

Pinellas County

*333 Chestnut Street, Palm Room
Clearwater, FL 33756*



Minutes - Final

Tuesday, April 21, 2026

2:00 P.M.

Hybrid In-Person and Virtual Regular Meeting

Public Hearings at 6:00 P.M.

Board of County Commissioners

*Dave Eggers, Chair
Chris Latvala, Vice-Chair
René Flowers
Vince Nowicki
Kathleen Peters
Chris Scherer
Brian Scott*

ROLL CALL - 2:00 P.M.

Present: 7 - Chair Dave Eggers, Vice-Chair Chris Latvala, Commissioner René Flowers, Commissioner Vince Nowicki, Commissioner Kathleen Peters, Commissioner Chris Scherer, and Commissioner Brian Scott

Others Present: Barry A. Burton, County Administrator; Jewel White, County Attorney; Derelynn Revie, Board Records Manager; and Tammy Burgess, Board Reporter, Deputy Clerk

INVOCATION by Commissioner Peters**PLEDGE OF ALLEGIANCE led by Commissioner Scott**

Upon Chair Eggers' request for a motion to allow Commissioners Flowers and Scherer to attend virtually, Commissioner Latvala made a motion for approval. The motion was seconded by Commissioner Scott and carried unanimously.

PRESENTATIONS AND AWARDS**1. Neighborly Senior Care Network 60th Anniversary Proclamation:**

- David Lomaka, Executive Director
- Jeremy Bailie, Board Chair
- Brooke Mirenda, Board Vice-Chair
- Jenni White, Director of Finance
- Anita Cihlar, Director of Nutrition

Chair Eggers invited Messrs. Lomaka and Bailie and Mses. Mirenda, White, and Cihlar to join him at the podium and read a proclamation recognizing April 2026 as Neighborly Senior Care Network's 60th anniversary; whereupon, Mr. Lomaka provided brief comments regarding Neighborly and expressed his appreciation for the recognition.

2. National Volunteer Appreciation Week Proclamation:

- Irena Karolak, Manager, Employee Communications & Volunteer Services, Human Resources
- Lorraine Wert, volunteer, Heritage Village
- Margaret Santangelo, volunteer, Parks and Conservation Resources
- Steve Santangelo, volunteer, Parks and Conservations Resources
- Roxanne Bruzas, volunteer, Animal Services
- David Bruzas, volunteer, Animal Services
- Bill Dotterer, volunteer, Weedon Island Preserve
- Ray Poynor, volunteer, Brooker Creek Preserve
- Marjorie Tinchler, volunteer, Emergency Management
- Michael Drake, volunteer, Emergency Management

Chair Eggers invited Ms. Karolak, Parks and Conservation Resources Volunteer Coordinator Michael Polizzi, and several County volunteers to join him at the podium and read a proclamation recognizing the impact of volunteer efforts. On behalf of the Board, he also expressed appreciation to the volunteers for their work; whereupon, Ms. Karolak

thanked the volunteers, site coordinators, and Human Resources Volunteer Services Specialist Cantrece Harmon for their contributions.

3. Partner Presentation:
Tampa International Airport Update
- Michael Stephens, CEO, Tampa International Airport

Mr. Stephens highlighted that the Tampa International Airport is celebrating its 55th anniversary this year; whereupon, referring to a PowerPoint presentation, he reviewed recent Airport operation statistics, including that Pinellas County residents and visitors accounted for nearly a quarter of the Airport's annual traffic this year. He also displayed a video highlighting the planned design of Airside D, which will be the Airport's first new airside in more than 20 years, and discussed its scope and features.

Responding to comments and queries by the members, Mr. Stephens discussed various topics, including the Airport's social media presence, plans to potentially recreate the first commercial flight over Tampa Bay with an electric vertical take-off and landing aircraft, and plans for new international flight routes.

CITIZENS TO BE HEARD

4. Citizens To Be Heard - Public Comment.

David Ballard Geddis, Jr., Palm Harbor
John Pfanstiehl, Indian Rocks Beach
Katherine Sullivan, Gulfport
Greg Pound, Largo

CONSENT AGENDA - Items 5 through 14

A motion was made by Commissioner Peters, seconded by Commissioner Nowicki, that the Consent Agenda items be approved. The motion carried by the following vote:

Aye: 5 - Chair Eggers, Vice-Chair Latvala, Commissioner Nowicki, Commissioner Peters, and Commissioner Scott

Absent: 2 - Commissioner Flowers, and Commissioner Scherer

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

5. Minutes of the regular meeting held February 17, 2026.

This Minutes by Clerk was approved as part of the Consent Agenda.

6. Vouchers and bills paid from March 8 through March 28, 2026.

Period - March 8 through March 14, 2026

Accounts Payable - \$12,647,590.88

Payroll - \$4,974,130.14

Period - March 15 through March 21, 2026

Accounts Payable - \$42,452,607.59

Payroll - None

Period - March 22 through March 28, 2026

Accounts Payable - \$12,372,222.42

Payroll - \$5,083,884.57

This Vouchers and Bills Paid by Clerk was approved as part of the Consent Agenda.

Reports received for filing:

7. Largo Community Redevelopment Agency Fiscal Year 2025 Annual Report.

This Report Received for Filing by Clerk was approved as part of the Consent Agenda.

8. Quarterly Investment Report for the period ended December 31, 2025.

This Report Received for Filing by Clerk was approved as part of the Consent Agenda.

COUNTY ADMINISTRATOR DEPARTMENTS

County Administrator

9. Receipt and file report of non-procurement items delegated to the County Administrator for the period ending March 31, 2026.

This Informational Report was approved as part of the Consent Agenda.

Public Works

10. First Amendment to the Joint Project Agreement with the City of St. Petersburg for additional utility work associated with the 71st Street North sidewalk, roadway, and drainage improvement project from 38th Avenue North to 54th Avenue North.

(PID No. 004539A) Amendment approved, increasing the agreement in the amount of \$214,705.00 for a revised total amount owed to the County by the City of St. Petersburg of \$388,819.10. After deducting applicable interest of \$19,134.76, the total City payable amount is \$369,684.34.

This Contract/Agreement was approved as part of the Consent Agenda.

Utilities

11. Ranking of firms and agreements with four firms for the requirements of Vertical Projects 2026-2031 - Utilities Professional Engineering Services.

(Contract No. 26-0034-RFQ-CCNAC) Ranking of firms and agreement approved in the amount of \$750,000.00 per vendor for a five-year total not-to-exceed contract amount of \$3,000,000.00.

This Contract/Agreement was approved as part of the Consent Agenda.

COUNTY ATTORNEY

12. Receipt and file report of civil lawsuits filed against Pinellas County as delegated to the County Attorney.

This Receipt and File Report was approved as part of the Consent Agenda.

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILS

Sheriff's Office

13. Receipt and file report of Sheriff's Office grants received and service contracts for the quarter ending March 31, 2026.

This Receipt and File Report was approved as part of the Consent Agenda.

14. Receipt and file report of the Law Enforcement Trust Fund for the quarter ending March 31, 2026.

This Receipt and File Report was approved as part of the Consent Agenda.

REGULAR AGENDA

ITEMS FOR DISCUSSION FROM THE CONSENT AGENDA - None

COUNTY ADMINISTRATOR DEPARTMENTSCounty Administrator

- 15.** Resolution designating the County Administrator as the designee of the Head of Public Entity for compliance decisions under 28 CFR Part 35 Subpart H - Web and Mobile Accessibility.

Resolution No. 26-27 adopted, as outlined in the Staff Report.

A motion was made by Commissioner Scott, seconded by Commissioner Nowicki, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

- 16.** Term Sheet for the redevelopment and improvements to the BayCare Ballpark Stadium Facility inclusive of BayCare Ballpark, Phillies Complex, and Carpenter Complex.

Term Sheet approved, as outlined in the Staff Report. Funding for the agreement is not yet budgeted. The County's capital contribution would be \$85,000,000.00 and is anticipated to come from the Tourist Development Tax fund. The marketing commitment by the Phillies to the County's tourism agency would be \$850,000.00 annually, beginning in 2026, with a 3% annual escalator beginning in 2032.

Commissioner Scott expressed concern regarding the level of public funds relative to private funds, which are referenced in the Term Sheet, and related that he believes the amount of public funding is excessive; and that he will not support the item; whereupon, discussion ensued regarding the project's economic and tourism-related impacts, the proportion of public to private funding, and efforts to mitigate impacts on taxpayers.

Upon the Chair's call for public comment, George Cretelos, Belleair, appeared and expressed his support for the item; whereupon, Philadelphia Phillies CEO John Middleton discussed the longstanding partnership between the Phillies, the County, and the City of Clearwater, noting that the extended negotiation process associated with this project led to strengthened relationships and resulted in an agreement to extend the Phillies' lease in Clearwater through the organization's 100th anniversary.

A motion was made by Vice-Chair Latvala, seconded by Commissioner Nowicki, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scherer

Nay: 1 - Commissioner Scott

Housing & Community Development

17. Affordable Housing Program project funding recommendation for Brentwood Townhomes.

Recommendation approved for funding in the amount of \$800,000.00 of Penny IV Program funds for a new construction project of 25 workforce townhome units located at 6731 Bryan Dairy Road in Pinellas Park. Total estimated development cost is \$8,351,404.00. County Administrator authorized to negotiate and approve terms, conditions, and the final funding amount not to exceed the Board of County Commissioners' approved amount. Staff will complete due diligence activities, as outlined in the Staff Report.

A motion was made by Commissioner Flowers, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

Human Services

18. Grant agreement with the Florida Department of Law Enforcement for the Statewide Criminal Analysis Laboratory System Grant.

Agreement approved, as outlined in the Staff Report. No County Match is required. Funding in the approximate amount of \$220,000.00 is included in and consistent with the Medical Examiner's FY26 Adopted Budget.

A motion was made by Commissioner Flowers, seconded by Commissioner Nowicki, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

19. Service Area Competition grant award from the U.S. Department of Health and Human Services, Health Resources Services Administration for the Health Care for the Homeless program and Co-Applicant Board Bylaws.

Grant award approved, providing continued support for the Pinellas Health Care for the Homeless program for a four-year project period from March 1, 2026, through February 28, 2030. Co-Applicant Board Bylaws approved, reflecting updates from the United States Department of Health and Human Services' Health Resources Services Administration (HRSA), as outlined in the Staff Report. Authority delegated to the County Administrator for adjustments and supplemental awards given by the HRSA for the program during the grant project period. While no cash match is required, the County anticipates applying non-federal funds to the program, totaling approximately \$5,411,699.00.

Responding to queries by Commissioner Peters, Human Services Director Karen Yatchum, with input from Mr. Burton, provided clarifying information regarding the composition of the Co-Applicant Board and potential changes to the provision of services under the program, including that while services could be contracted to other entities, the associated grant could not be transferred and would require a competitive process.

In response to queries by Commissioner Scott, Ms. Yatchum explained that staff is able to move line items within the budget in order to meet program needs; and that while there is a population of higher utilizers, there is no defined limit on services provided to individual clients.

A motion was made by Commissioner Flowers, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

Absent: 1 - Vice-Chair Latvala

Public Works

- 20.** Grant agreement with the United States Department of Transportation Federal Highway Administration for the Advanced Transportation Technology and Innovative Program for the Pinellas Advanced SmartTracs System project.

Agreement approved in the amount of \$2,000,000.00 (County match, \$6,333,620.00; total project cost, \$8,333,620.00). Anticipated date of project completion is March 31, 2030.

A motion was made by Commissioner Peters, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

Absent: 1 - Vice-Chair Latvala

Utilities

- 21.** Purchase authorization with Sun State International Trucks, LLC, for a pump tanker truck.

(Contract No. 26-0245-PB) Purchase authorization approved in the total not-to-exceed amount of \$311,407.00, effective through delivery and acceptance of equipment.

A motion was made by Commissioner Peters, seconded by Commissioner Flowers, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

Absent: 1 - Vice-Chair Latvala

AUTHORITIES, BOARDS, CONSTITUTIONAL OFFICERS AND COUNCILSEmergency Medical Services Authority

- 22.** Issuance of one new Certificate of Public Convenience and Necessity for provision of non-medical and stretcher van transport services.

Sitting as the Emergency Medical Services Authority, the Board issued a Certificate of Public Convenience and Necessity to Med-Line Medical Transport to provide non-medical wheelchair and stretcher van transport services.

A motion was made by Commissioner Peters, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

Absent: 1 - Vice-Chair Latvala

Pinellas County Community Redevelopment Agency

- 23.** Lealman Community Redevelopment Area commercial improvement program grant program changes.

Sitting as the Pinellas County Community Redevelopment Agency, the Board approved the material changes to grant program guidelines and the associated contract amendments for the Lealman Community Redevelopment Area commercial improvement grant program, as outlined in the Staff Report.

A motion was made by Commissioner Peters, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

COUNTY ATTORNEY

- 24.** Proposed initiation of litigation in the case of Pinellas County v. Factory Mutual Insurance d/b/a FM Global, related to an insurance coverage dispute.

Initiation of litigation approved.

A motion was made by Commissioner Scott, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

25. Proposed initiation of litigation in the case of Pinellas County v. Robert Chambers, Est. - action for foreclosure of Special Magistrate liens.

Initiation of litigation approved.

A motion was made by Commissioner Peters, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

26. Proposed settlement in the case of Pinellas County v. American Empire Builders, Inc., et al. - Circuit Civil Case No. 24-005416-CI - contract dispute regarding the Oakwood Bridge Replacement contract.

Settlement approved in accordance with the confidential memorandum of April 21, 2026.

A motion was made by Commissioner Flowers, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

27. County Attorney Reports

Confidential Memorandum Distributed to the Members

Attorney White indicated that she will be working with Human Resources and payroll staff to fill in a specific date in a memorandum which she distributed to the members; and that she will notify them upon completion.

COUNTY ADMINISTRATOR

28. County Administrator Reports

Meeting with Florida Department of Transportation District Secretary Justin Hall

Mr. Burton indicated that he, Chair Eggers, and Commissioner Scott met with Secretary Hall and members of his team to discuss projects associated with East Lake Road and the Dunedin Causeway; and that, in collaboration with County staff, Secretary Hall and his team will be examining data and ideas to prepare options for those projects, which have stalled.

Upcoming Budget Season

Mr. Burton indicated that internal meetings regarding the budget will begin next week, during which staff will meet with departments, Constitutional Officers, and courts to collect information that will be presented during the Budget Information Sessions in June; and that the budget recommendation will be presented in late July.

Employee Appreciation Picnic

Mr. Burton commended County employees for their great work; whereupon, he invited the members to attend the Employee Appreciation Picnic scheduled for April 29.

First Home Rehabilitation Project as Part of the People First Housing Recovery Program

Mr. Burton announced that the first home rehabilitation project of the People First Housing Recovery Program is underway; and that additional residential rehabilitation and reconstruction projects are forthcoming.

COUNTY COMMISSION

- 29.** Appointments to the Unincorporated Seminole Sports Association (Board of County Commissioners as a whole).

Max Perez, Robert S. Williams, and Tara D. Baldwin appointed for terms of two years beginning on April 24, 2026.

Ms. Revie indicated that the first action for this item is to approve three Board nominee appointments to the Unincorporated Seminole Sports Association (USSA); and that the second action requires a ballot vote; whereupon, in response to queries by Chair Eggers, Mr. Burton clarified that the first set of appointees are nominations by various leagues within the USSA; and that the second set of appointees are citizen representatives.

A motion was made by Vice-Chair Latvala, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:

Aye: 7 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, Commissioner Scherer, and Commissioner Scott

Following a ballot vote, Robb Ahlers, Robert W. Groover, Michael T. Powers, and Jacob Stowers reappointed as citizen appointees for terms of two years beginning on April 24, 2026.

- 30.** County Commission New Business:
Pertinent and timely Committee/Board updates, policy considerations, administrative/procedural considerations, and other new business.

The members provided updates regarding their assigned boards and committees and discussed various topics, as follows:

Commissioner Scott

- Forward Pinellas meeting
- Tour of Frontline Communications with Pinellas County Economic Development Director Cynthia Johnson
- Press conference with Congresswoman Kathy Castor regarding the receipt of \$850,000.00 in federal funds for replacing the San Martin Boulevard Bridge

- Tours of four non-profit organizations that received American Rescue Plan Act funds, including The Arc Tampa Bay, FEAST Food Pantry, and The Shirley Proctor Puller Foundation
- Tour of Sprowls Horizon Sports Park with City of Pinellas Park Councilman Ricky Butler and City Manager Bart Diebold
- Recognition of Family Enrichment Services for its 20th anniversary

Commissioner Nowicki

- *America 250: Together in Harmony* event presented by St. Petersburg College
- Talent show at the University of Tampa
- Yom HaShoah: Holocaust Remembrance Day event at The Florida Holocaust Museum
- “Hope Rides” launch event at the Community Action Stops Abuse Family Justice Center

Commissioner Nowicki provided an update regarding his removal from the Continuum of Care (CoC) Board, including that the Board’s Chair requested that he compose an essay concerning the reasons for which he wishes to be reappointed to the CoC Board. He also noted that, during a recent meeting he had with Attorney White, she pointed out inconsistencies in the CoC Board’s charter with regard to quorum requirements; whereupon, Commissioner Nowicki noted that he will be attending the Board’s next virtual meeting on May 1.

In response to comments by Commissioner Latvala, Mr. Burton indicated that staff has begun to research the CoC’s funding structure; that staff will meet with individual Commissioners to provide a detailed breakdown of services provided by the CoC; that the members can then further discuss the topic during the upcoming budget season; and that staff can also look into whether the County could assume certain functions of the CoC.

Commissioner Peters

- Appreciation to Commissioner Scott for speaking on her behalf at a Rotary meeting
- Tampa Bay Water

Commissioner Latvala

- Pinellas County Sheriff’s Office Annual Agency Awards Ceremony
- Juvenile Welfare Board (JWB)

In response to a query by Commissioner Latvala regarding a meeting notice he received for a Health and Human Services Leadership Board meeting in May, Chair Eggers confirmed that the sole purpose of the meeting is to discuss the future of the Board; and that individuals in attendance will include three Commissioners, the Sheriff, and a JWB representative.

Commissioner Latvala also indicated that his term on the CareerSource Tampa Bay Board of Directors is ending soon; and that while he can request to renew his term, he would like to offer his seat to Commissioner Flowers if she is interested. Commissioner Flowers related that she would like for Commissioner Latvala to continue serving on the Board of Directors; whereupon, Commissioner Latvala requested that he be reappointed to the Board of Directors at the conclusion of his term. Commissioner Flowers then made a motion that Commissioner Latvala continue to serve on the CareerSource Board of Directors. The motion was seconded by Commissioner Scott and carried unanimously.

Commissioner Flowers

- Area Agency on Aging of Pasco-Pinellas
- Recognition as the National Council of Negro Women St. Petersburg Metropolitan Section's Sister of the Year
- Pinellas County Schools' potential reductions in staff
- Retirement of Duke Energy Florida Government & Community Relations Manager Jeff Baker
- Yom HaShoah: Holocaust Remembrance Day event at The Florida Holocaust Museum
- St. Petersburg Chamber of Commerce National Civics Bee
- Tampa Bay Regional Planning Council
- Tampa Bay Regional Resiliency Coalition meeting
- Interview with Neighborly Senior Care Network
- Speaking engagement at the 22nd Annual Tampa Bay Fair Housing Symposium

Chair Eggers

- Appreciation to Forward Pinellas and Executive Administrative Secretary Tina Jablon for a gift
- Pinellas County University graduation
- Pinellas County Sheriff's Office Annual Agency Awards Ceremony
- Dog Pub Social ribbon-cutting in Dunedin
- Oldsmar Days Parade
- 58th Annual Dunedin Highland Games & Festival
- John Morroni Legacy Foundation 30th Annual Law Enforcement and First Responder Appreciation Dinner
- Yom HaShoah: Holocaust Remembrance Day event at The Florida Holocaust Museum
- Faith and Action for Strength Together meeting
- Groundbreaking ceremony for a new recreation center in Palm Harbor
- Town hall meeting regarding the Downtown County Redevelopment Plan
- Tampa Bay Water

Meeting Recessed: 4:20 P.M.

Meeting Reconvened: 6:00 P.M.

PUBLIC HEARINGS

All public hearing items have been properly advertised. Affidavits of Publication have been received and are on file in the Board Records Department.

BOARD OF COUNTY COMMISSIONERS

31. Case No. ZON-26-01 (Louiskhoa Dan)

A request for a zoning change from R-R, Rural Residential, to R-4, One, Two, and Three-Family Residential, on an approximately 0.45 acre parcel located at 5301 55th Street North in Lealman. (Quasi-Judicial)

Resolution No. 26-28 adopted, approving Case No. ZON-26-01. The Local Planning Agency recommended approval of the request, and staff concurred. No correspondence has been received.

Upon the Chair's call for public comment, Louiskhoa Dan, St. Petersburg, appeared and indicated that he recently purchased the subject property, which is adjacent to his current residence; and that he is seeking the rezoning so that he can later split the property and build another residence for his family.

A motion was made by Commissioner Scott, seconded by Commissioner Peters, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scott

Absent: 1 - Commissioner Scherer

33. Resolution amending the Interlocal Agreement with the City of Dunedin to allow for an increase to indebtedness and expenditure of 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 Community Redevelopment District.

Resolution No. 26-29 adopted, amending the Interlocal Agreement between the City of Dunedin and the County for the commitment of Tax Increment Financing (TIF) revenues for project-specific indebtedness in the Dunedin Community Redevelopment District, as outlined in the Staff Report. The amendment will enable an additional \$756,000.00 of debt service, increasing the total allowable indebtedness from \$6.594 million to \$7.350 million. Approval will not increase the County's TIF contributions. No correspondence has been received.

Upon the Chair's call for public comment, Robert C. Ironsmith, Dunedin, appeared and expressed his support for the item.

A motion was made by Commissioner Flowers, seconded by Commissioner Scott, that the item be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scott

Absent: 1 - Commissioner Scherer

- 32.** Resolution and ordinance approving the City of Largo's Clearwater-Largo Road Community Redevelopment District Plan amendment, creating a 20-year term redevelopment Trust Fund, and establishing the County's Tax Increment Financing contribution rates.

Resolution No. 26-30 adopted, amending the Clearwater-Largo Road Community Redevelopment District Plan, as outlined in the Staff Report. Proposal to create a 20-year term redevelopment Trust Fund and to establish the County's Tax Increment Financing (TIF) contribution rates, denied. Staff directed to work with the City of Largo to draft an interlocal agreement containing a County contribution of less than 50%, which will be brought back to the Board for approval. No correspondence has been received.

Referring to a PowerPoint presentation, Housing and Community Development Strategic Initiatives Manager Rebecca Stonefield provided background information regarding the Clearwater-Largo Road Community Redevelopment Area (CLR-CRA). She related that the CRA was established in the mid-1990s and has undergone several boundary expansions, the most recent of which was approved by the Board in 2023; and that no Trust Fund or TIF mechanism has been established for the CRA to date.

Ms. Stonefield explained that the Board is now being asked to approve an update to the CRA's redevelopment plan in order to address the 2023 expansion area and to approve an ordinance which would establish a 20-year redevelopment Trust Fund; whereupon, she noted that the CRA's redevelopment plan update is intended to ensure consistency with the Countywide Plan and the Advantage Alt 19 plan; and that the update would also support mixed-use development, walkable neighborhoods, transit-oriented design, and catalytic projects that could improve blight conditions within the CRA.

Ms. Stonefield described the location and boundaries of the CLR-CRA and reviewed the County's scoring methodology for determining the level of TIF contribution for which a CRA qualifies. She indicated that the CLR-CRA qualifies for the Urban Revitalization designation, which aligns with a maximum total contribution of 95%; and that the City of Largo is requesting a 75% County contribution, which includes a priority match that is contingent on a minimum of 50% of the annual CRA budget being directed toward County priority areas, such as affordable housing and economic development; whereupon, Ms. Stonefield noted that, based on a projected 4% annual taxable value growth rate, the County's TIF contribution is estimated at approximately \$5.3 million over 10 years and \$23.2 million over 20 years.

Thereupon, Ms. Stonefield outlined the Board's options with regard to the Trust Fund ordinance, noting that, per State statute, approval would require a minimum County TIF contribution of 50%; and that, if the members wished to consider a lower contribution, the Board could deny the ordinance and direct staff to negotiate an interlocal agreement. She also noted that the ordinance includes a ten-year midpoint review, at which time the City would report on progress made and the use of TIF funds; and that the Board would then have the opportunity to reassess the level of County TIF contribution.

Attorney Crowell clarified that this item is legislative in nature, not quasi-judicial; whereupon, City of Largo Assistant Community Development Director Christopher Tillett provided an overview of the City's vision for the CLR-CRA, noting that its goals are to preserve the character of existing single-family residential neighborhoods, incentivize increased density and intensity along U.S. Alternate 19 and Clearwater-Largo Road, and improve connectivity within the CRA.

Mr. Tillett reviewed the CRA's current economic challenges, including that the median household income, unemployment rate, vehicle access, and crime rate all reflect significant deficiencies when compared to City and County averages. He also indicated that the City has historically relied on competitive grant funding sources, which are limited and project-specific, making long-term planning difficult; and that the CRA has experienced significant economic lag, as demonstrated by lower property values and aging building stock in commercial areas; whereupon, Mr. Tillett noted that the City is committed to directing over 70% of both City and County funds toward County core priorities, including stormwater infrastructure, pedestrian connectivity, and infill housing development.

Additionally, Mr. Tillett emphasized the importance of County TIF contributions and related that a City-only TIF would generate limited revenue and delay meaningful infrastructure improvements. He also noted that the CRA's current taxable value is approximately \$611,600,000.00, generating approximately \$2.8 million each year in County tax revenue; and that, at the projected end of the TIF term, the CRA's taxable value is estimated to reach approximately \$1.3 billion, which would generate approximately \$6.2 million in County tax revenue each year and represent an estimated 120% return on the County's investment.

In response to comments and queries by Chair Eggers and Commissioner Flowers, Ms. Stonefield and Mr. Tillett provided clarifying information regarding the proposed County TIF contribution structure and the inclusion of both the original and expanded CRA areas within the proposed term and TIF calculation; whereupon, Commissioner Scott indicated that while he supports the CRA's redevelopment plan, he has concerns regarding the use of countywide taxpayer funds for CRA contributions. Commissioner Scott then made a motion to approve the CRA's redevelopment plan amendment, noting that consideration of any County TIF contribution should be addressed separately.

Responding to comments and queries by the members, Ms. Stonefield and Mr. Tillett, with input from Mr. Burton and City of Largo City Manager John Curp, discussed various topics, including the following:

- County's existing and potential CRA funding obligations
- Structure and level of the proposed County TIF contribution
- Alternative approaches to funding, including the use of an interlocal agreement

Commissioner Nowicki then made a motion to deny the Trust Fund and direct coordination of an interlocal agreement with no County contribution. The motion was seconded by Commissioner Scott; whereupon, in response to the Chair's call for public comment, City of Largo Mayor Woody Brown, Largo, appeared and provided brief comments.

Discussion ensued regarding Commissioner Nowicki's motion and whether the County's TIF contribution should be reduced to zero or just below the minimum threshold of 50% which is required to establish a Trust Fund; whereupon, Commissioner Nowicki amended his motion to deny the Trust Fund and instruct staff to work with the City of Largo to develop an interlocal agreement containing a County contribution of less than 50%, which will be brought back to the Board for approval. The motion was seconded by Commissioner Scott.

Following brief clarification by Attorney Crowell regarding the need for two votes by the Board, Commissioner Flowers seconded Commissioner Scott's earlier motion to approve the CRA's redevelopment plan.

A motion was made by Commissioner Scott, seconded by Commissioner Flowers, that the CRA's redevelopment plan be approved. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scott

Absent: 1 - Commissioner Scherer

A motion was made by Commissioner Nowicki, seconded by Commissioner Scott, to deny the Trust Fund and instruct staff to work with the City of Largo to develop an interlocal agreement containing a County contribution of less than 50%, which will be brought back to the Board for approval. The motion carried by the following vote:

Aye: 6 - Chair Eggers, Vice-Chair Latvala, Commissioner Flowers, Commissioner Nowicki, Commissioner Peters, and Commissioner Scott

Absent: 1 - Commissioner Scherer

ADJOURNMENT - 7:23 P.M.

ATTEST: KEN BURKE, CLERK

By 
Deputy Clerk



Chair