



PO Box 296  
Largo, FL 33779  
**Largo.com**

Community Development Department  
Economic Development

March 17, 2022

Ken Burke, CPA  
Pinellas County Clerk of the Circuit Court, Official Records  
315 Court Street, Fifth Floor  
Clearwater, Florida 33756

Re: Largo Community Redevelopment Agency FY 2021 Annual Report

Dear Mr. Burke:

Enclosed, please find the Largo Community Redevelopment Agency Annual Report for Fiscal Year 2021. This Annual Report is being submitted to your agency pursuant to Section 218.39, Florida Statutes.

The report includes a complete financial statement setting forth the assets, liabilities, income and operating expenses as of the end of Fiscal Year 2021. We have published an advertising notice regarding the Annual Report in the *Tampa Bay Times*. A copy has been filed with your agency, Pinellas County Housing and Community Development, the Pinellas County Board of County Commissioners, and the Florida Auditor General. The report is available for inspection during business hours via the office of the Largo City Clerk, and is available online, through the City of Largo's website at [www.largo.com/redevelopment](http://www.largo.com/redevelopment).

Should you have any questions regarding the Annual Report, please do not hesitate to contact me at the number below.

Sincerely,

Bryan Pederson  
Economic Development Coordinator  
[bpederson@largo.com](mailto:bpederson@largo.com) | (727) 586-7360, Option 3

Enclosure: Largo Community Redevelopment Agency Annual Report for Fiscal Year 2021, Copy of Advertising Notice



YOUR COMMUNITY OF CHOICE  
*Naturally*

# **PUBLIC NOTICE**

## **LARGO COMMUNITY REDEVELOPMENT AGENCY**

The Largo Community Redevelopment Agency (CRA), in accordance with Chapter 163, Florida Statutes, has filed with the City Commission of Largo, Pinellas County Board of County Commissioners and other entities, a report of its activities for Fiscal Year 2021. The report includes an Agency financial statement resulting from an independent audit of Agency's Redevelopment Trust Fund as well as a comparison of the Agency's goals, objectives, and policies to annual program accomplishments.

This CRA report for Fiscal Year 2021 is available for review by the general public during regular business hours in the office of the City Clerk, City of Largo, 201 Highland Avenue, Largo, Florida 33770. The report can also be found online at [www.Largo.com/redevelopment](http://www.Largo.com/redevelopment).

This 13th day of March 2022.

**CITY OF LARGO**  
**Henry Schubert**  
**CRA Executive Director**

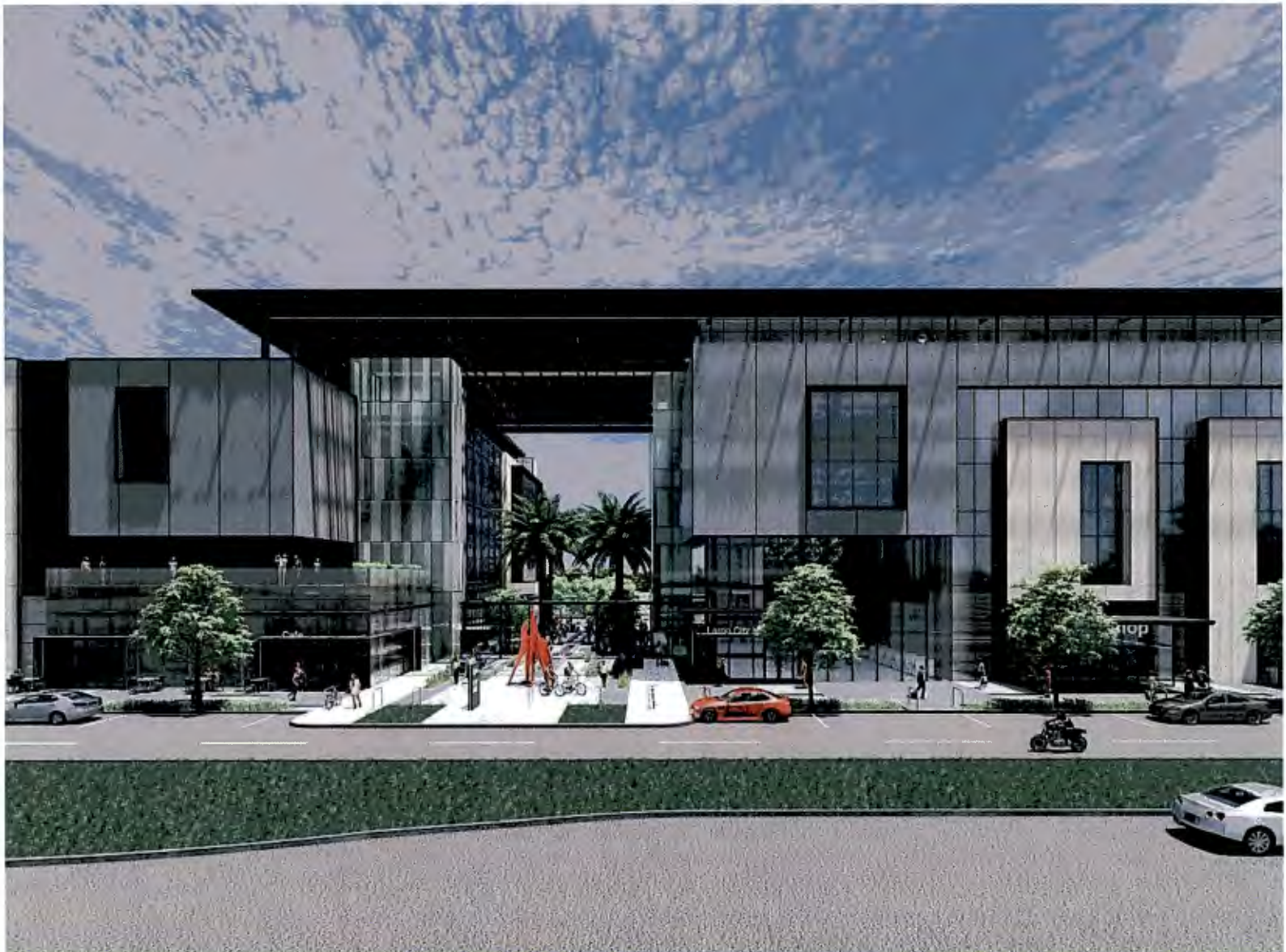
FISCAL YEAR 2021



# LARGO COMMUNITY REDEVELOPMENT AGENCY

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Annual Report



CONTACT: CITY OF LARGO | 201 HIGHLAND AVENUE LARGO, FL 33770  
727-586-7360 | [ECODEV@LARGO.COM](mailto:ECODEV@LARGO.COM) | [LARGO.COM/REDEVELOPMENT](http://LARGO.COM/REDEVELOPMENT)



# PROJECT EXPENDITURES

*For the West Bay Drive Community Redevelopment District*

## Downtown Multimodal Improvements: West Bay Drive Trailhead

Largo has made a significant number of investments into Downtown Multimodal Improvements in the West Bay Drive Community Redevelopment District over the past several years. In Fiscal Year 2020, the aesthetic improvements to the Pinellas Trail overpass at West Bay Drive were initiated to develop a trailhead on both sides of West Bay Drive; make modifications to 12th Street SW to include on-street parking; and to construct four (4) additional trail connections to the surrounding community for pedestrians and bicycle traffic. The Pinellas Trail improvement portion is the first time that the City of Largo has worked with the Florida Department of Transportation (FDOT) on a Local Agency Program (LAP) Certification for the project.

Through Creative Pinellas' Mural Arts Program, the City of Largo received a free mural from local artist Cecilia Lueza. Construction was complete in Fiscal Year 2021.

### Funding Breakdown:

<u>FUND</u>	<u>FY 2021 Budget for West Bay</u>	
		<u>Drive Trailhead</u>
<b>WBD-CRD Fund</b>	<b>\$1,599,763.34</b>	
LOST Fund	\$183,975.91	
Tree Fund	\$80,046.18	
Stormwater Fund	\$198,672.62	
Project Total	\$2,062,458.05	
Federal Funds	<u>\$1,182,606.00*</u>	*Federal Funds will reimburse LOST, Tree, and Stormwater Fund. Remaining federal funds (\$719,911.29) will reimburse the WBD-CRD Fund.



# CRA FINANCIALS

For the Year Ending in September 30, 2021

**City of Largo, Florida**  
**Largo Community Redevelopment Agency**

Balance Sheet

**Assets**

Cash and investments	\$2,732,232
Receivables	
Accrued interest	7,810
Due from other Governments	<u>178,685</u>
Property held for resale	<u>979,669</u>
Total assets	<u>\$3,898,396</u>

**Liabilities**

Accounts payable	\$141,563
Accrued payroll	4,021
Due to other funds	<u>532,000</u>
Total liabilities	<u>677,584</u>

**Deferred inflows**

Unavailable revenue	<u>178,685</u>
Total deferred inflows	<u>178,685</u>

**Fund balances**

Restricted	<u>3,042,127</u>
Total fund balances	<u>3,042,127</u>
Total liabilities and fund balances	<u>\$3,898,396</u>

Statement of Revenues, Expenditures and Changes  
in Fund Balance

**Revenues**

Taxes	\$717,388
Intergovernmental	1,282,519
Investment earnings	4,276
Sale of property held for resale	-
Other	<u>1,602</u>
Total revenues	<u>2,005,781</u>

**Expenditures**

Current:	
Economic development	217,877
Capital outlay	<u>1,326,519</u>
Total expenditures	<u>1,544,396</u>

**Net change in fund balance** 461,385

**Fund balance - beginning** 2,580,742

**Fund balance - ending** \$3,042,127





# MAYOR'S MESSAGE

*Our Vision to be the Community of Choice in Tampa Bay*



Fiscal Year 2021 was a year of hard work and success for the Community Redevelopment Agency (CRA) and the City of Largo is excited to provide a snapshot of all the development activity and improvements carried out by the CRA during this past year.

Communities locally in Pinellas County and across the world are still feeling the effects of the COVID-19 pandemic. Although the past two years have been challenging for small businesses everywhere, Largo businesses have shown to be resilient and resourceful. During this time, interest has also continued to grow from the private sector in investing in the Community Redevelopment Districts (CRDs). This past year, renovations on the West Bay Drive Trailhead were completed, including a new mural from local artist Cecilia Lueza. In coordination with Pinellas County, the design phase of the West Bay Drive Complete Streets Joint Project Agreement (JPA) was kicked off, including early outreach to local businesses along the corridor.

The new Mixed-Use Municipal Center and Public Parking Garage, now called the Horizon West Bay, is also moving forward! The City has now completed Phase 1 which includes evaluating potential site locations and finalizing site selection. Phase 2 was started in Fiscal Year 2021 and includes the design and schematic portion of the project and community engagement. In addition, the City entered into purchase and sales agreements for the acquisition of the properties located on the 400 block of West Bay Drive, which will be the future home of the Horizon at West Bay.

From the private side, we saw the new Rosery Apartments open, providing 224 apartment units with 20% of units reserved for workforce housing. Skyview Townhomes broke ground for 16 single-family townhomes with roof top decks on West Bay Drive. The Clearwater-Largo Road and West Bay Drive CRDs also saw five new businesses open. The CRA is excited to continue its work into Fiscal Year 2022. Phase 2 of the Horizon at West Bay is scheduled to be complete in this coming year and the City will begin Phase 3, the groundbreaking and construction. The design phase of the West Bay Drive Complete Streets JPA will continue through Fiscal Year 2022 with the City being a main stakeholder in the process.

The City will continue to work towards expanding the Clearwater-Largo Road CRD and establishing a tax increment financing fund. Budgeted in Fiscal Year 2022 are also the Bayhead Complex and Action Park Reconstruction project and the Clearwater-Largo Road Best Management Practices project. Alta Belleair Apartments will be opening in 2022 with 225 apartment units with 15% of units reserved for workforce housing. We'll also be seeing the construction of Grand Oaks apartments, an 88-unit apartment complex with 20% of units reserved for affordable housing. The City is excited to see the volume of public and private investments in the pipeline and we are looking forward to seeing what new ventures 2022 has in store.

Sincerely,

*Mayor Woody Brown*

# PROJECT EXPENDITURES

*For the West Bay Drive Community Redevelopment District*

## Pinellas County - West Bay Drive Complete Streets Joint Project Agreement

Pinellas County’s West Bay Drive Complete Streets Project includes planned roadway resurfacing with 11 foot travel lanes, installation of 12 foot medians and approximately 5 raised medians (100-200 ft long), crosswalks and a 10 foot sidewalk along the South side of the corridor. The City of Largo corridor limits are from Indian Rocks Road to Clearwater-Largo Road.



In Fiscal Year 2021 the design phase began and the Joint Project Agreement (JPA) was executed which allows the City to enter into an agreement with Pinellas County whereby the design of City utilities will be incorporated into the County bid documents. Specifically, the JPA includes replacement of 3,800 feet of sanitary sewer piping and 18 manholes from 20th Street SW to 12th Street SW and prorated cost sharing of the multi-modal improvements and low maintenance/irrigation landscaping. Complete streets multi-modal improvements will provide a connection to the downtown corridor and trailhead and benefit businesses by encouraging people to walk and cycle to businesses as a destination.

Executing the JPA in FY 2021 allowed Pinellas County to solicit a construction contract that includes multi-modal improvements and the replacement of City owned sewer assets. These improvements will provide a connection to the downtown corridor and trailhead, benefit businesses by encouraging people to walk and cycle to businesses as a destination rather than driving through, and provide a safe alternative to cycling on West Bay Drive.

The WBD-CRD contributed \$316,000 for consulting fees.

### Project Funding Breakdown:

<u>FUND</u>	<u>FY 2021</u>
Wastewater Operations Fund	\$299,000
<b>WBD-CRD Fund</b>	<b>\$316,000</b>
Tree Impact Fee Fund	<u>\$6,000</u>
Project Total	\$621,000



# PROJECT EXPENDITURES

*For the West Bay Drive Community Redevelopment District*

## **Phase 2: Schematic Design of Mixed-Use Municipal Center & Public Parking Garage**

In Fiscal Year 2021, Phase 1 was complete and Phase 2 of the new Mixed-Use Municipal Center & Public Parking Garage began. This phase includes finalizing site selection, the design and schematic portion of the project, and Community Engagement. The City chose 400 West Bay Drive as the location for the future center and garage. The building will be 95,000 SF and will have 18,500 SF of retail space on the ground floor, and the parking garage will support 331 cars. The design work in Phase 2 includes massing and orientation, green corridor architectural strategy, social space study, materials and sustainability, and looking at implementation. Phase 2 also included entering into a contract with Colliers International Florida LLC for brokerage services and entering into purchase and sales agreements for the acquisition of properties located on the 400 block of West Bay Drive.

### ***Project Cost for Phase 2:***

General Fund: \$15,591

City Hall Capital Project Fund: \$2,989,634 (land acquisition)

\$1,402,611 (architect design, preliminary engineering, and Construction Manager at Risk Services)

**Total: \$4,407,836**





# PROGRAM EXPENDITURES

*For the West Bay Drive Community Redevelopment District*

## Downtown Largo Events and Promotion Assistance Program

The WBD-CRD helps underwrite events that bring activity to Downtown Largo. In Fiscal Year 2021 there were two events that were held and awarded a grant.

### **Grant Costs:**

An Old Fashioned Christmas Parade: \$1,589

Express Lunch and Catering: \$75

**Total: \$1,664**

## New Downtown Largo Website

The WBD-CRD contributed funds to the creation of a new Downtown Largo website. This website will host a business directory, events and projects in the area, and provide information on Largo's redevelopment districts.

**Total Cost: \$3,750**



# PROGRAM EXPENDITURES

*For the West Bay Drive Community Redevelopment District*

## **Housing Infill Program (HIP) Grant - Skyview Townhomes**

The CRA awarded Flagship Holdings LLC a HIP grant for the construction of 16 townhomes. The HIP Grant provided the property owner with \$10,000 per new owner-occupied home, for a total of \$160,000. If the conditions as laid out in the grant agreement are met, the payment will be made in four equal payments. The first payment, \$40,000, was paid out on FY21 as the owner met the first condition of receiving issuance of the building permits.

**Total Cost:** \$160,000

**Payment Schedule:** 4 payments of \$40,000  
upon successfully meeting conditions in the HIP grant.





# STUDY EXPENDITURES

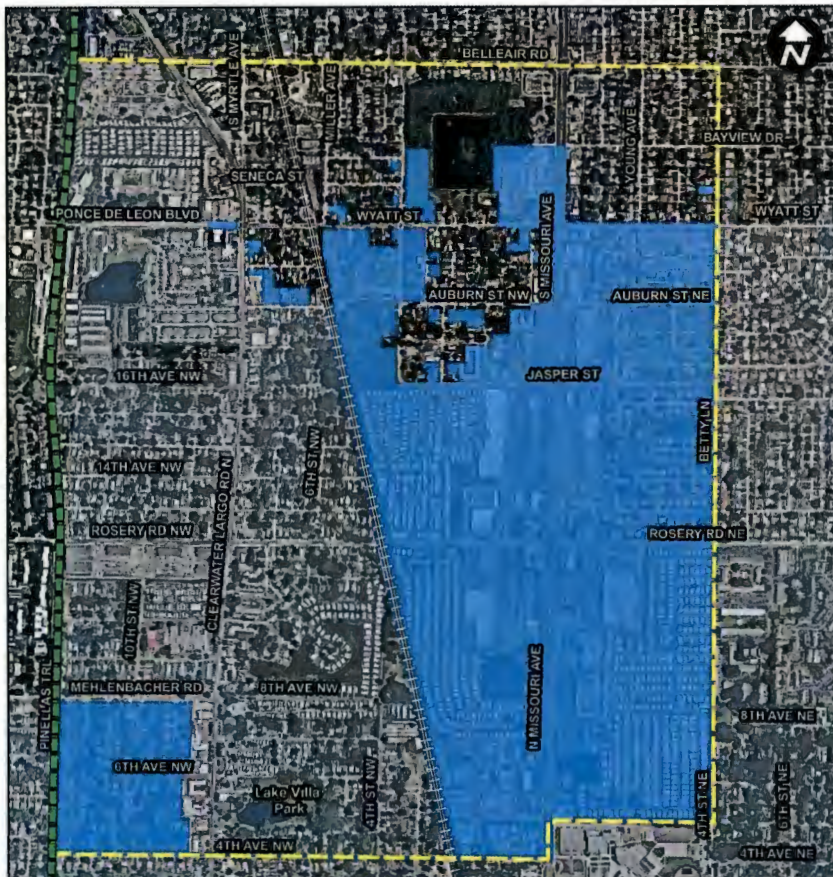
*For the Clearwater-Largo Road Community Redevelopment District*

## Clearwater-Largo Road Community Redevelopment District Expansion Area Finding of Necessity

In Fiscal Year 2021 Kimley-Horn and Associates completed the Finding of Necessity (FON) Analysis for the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) Expansion Area. The FON report is required as the first step in obtaining delegation of redevelopment authority from the Pinellas County Board of County Commissioners (BOCC) to proceed with the expansion of the CLR-CRD and to establish a TIF District.






The FON was presented to the City Commission for approval and adoption. Following its adoption by the City Commission, the City sent the Finding of Necessity to Pinellas County for their review and approval. After reviewing, Pinellas County requested stronger documentation of blight in the CLR-CRD and the need for a Tax Increment Financing fund. Due to the requested additional documentation, the City had to amend the contract with the consultant to include the larger scope of work. The City paid an additional \$9,000 from the General Fund to expand the scope of work. The additional supporting documentation is currently being gathered.

**Cost of Amendment to Contract:** General Fund - \$9,500



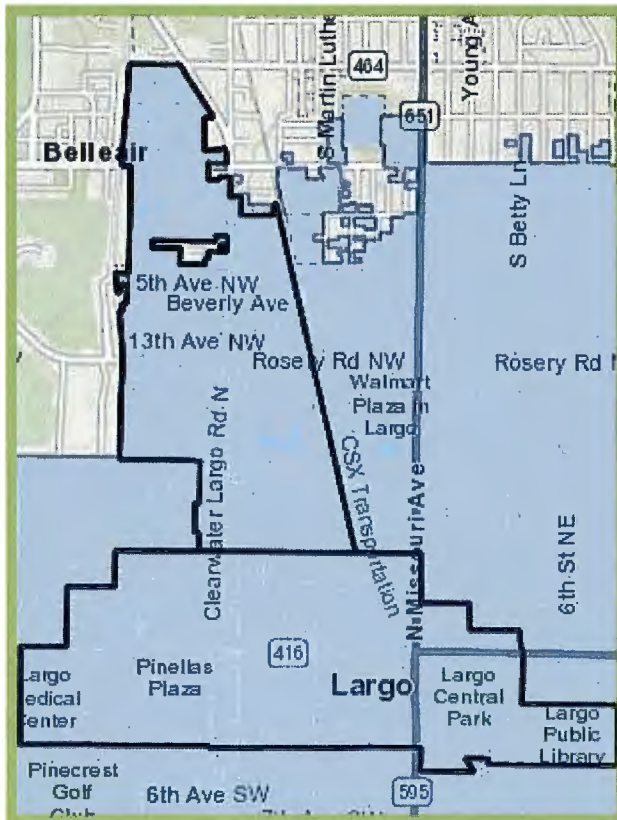
CITY OF LARGO - CRD EXPANSION AREA

### Legend

-  Pinellas Trail
-  CSX
-  Proposed CRD Boundary
-  CRD Expansion Area
-  Largo City Limits

# DISTRICT PROFILES

*For the Clearwater-Largo Road and the West Bay Drive Community Redevelopment Districts*



## The Redevelopment Districts

The CRA manages two community redevelopment districts. The WBD-CRD is primarily funded through tax increment revenues, and most of those funds are dedicated to infrastructure improvements. Properties located in the WBD-CRD do not pay additional property taxes. Rather, a portion of the annual City and County taxes collected in the redevelopment area are transferred to the CRA for a trust fund for redevelopment activities.

Largo's Tax Increment Financing (TIF) District for the WBD-CRD was established in 2000 and is used to leverage public funds to promote private sector activity, redevelopment and infrastructure projects in accordance with the redevelopment plan.

## Expansion of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD)

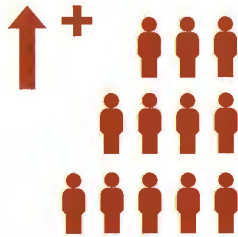
While Largo continues to make investments from the City's General Fund and other sources in the CLR-CRD, no TIF funding is currently in place for the CLR-CRD. The City has begun the process of expanding the CLR-CRD and creating a TIF fund. A Professional Services Agreement with Kimley-Horn and Associates, Inc. was approved for the completion of a Finding of Necessity (FON) analysis for the CLR-CRD Expansion Area. The FON was completed in Fiscal Year 2021 and was adopted by the City Commission. The FON was transmitted to Pinellas County for review and additional supporting documentation for the existing CLR-CRD boundary was requested. The City is in the process of gathering the additional documentation requested by Pinellas County.

In 2022, the City is expected to begin the process for consultant services to develop a public involvement process and new redevelopment plan for the existing and expanded District. Adoption of the updated redevelopment plan is expected to occur in 2024.



# DISTRICT PROFILES

Source: ESRI, 2021



### Population

WBD-CRD: 1,737  
CLR-CRD: 4,111



### Households

WBD-CRD: 831  
CLR-CRD: 1,729



### Average Household Income

WBD-CRD: \$50,197  
CLR-CRD: \$56,925



### Housing Units

WBD-CRD: 969  
CLR-CRD: 2,195



### Median Age

WBD-CRD: 45.6  
CLR-CRD: 43.4



### Median Home Value

WBD-CRD: \$174,219  
CLR-CRD: \$92,593



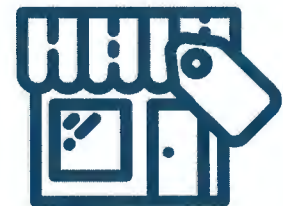
### Families

WBD-CRD: 405  
CLR-CRD: 725



### Daytime Population

WBD-CRD: 3,848  
CLR-CRD: 3,442



### No. of Businesses

WBD-CRD: 326  
CLR-CRD: 98

# DISTRICT PROFILE

*Largo Library, Central Park and Central Park Performing Arts Center*

## Central Park Performing Arts Center (CPPAC)

The Central Park Performing Arts Center is the area's premier cultural and entertainment facility, hosting the Eight O'Clock Theater, the Children's Educational Series sponsored by the Suncoast Performing Arts Foundation, and many other headliners each year. Due to COVID-19 many of the events had to be cancelled or postponed to the following year.

- In FY 2021 CPPAC hosted 102 performances
- 10,757 people attended performances\*
- 3,040 people utilized the rentals at the facility
- 14,903 people were entertained and served at the facility
- The average ticket price was \$35
- 106 youth participated in the Youth Programming
- 2,224 volunteer hours

\*Due to COVID-19 restrictions, average available seating capacity for the year was only 40%.

## Largo Library

The Largo Library is the largest municipal library in Pinellas County, and is located within the Central Park Complex. The Library offers a Children's Wing, Genealogy Department, a teen room, a 3D Printer, a cafe, *English as a Second Language* (ESL) classes, events, event space, meeting rooms and study rooms, and more.

- There were 293,995 visitors at the Largo Library
- A total of 3,688 library cards were distributed
- There were 14,086 youth served through various programs
- The circulation in Largo was 707,217





# DISTRICT PROFILE

*Events in the West Bay Drive Community Redevelopment District*

## Events

Every year, the City of Largo hosts thousands of visitors at events in the West Bay Drive Community Redevelopment District. Due to COVID-19 many of these events were cancelled or postponed to the following year.

- Halloween Spooktacular, Largo Central Park, attendance: *Cancelled*
- Largo Car Show, Largo Central Park: 5,000
- Holiday Stroll, Largo Central Park, attendance: *Cancelled*
- Holiday Lights, Largo Central Park, attendance: average of 5,000 per night from November 28th- January 23rd
- North Pole Express, Largo Central Park, attendance: *Cancelled*
- Movies in the Park, Largo Central Park, attendance: 200 each night
- Shamrockn' Run, Ulmer Park and Downtown Largo: *Cancelled*
- Touch a Truck/Playing Unplugged, Largo Central Park, attendance: *Cancelled*
- Largo Live Concert Series: 200 each night (2)
- Memorial/Veterans Day Ceremony, Largo Central Park: 250
- Independence Day Celebration: *Cancelled*

“

*Holiday Lights at Largo Central Park is my favorite time of the year at this park. It's a must see!*

*-Google Review*

”



“

*We've been going to their Halloween Spooktacular for 13 years, haven't missed one.*

*-Google Review*

”

# NEW DEVELOPMENT

*Our Vision is To Be the Community of Choice in Tampa Bay*

## ALTA Belleair

Located on the North side of the Clearwater-Largo Road Community Redevelopment District is a new 255-unit apartment complex currently under construction. The parcel was previously a Mobile Home Park in which the developer worked with the City's Housing Division to help residents transition out. The developer entered into an Affordable Housing Density Bonus Agreement with the City and committed to reserving 15% of units for workforce housing for 30 years. The remaining units will be market rate. The project will feature new pedestrian/bike access from Clearwater-Largo Road to the Pinellas Trail on the West side. The project investment is nearly \$8 Million.





# NEW DEVELOPMENT

*Our Vision is To Be the Community of Choice in Tampa Bay*

## Grand Oaks Apartments

Located at 1030 Clearwater Largo Road, is a new 88 unit apartment-complex that is currently under construction. The property will feature two, four-story buildings and a pedestrian zone. The developer entered into an Affordable Housing Density Bonus Agreement with the City for a density bonus of 25 additional units per acre in exchange for reserving 20% of units (17 units) as affordable housing units.



# HOUSING PROJECTS

*Our Vision is To Be the Community of Choice in Tampa Bay*

## City of Largo Housing Division Projects

- Beverly Ave NW - Downpayment Assistance for First Time Homebuyer. Complete.
- 2nd St SW - Owner occupied Housing Rehab. Home Investment Partnership funded. Complete.
- 5th Ave NW - Home Replacement. State Housing Initiatives Partnership funded. Complete.
- 4th Ave NW - Home Replacement. State Housing Initiatives Partnership funded. In-progress.
- Woodrow Ave - Home Replacement. State Housing Initiatives Partnership funded. In-progress.
- 6th Ave NW - Owner Occupied Housing Rehab. State Housing Initiatives Partnership funded. Completed. *Pictured below.*
- 623 14th Ave NW - Affordable Housing Rehab and Resale for Owner-Occupied Affordable Housing. In-progress.
- 410 4th Ave NW - Affordable Housing Rehab and Resale for First Time Homebuyer. In-progress.
- Lot 7 and 8 Braginton St - Purchased and donated lots to Habitat for Humanity and provided some funding towards site work. In construction.
- Washington Ave Area - Sidewalk and Lighting Project. In-progress.





# NEW BUSINESSES

*Our Vision is To Be the Community of Choice in Tampa Bay*

## Open for Business

The redevelopment districts are home to a diverse mix of restaurants, services, and shops. Fiscal Year 2021 saw businesses open in the service and restaurant categories:

- Adjuva Home Health, 801 W Bay Dr STE 110
- Good Guys Barber Shop, 110 Clearwater Largo Rd S
- Real Estate Solutions, 801 W Bay Dr STE 119
- Villa Italia Pizzeria, 131 Clearwater Largo Rd S
- World Class Wildlife Removal and Rodent, 250 Clearwater Largo Rd S



# FUTURE IMPROVEMENTS

*Our Vision is To Be the Community of Choice in Tampa Bay*

## Pinellas County - West Bay Drive Complete Streets Joint Project Agreement

The West Bay Drive Complete Streets Project is currently in the design phase and will continue into Fiscal Year 2022. The construction phase is expected to begin in Fiscal Year 2023.

The County’s commitment to implementing complete streets improvements to the West Bay Drive corridor not only benefits Largo businesses and residents, it affords the City a rare opportunity to replace the aging clay pipe sanitary sewer collection system under the road. Complete replacement now avoids future road closures. New sanitary sewer assets will also greatly reduce the amount of time the Environmental Services Department staff will spend working near fast moving traffic.

### Project Funding Breakdown:

<u>FUND</u>	<u>FY 2022</u>	<u>FY 2023</u>
Wastewater Operations Fund	0	\$3,077,000
<b>WBD-CRD Fund</b>	<b>0</b>	<b>\$2,184,000</b>
Tree Impact Fee Fund	<u>0</u>	<u>\$99,000</u>
Project Total	0	\$5,360,000





# FUTURE IMPROVEMENTS

*Our Vision is To Be the Community of Choice in Tampa Bay*

## Mixed-Use Municipal Center & Public Parking Garage

Phase 1 is complete and the City is currently in Phase 2 of the new City Hall building and public parking garage. Phase 2 includes the design and schematic portion of the project and the Community Engagement portion. The City has approved Phase 2 and 3 contract with ASD|SKY for the design and construction management portion of the project in the amount of \$2,632,000. ASD|SKY will be ensuring that the building is being built per the specifications, as well as working to make any modifications to the plans as part of the construction. The City has also approved a contract with Biltmore Construction Co. for construction manager at risk (CMAR) services for the project in an amount not to exceed \$303,000. Phase 3 is expected to begin in the 1st Quarter of 2022 and will include the actual construction of the building and the parking ramp.

In Fiscal Year 2022 the City will enter into a purchase contract for bond issuance in the amount of \$60,000,000. The CRA will be entering into an inter-local agreement with the City of Largo for the payment of eight annual installments of \$625,000 each, commencing in Fiscal Year 2023 and continuing through Fiscal Year 2030. The \$625,000 is made up of \$250,000 from City Tax Increment Revenues and \$375,000 from County Tax Increment Revenues.

### Project Funding Breakdown (WBD-CRD contribution):

<u>FUND</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>
WBD-CRD Fund	\$0	\$625,000	\$625,000	\$625,000	\$625,000
Project Total	\$0	\$625,000	\$625,000	\$625,000	\$625,000



# FUTURE IMPROVEMENTS

*Our Vision is To Be the Community of Choice in Tampa Bay*

## Clearwater-Largo Road Multimodal Improvements

The City will be retrofitting the roadway between Clearwater-Largo Road (CLR) from West Bay Drive to 4th Ave SW with median islands, streetscape and pedestrian crossing improvements similar to the completed northern CLR segment. This project has been moved up in prioritization as a result of the Downtown Connectivity Strategic Plan Project. The project is expected to begin in FY 2023. The segment of the corridor would see enhanced pedestrian facilities to enhance multi-modal connectivity in the Downtown core.

**Funding Breakdown:**

<u>FUND</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>
WBD-CRD Fund	\$0	\$150,000	\$800,000
Project Total	\$0	\$150,000	\$800,000

## Clearwater-Largo Road Best Management Practices

The Clearwater-Largo Road Drainage District Study update, completed in 2013, proposed best management practice (BMP) alternatives to address areas that experienced significant flooding during seasonal summer rains and to comply with National Pollutant Discharge Elimination System (NDPES) regulations. Seven of the proposed BMP alternatives were identified for implementation based on jurisdictional considerations and general feasibility and include replacement or new construction of curb and gutter, swales, inlets, ponds and pipes. This project will provide flood protection for residents and businesses along the Clearwater-Largo Road corridor.

**Funding Breakdown:**

<u>FUND</u>	<u>FY 2022</u>
LOST Fund	\$406,300
Project Total	\$406,300



# FUTURE IMPROVEMENTS

*Our Vision is To Be the Community of Choice in Tampa Bay*

## Bayhead Complex and Action Park Reconstruction

The building at the Bayhead Complex is over 50 years old and has reached its life expectancy. The building is currently used for a summer camp location, and the restrooms are used for various programs and rentals associated with the outdoor amenities. Due to the condition of the existing building, staff proposes replacing with a similar sized facility that includes a small office area, concession, classroom and restrooms that would have access from the inside of the building as well as from the outside of the building. The reconstruction of the basketball courts and parking lot are also included in this project.

**Funding Breakdown:**

<u>FUND</u>	<u>FY 2022</u>
LOST Fund	\$3,200,000
Project Total	\$3,200,000

## Clearwater-Largo Road Regional Watershed Management

The Clearwater-Largo Road Drainage District Study developed strategies for mitigating the stormwater impacts associated with water quantity and water quality of existing development, and potential redevelopment within the West Bay Drive Community Redevelopment District and Clearwater-Largo Road Community Redevelopment District. In general, the study area is bordered on the east by 4th Street NE, on the north by Belleair Road, on the west by the Pinellas Trail, and extends south of 8th Avenue SW. Estimated cost of the project is \$350,000. This project will prevent flooding and damage, enhance water quality, and improve maintenance and operation access.

**Funding Breakdown:**

**Unfunded.**  
**Estimated Cost: \$350,000**

# ADDITIONAL REPORTING REQUIREMENTS

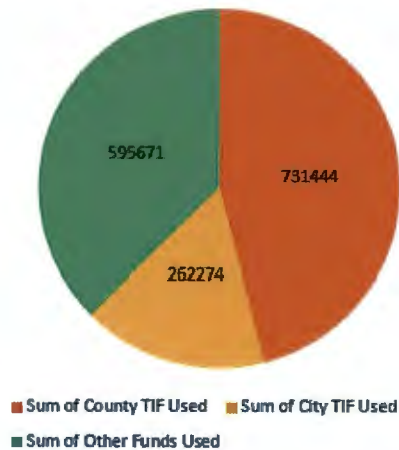
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<b>Total number of Activities started</b>	<b>2</b>
<b>Total number of Activities completed</b>	<b>5</b>
<b>Current Year Taxable Value in CRA</b>	<b>\$ 206,891,427.00</b>
<b>Actual expended increment revenue</b>	<b>\$ 3,023,000.00</b>
<b>Base Year Taxable Value in CRA</b>	<b>\$ 92,870,800.00</b>
<b>Current Year Tax Increment Value</b>	<b>\$ 722,993.63</b>
<b>Total amount expended for low and middle income affordable housing</b>	<b>\$ -</b>

## Community Redevelopment Agency Annual Report

Values	
Sum of County TIF Used	\$731,444.00
Sum of City TIF Used	\$262,274.00
Sum of Other Funds Used	\$595,671.00

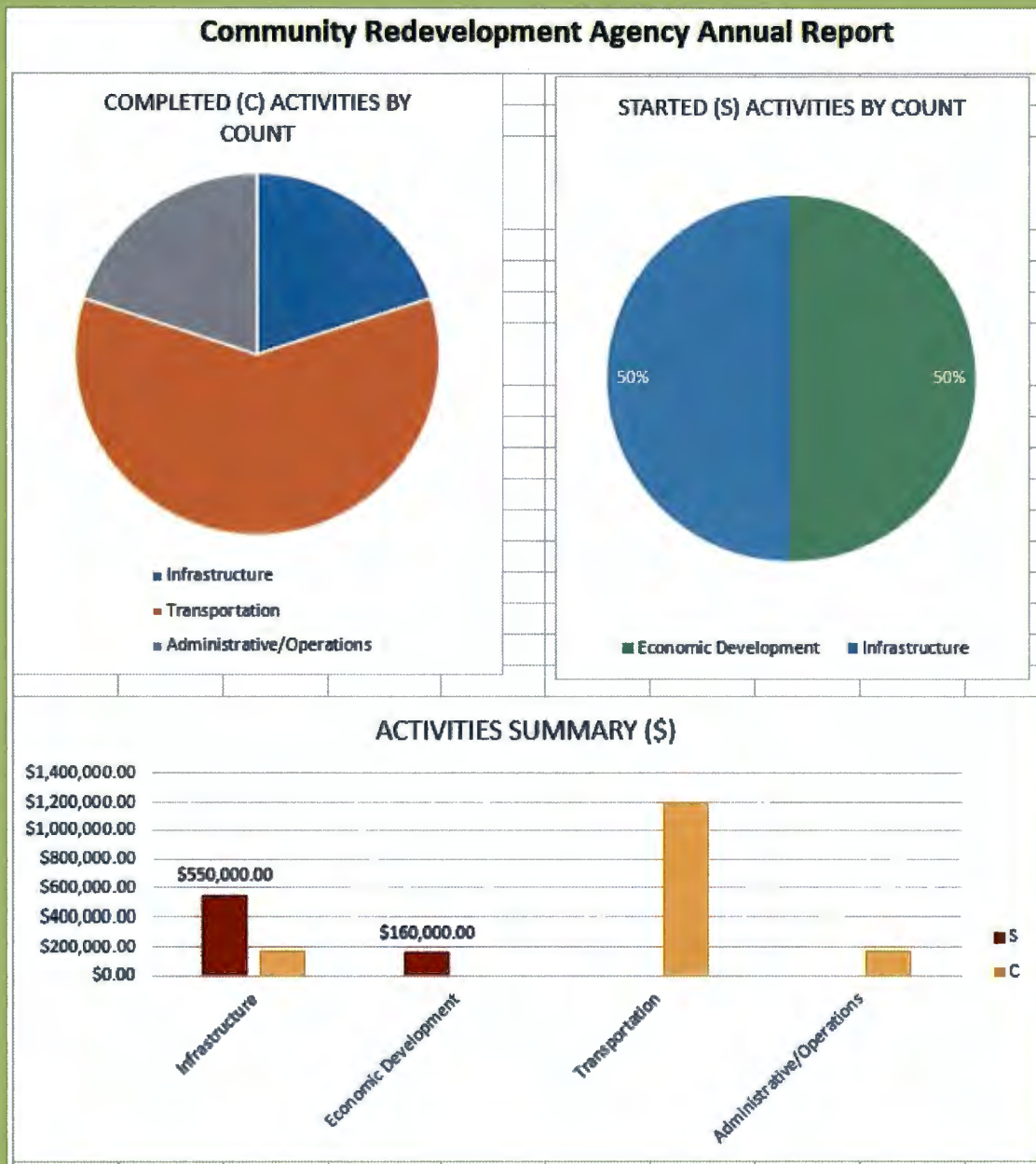
Sum of TIF Contributions by Entity





# ADDITIONAL REPORTING REQUIREMENTS

*Our vision is To Be the Community of Choice in Tampa Bay*

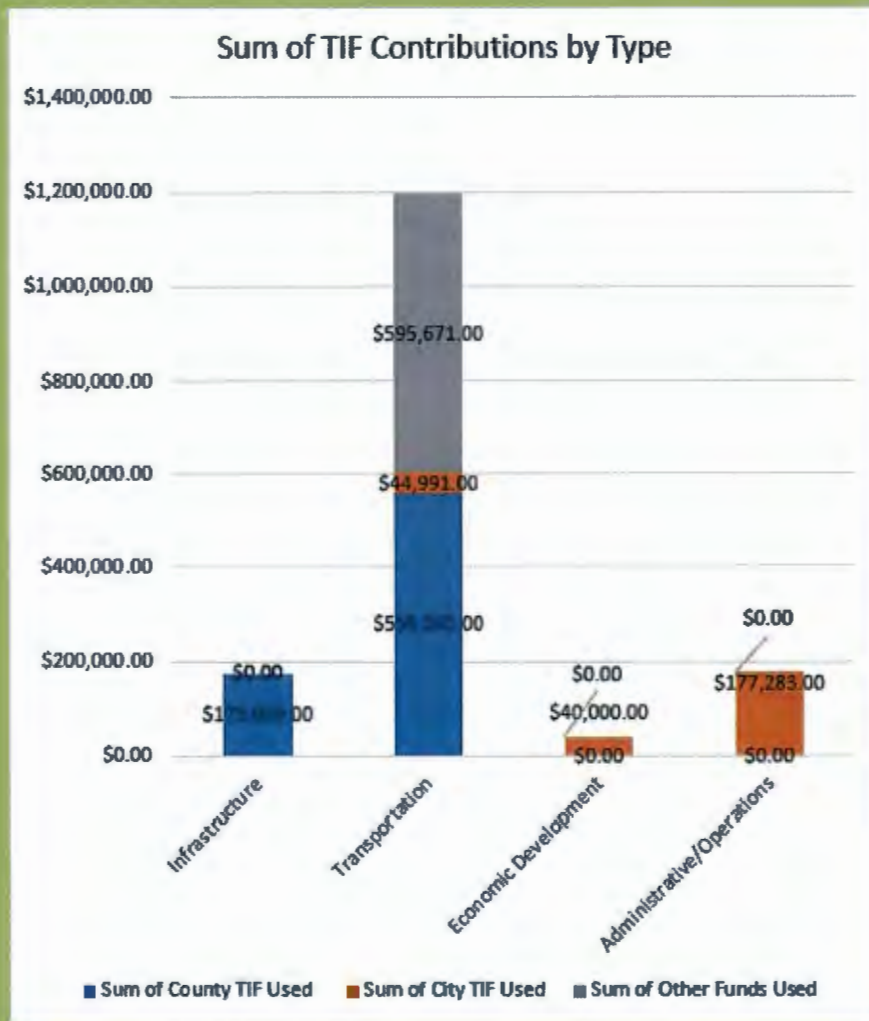


# ADDITIONAL REPORTING REQUIREMENTS

*Our vision is To Be the Community of Choice in Tampa Bay*

**Community Redevelopment Agency Annual Report**

Started (S) Completed (C)	(Multiple Items)	.X		
	Sum of County TIF Used	Sum of City TIF Used	Sum of Other Funds Used	
Infrastructure	\$175,059.00	\$0.00	\$0.00	
Transportation	\$556,385.00	\$44,991.00	\$595,671.00	
Economic Development	\$0.00	\$40,000.00	\$0.00	
Administrative/Operations	\$0.00	\$177,283.00	\$0.00	
<b>Grand Total</b>	<b>\$731,444.00</b>	<b>\$262,274.00</b>	<b>\$595,671.00</b>	





# LARGO CRA

*Our vision is To Be the Community of Choice in Tampa Bay*



### **FY 2021 Community Redevelopment Agency Advisory Board**

- Beverly Gatewood Board Chair
- Anita McHenry, Vice Board Chair
- Brett Shortridge, Board Member
- Krista Kosier, Board Member
- Chris Desliets, Board Member
- Maria Kadau, Board Member
- Denise Fougere, Board Member
- Darlene Sheets, Board Member
- Laura Guroian, Board Member
- Stacey Shaffer, Board Member
- Mark Douglas, Board Member

### **FY 2021 Community Redevelopment Agency Board**

- Woody Brown, Mayor & CRA Board Chair
- Jaime Robinson, Vice Mayor
- Donna Holck, City Commissioner
- John Carroll, City Commissioner
- Eric Gerard, City Commissioner
- Samantha Fenger, City Commissioner
- Michael Smith, City Commissioner

### **FY 2021 Community Redevelopment Agency Staff**

- Henry Schubert, City Manager
- Maggie Paluch, Assistant City Manager
- Cheryl Reed, Director of Community Development
- Robert Klute, Acting Director of Community Development
- Karisa Rojas-Norton, Economic Development Manager
- Isabella Nunez, Economic Development Coordinator