4,114,000.00
Skinner Boulevard Improvements	\$2,480,000.00
<b>Total</b>	<b>\$6,594,000.00</b>

Adopted ILA - Available TIF Funding	
Total	\$6,594,000.00
<b>Parking Lot Property Acquisition</b>	<b>\$4,114,000.00</b>
<b>ILA Debt Available</b>	<b>\$2,480,000.00</b>

Midtown Garage Debt Service Increase Request	
ILA Debt Available	\$2,480,000.00
Garage Construction	<b>\$9,100,000.00</b>
<b>Debt Service Increase Request</b>	<b>\$6,620,000.00</b>

The \$2.48 million remainder was not allocated toward the Skinner Boulevard improvements due to staff utilizing American Rescue Plan Act (ARPA) funds. In addition, the total garage cost is \$10.3 million with the design being funded using \$1.2 million Penny for Pinellas funds.

**Importantly, this request does not seek any additional funds from Pinellas County.** The City of Dunedin is not asking the County to contribute any extra TIF revenues, general funds, or other resources beyond those already committed under the current agreement. Any debt incurred for this project will be solely guaranteed and secured by the City of Dunedin's Covenant to Budget and general fund. Pinellas County will have no financial obligation, liability, or guarantee associated with this debt. The additional financing will be backed exclusively by the City's Covenant to Budget and general fund, ensuring no impact on or risk to County resources.



We believe a proposed amendment fully aligns with the shared objectives of the Interlocal Agreement by supporting sustainable redevelopment, protecting significant existing investments in the CRA, and addressing infrastructure needs driven by ongoing growth without imposing any additional burden on the County. The City stands ready to provide all project supporting documentation to assist in your review.

We kindly ask that this amendment request be scheduled for consideration at an upcoming Pinellas County Commission meeting. Thank you for your continued partnership in advancing the success of the Dunedin CRA. We look forward to your feedback and to collaborating on this important initiative. Please feel free to contact me at 727.298.3204 or [Robert.Ironsmith@Dunedin.gov](mailto:Robert.Ironsmith@Dunedin.gov) with any questions.

Sincerely,

A handwritten signature in black ink that reads "Robert C. Ironsmith". The signature is fluid and cursive.

Robert C. Ironsmith  
Economic and Housing Development Director

Attachments: ILA, Dunedin CRA Debt Service Schedule, Garage Elevation

CC: Jennifer Bramley, Dunedin City Manager  
Les Tyler, Dunedin Director of Finance  
Luis A. Garcia, Pinellas County Principal Planner  
Matt Jackson, Dunedin Economic Development Manager

**City of Dunedin - Finance**

**Estimated Debt Service Schedule - CRA and General Fund**

Fiscal Year	Parking Lot Property		Midtown Parking Garage		Total Debt paid by
	\$3,725,291	\$	\$	9,160,000	
FY 2024	\$ 413,388	\$ -	\$ 413,388		Annual Debt Service CRA Fund
FY 2025	413,919	-	413,919		Annual Debt Service CRA Fund
FY 2026	413,360	-	413,360		Annual Debt Service CRA Fund
FY 2027	413,724	572,687	986,411		Annual Debt Service CRA Fund
FY 2028	413,997	865,551	1,279,548		Annual Debt Service CRA Fund
FY 2029	414,179	865,597	1,279,776		Annual Debt Service CRA Fund
FY 2030	414,271	865,611	1,279,882		Annual Debt Service CRA Fund
FY 2031	414,272	866,467	1,280,739		Annual Debt Service CRA Fund
FY 2032	414,181	866,252	1,280,433		Annual Debt Service CRA Fund
FY 2033	-	865,881	865,881		Annual Debt Service CRA Fund
FY 2034	-	866,229	866,229		Annual Debt Service General Fund
FY 2035	-	866,298	866,298		Annual Debt Service General Fund
FY 2036	-	866,046	866,046		Annual Debt Service General Fund
FY 2037	-	866,348	866,348		Annual Debt Service General Fund
FY 2038	-	866,206	866,206		Annual Debt Service General Fund
FY 2039	-	865,579	865,579		Annual Debt Service General Fund
FY 2040	-	866,257	866,257		Annual Debt Service General Fund
FY 2041	-	866,284	866,284		Annual Debt Service General Fund
<b>Total</b>	<b>\$ 3,725,291</b>	<b>\$ 12,697,294</b>	<b>\$ 16,422,585</b>		

**Parking Lot Property funding sources:**

CRA County of Pinellas TIF - Debt Service	1,862,646	50%
CRA City of Dunedin TIF - Debt Service	1,862,646	50%
City of Dunedin - General Fund Debt Service	-	0%
<b>Total</b>	<b>3,725,291</b>	<b>100%</b>

**Midtown Parking Garage funding sources**

CRA County of Pinellas TIF - Debt Service	2,884,023	23%
CRA City of Dunedin TIF - Debt Service	2,884,023	23%
City of Dunedin - General Fund Debt Service	6,929,247	55%
<b>Total</b>	<b>12,697,294</b>	<b>100%</b>

# Parking Facility Façade

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DOUGLAS AVENUE & EAST HONEY LANE



All Dunedin styles  
(Hip Roof)

Craftsman  
(Ornamental Entry / Columns)