



CRA – Process and Status Update

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Housing and Community Development Department

- **Overview of 2021 Policy**
 - Applicability
 - General process
- **CRA Status Summary**
 - Term status
 - County contributions

2018/2021 NEW POLICY

**CRA Policy and Implementation Procedures with scoring criteria.
Board adopted Policy and Procedures.
Additional guidance on 'eligible' expenditures.**

- **1980s** – first CRAs in Pinellas; no formalized evaluation process
- **2000s** – more focus on Ordinances outlining requirements by individual CRA
- **2002** – more focus on Ordinances outlining requirements by individual CRA; mid-term reviews
- **2007** – consideration of 'eligible' expenditure'
- **2016** – Board direction to develop consistent process

CRA Policy after 2018



- **Creates a standard process** for midpoint reviews, extensions, and expansions
- **Aligns measures with goals:**
 - Uses consistent metrics
 - Tracks County return on investment over time
 - Implements County priority goals
- **Addresses imbalance** between City and County TIF contributions
- **Applicable** for CRAs that are newly created, expanded, or for which the term is extended, as of September 1, 2021
- **Term and Contribution Limits** for new CRAs (maximum of 20 years / 95%)

CRA Policy

CRA Type	Max Duration	Base County Contribution	County Priority Match	Max Total Match
Urban Revitalization	up to 20 years	70%	Up to 25%	95%
Community Renewal	up to 20 years	50%	Up to 25%	75%
Economic Development	up to 10 years	50%	NA	50%

CRA Policy

EXPENDITURE TYPE	COUNTY PRIORITY		
	Housing Affordability	Mobility	Employment and Economic Development
Capital projects (incl. site prep)	●	●	●
Planning, engineering, surveys, and other professional services associated with an eligible capital project	●	●	●
Loans, relocation assistance, and other direct programmatic assistance	●	n/a	●

County Active CRAs



Community Redevelopment Area	Year Established	Established County TIF	Last Action/ Amendment/ Review/ Extension	Current County TIF Contribution	Sunset Year	County Contribution FY24	County Contribution Projections FY25 thru Sunset	Subject to 2021 County Policy
Oldsmar	1996	95%	-	95%	2026	\$476,519	\$1,579,882	N
Largo - West Bay Drive*	2000	95%	2021	95%	2030	\$852,496	\$6,872,843	N
Tarpon Springs	2001	95%	-	95%	2031	\$418,249	\$3,501,155	N
St Pete Intown*	1982	95%	2024	50%	2032	\$7,012,389	\$73,565,116	N
Safety Harbor*	1992	95%	2024	50%	2032	\$497,628	\$3,376,865	Y
Dunedin*	1988	95%	2023	95%	2033	\$1,095,712	\$13,261,491	N
Clearwater Downtown	1982	95%	2023	95%	2034	\$2,577,489	\$25,746,541	N
Largo - Clearwater Largo Road	1995	NA	2023	NA	2036	NA	NA	N
Pinellas Park	1990	85%	-	85%	2041	\$2,294,478	\$68,953,855	N
Pinellas Park Expansion	2020	90%	-	90%	2041	\$456,028		N
Clearwater North Greenwood	2023	95%	-	95%	2043	\$158,148	\$4,070,233	Y
South St Pete*	2015	85%	-	85%	2045	\$5,935,519	\$189,682,680	N
Lealman*	2016	95%	-	95%	2046	\$2,736,754	\$95,659,107	N
TOTAL:						\$24,511,409	\$486,269,768	

*Respective Ordinance limits the County's ability to reduce TIF contributions while outstanding debt is secured by County TIF funds.

CRA Status



95% COUNTY CONTRIBUTION*

Community Redevelopment Area	Subject to 2021 County Policy	Mid-Term Review	Sunset Year	County Contribution FY24
Oldsmar	N	-	2026	\$476,519
Largo West Bay Drive**	N	2020	2030	\$852,496
Tarpon Springs	N	-	2031	\$418,249
Dunedin**	N	2026	2033	\$1,095,712
Clearwater Downtown	N	2018	2034	\$2,577,489
Clearwater North Greenwood	Y	2033	2043	\$158,148
Lealman**	N	2032	2046	\$2,736,754

*Subject to 2021 Policy if CRA is expanded or the term is extended. The contribution can also be revaluated at time of mid-term review unless existing **Ordinance prohibits it.

CRA Status



85-90% COUNTY CONTRIBUTION*

Community Redevelopment Area	Subject to 2021 County Policy	Mid-Term Review	Sunset Year	County Contribution FY24
Pinellas Park	N	2030	2041	\$2,294,478
Pinellas Park Expansion	N			\$456,028
South St. Pete**	N	2031	2045	\$5,935,519

50% COUNTY CONTRIBUTION*

Community Redevelopment Area	Subject to 2021 County Policy	Mid-Term Review	Sunset Year	County Contribution FY24
Safety Harbor**	Y	2021	2032	\$497,628
St Pete Intown**	N	2019	2032 (or at earlier payout)	\$7,012,389

*Subject to 2021 Policy if CRA is expanded or the term is extended. The contribution can also be revaluated at time of mid-term review unless existing **Ordinance prohibits it.



Questions

Potentially Amendable



- Clearwater – Downtown (Sunsets 2034)
- Clearwater – North Greenwood (Sunsets 2043)
- **Lealman** (Sunsets 2046)
- Oldsmar (Sunsets 2026)
- Pinellas Park / Pinellas Park Expansion (Sunsets 2041)
- **Safety Harbor** (Sunsets 2032) – (has purchase agreements – not necessarily debt – being paid by City TIF)
- **South St. Pete** (Sunsets 2045)
- Tarpon Springs – Downtown (Sunsets 2031)

Bolded CRAs cannot be amended if they take on debt service, per Ordinance. (As of June 2025, no debt has been indicated.)

Cannot Amend



- Dunedin (Sunsets 2033)
- Largo – West Bay Drive (Sunsets 2030)
- St. Pete Intown (Sunsets 2032 – or at payout, whichever is earlier)

These CRAs cannot be amended if they take on debt service, per Ordinance. (As of June 2025, there is debt service.)