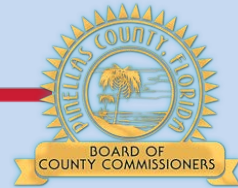


Doing Things!

**COMMUNITY REDEVELOPMENT AREAS
POLICY DISCUSSION**

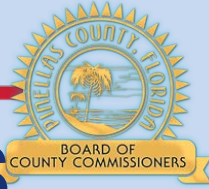




STRATEGIC PLAN POLICIES

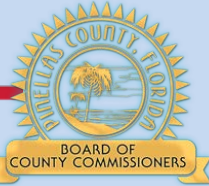
Foster Continual Economic Growth and Vitality

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and the region
- 4.2 Invest in communities that need the most
- 4.3 Catalyze redevelopment through planning and regulatory programs
- 4.4 Invest in infrastructure to meet current and future needs
- 4.6 Support a vibrant community with recreation, arts, and culture to attract residents and visitors



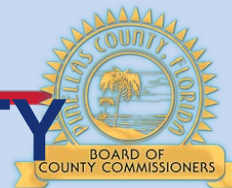
PRE – 2013 CRA APPROVAL POLICIES

- TRADITIONAL “DOWNTOWN” AREAS ONLY
- MUST DEMONSTRATE PROGRESS OR COUNTY MAY “DE-FUND” THEIR PORTION OF THE INCREMENT
- CRA MAY BE APPROVED OUTSIDE OF DOWNTOWN AREAS IF “UNIQUE” CONDITIONS EXIST
- THE LENGTH OF TIME OF THE TRUST FUND AND COUNTY % OF TIF IS VARIABLE



POST-2013 CRA APPROVAL POLICIES

- SIGNIFICANT SHIFT IN POLICY TO APPROVING CRA'S & TAX INCREMENT FINANCING OUTSIDE OF DOWNTOWN AREAS
 - SOUTH ST. PETE CRA AND LEALMAN CRA APPROVED (BOTH INCLUDING REDEVELOPMENT TRUST FUNDS/TIF)
 - BASED UPON UNIQUE CHARACTERISTICS/NEED DOCUMENTED BY THE "2012 ECONOMICS OF POVERTY REPORT"
 - CONSIDERATION AND ENCOURAGEMENT OF "PEOPLE-BASED" PROGRAMS, ALONG WITH TRADITIONAL CAPITAL PROJECTS.



FUTURE FISCAL IMPACTS TO COUNTY GENERAL FUND

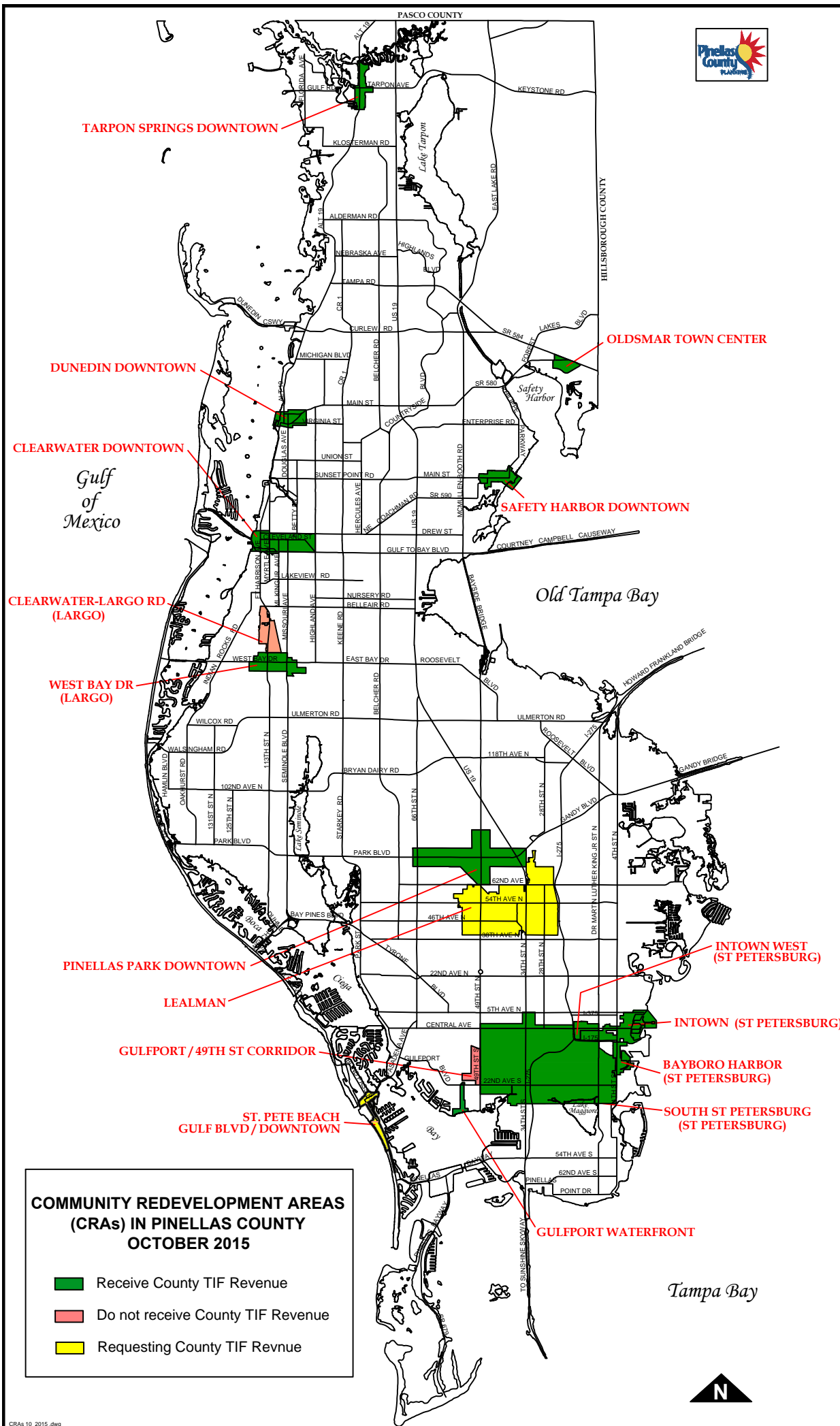
- EXISTING CRA'S WITH TIF
- RECENTLY APPROVED CRA'S (SOUTH ST. PETE & LEALMAN)
- POTENTIAL EXPANSION / NEW CRA'S & TIF BASED UPON "2013 ECONOMICS OF POVERTY REPORT"
- POTENTIAL BARRIER ISLAND CRA'S & TIF

PAST AND POTENTIAL FUTURE COUNTY TIF PAYMENTS

District	Base Year	Expires	TIF Payments to date	Total TIF Payments FY-17 to expiration	Total Expected TIF Payments over life of TIF
Existing					
Clearwater	1981*	2034	\$ 14,512,120	\$ 27,876,651	\$ 42,388,771
Clearwater I-A	2004	2034	\$ 927,565	\$ 684,370	\$ 1,611,935
Dunedin	1988*	2033	\$ 3,998,396	\$ 7,206,135	\$ 11,204,531
Gulfport	1993	2023	\$ 1,703,659	\$ 1,365,307	\$ 3,068,966
Largo	2000	2030	\$ 4,492,543	\$ 6,259,964	\$ 10,752,506
Oldsmar	1996	2026	\$ 3,092,416	\$ 3,910,340	\$ 7,002,755
Pinellas Park	1997	2020	\$ 12,800,512	\$ 6,959,010	\$ 19,759,522
Safety Harbor	1991	2022	\$ 2,874,994	\$ 2,018,662	\$ 4,893,656
Tarpon Springs	2000	2031	\$ 2,191,880	\$ 4,268,384	\$ 6,460,264
St. Petersburg InTown	1981*	2032**	\$ 62,987,483	\$ 14,316,951	\$ 77,304,434
Bayboro	1988	2018	\$ 542,171	\$ 148,477	\$ 690,648
Intown West	1990	2021	\$ 2,284,963	\$ 2,741,223	\$ 5,026,186
New					
South St. Pete	2015	2045	\$ 201,990	\$ 35,926,740	\$ 36,128,730
Lealman	2016	2046	\$ -	\$ 49,489,826	\$ 49,489,826
Proposed/Potential					
St. Pete Beach	2016	2046	\$ -	\$ 56,415,243	\$ 56,415,243
Potential Beach CRA'S	2016	2046	\$ -	\$ 28,143,670	\$ 28,143,670
Potential Targeted CRA's	2016	2046	\$ -	\$ 53,430,335	\$ 53,430,335
TOTAL			\$ 112,610,693	\$ 301,161,288	\$ 413,771,980

* Denotes TIF Districts that have been extended beyond original 30 year TIF

** County commitment to the InTown TIF is estimated to be met before the scheduled 2032 sunset.



APPLICATION OF TAX INCREMENT FINANCING FUNDS IN CRA DISTRICTS WITHIN PINELLAS COUNTY

CAPITAL PROJECT TYPES	COUNTY TIF	CITY TIF	INELIGIBLE (F. S.)	INELIGIBLE (COUNTY POLICY)
Identified in CRA Plan and "District Wide" Benefit, such as:				
• Streetscape improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Public parking facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Major/regional drainage improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Mobility improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Non-governmental public facilities (e.g. Mahaffey Theater)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Brownfields Remediation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Affordable Housing Developments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
• Trail Improvements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Undergrounding utility lines		<input checked="" type="checkbox"/>		
Projects that can be funded through enterprise funds (sewer/potable water)				<input checked="" type="checkbox"/>
Neighborhood Improvements (streets, sidewalks, streetlights, parks, drainage)		<input checked="" type="checkbox"/>		
Construction of administrative/police/fire/ buildings unless taxing authorities concur			<input checked="" type="checkbox"/>	
Any capital project not identified in an approved CRA plan			<input checked="" type="checkbox"/>	

APPLICATION OF TAX INCREMENT FINANCING FUNDS IN CRA DISTRICTS WITHIN PINELLAS COUNTY

“SOFT” PROJECTS & PROGRAMS	COUNTY TIF	CITY TIF	INELIGIBLE (FLORIDA STATUTE)	INELIGIBLE (COUNTY POLICY)
Affordable Housing Program efforts/relocation assistance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Planning/Engineering/surveys and other professional services associated with an eligible capital project.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Site acquisitions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Commercial Façade Grants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Marketing and Special Events		<input checked="" type="checkbox"/>		
CRA personnel, offices, administrative, etc.		<input checked="" type="checkbox"/>		
Community Policing		<input checked="" type="checkbox"/>		
Revolving loan fund		<input checked="" type="checkbox"/>		
Residential façade assistance grants		<input checked="" type="checkbox"/>		
CRA Redevelopment Incentive Funding		<input checked="" type="checkbox"/>		
Economic Development Officer programs				<input checked="" type="checkbox"/>
Government operating expenses unrelated to CRA operations			<input checked="" type="checkbox"/>	
Utility Service Costs, including irrigation water, and electrical costs for special events			<input checked="" type="checkbox"/>	
Streetscape maintenance			<input checked="" type="checkbox"/>	
Any project/program not identified in CRA Plan			<input checked="" type="checkbox"/>	