

## OMB Contract Review

<b>Contract Name</b>	Public hearing Regarding a Resolution to Approve the City of St. Pete Beach Community Redevelopment Area Plan				
<b>Record #</b>	16-553A	<b>Contract #</b>	N/A	<b>Date:</b>	04-12-2016

**Mark all Applicable Boxes:**

Type of Contract									
<b>CIP</b>	<input checked="" type="checkbox"/>	<b>Grant</b>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>	<b>Revenue</b>	<input type="checkbox"/>	<b>Project</b>	<input type="checkbox"/>

**Contract information:**

<b>New Contract (Y/N)</b>	No	<b>Original Contract Amount</b>	\$38.8 Million (City of St. Pete Beach estimate)
<b>Fund(s)</b>	0001	<b>Amount of Change</b>	
<b>Cost Center(s)</b>	114300	<b>Contract Amount</b>	\$38.8 Million (City of St. Pete Beach estimate)
<b>Program(s)</b>	1103	<b>Amount Available</b>	<b>Total: N/A</b>
<b>Account(s)</b>	N/A	<b>Included in Applicable Budget? (Y/N)</b>	N/A
<b>Fiscal Year(s)</b>	2017-2046		

**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 contract is a resolution approving the City of St. Pete Beach Community Redevelopment Area Plan. In addition, included in this file is an interlocal agreement for governance and funding of the St. Pete Beach Community Redevelopment Area.

The City of St. Pete Beach revised the draft redevelopment area plan that was presented to the Board of County Commissioners on February 16, 2016. The revised plan incorporated changes to address comments from the work session.

The Board of County Commissioners can determine its increment percentage that finances the plan -- from 50% to 95% of the annual growth in taxable values over 30 years. Action by the Board of County Commissioner is required by July 8, 2016 per the staff report.

Tax Increment Financing would reduce resources within the General Fund in the amount reflected in the estimates provided by the City. OMB has requested clarification regarding the methodology used for developing the estimates as they reflect significant year-to-year variations over the 30-year period.

**Comments**

1. F.S. 163.370(3) lists the following projects that may not be paid for or financed by increment revenue. The statute does not allow "Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation." What are the uses and redevelopment plans for the city properties that are part of the redevelopment area? Should the Resolution directly address this limitation?
2. Also, F.S. 163.370(3)(b) addresses "installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously

approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.” Does the County’s Gulf Boulevard Capital Improvement Project that enhances the road from SR 60 on Clearwater Beach, south to Pass-A-Grille Beach impact the timing of the redevelopment area plan’s improvements for the road? Or does the St. Pete Beach’s allocation of the County’s CIP project need to be removed from the CIP? The County CIP project includes the relocation of aerial utility lines underground, construction of pedestrian cross-walks, installation of decorative street lighting, common signage and landscape.

**Analyst: Katherine Burbridge**

**Ok to Sign with comments:**

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