

Staff Review

Largo's West Bay Drive Community Redevelopment Trust Fund 15-Year Review

12/4/18

The City of Largo submitted to Pinellas County the West Bay Drive Community Redevelopment Trust Fund 15-Year Review (Report) to establish the overall performance of the Tax Increment Financing (TIF) revenues used in the West Bay Drive (WBD) CRA since the inception in 2000 through 2015.

Pursuant to the adopted Ordinance #10-08 (February 16, 2010) approving the City of Largo's 2009 West Bay Drive Redevelopment Plan, County staff's review applied the following three performance criteria:

1. Performance of Tax Increment Financing (TIF) Revenues
2. Implementation of the 1997 and 2009 West Bay Drive Community Redevelopment District Plans; and
3. Effectiveness of 1997 and 2009 Plans at Mitigating Blighting Influence

(1) Performance of TIF Revenues:

During the 15-year review period, how do the annual TIF revenues collected compare to the estimated revenues.

Based on the Report, collected TIF revenues underperformed against the TIF projections indicated in the 2009 WBD Redevelopment Plan. Additionally, the Report indicates the approximate \$1,655,880 deficit in combined County and City funding was primarily a result of the economic impact of the recession during which taxable values significantly declined.

Not addressed in the Report, however, notable is that the above referenced deficit could in part also be attributed to the disproportioned contribution between County and City TIF due to imbalanced millage rates. The 15-Year payment history reflects total City contributions of \$3,735,495.23 compared to County contributions of \$4,548,664.20 or an additional \$813,168.97.

(2) Implementation of the 1997 and 2009 West Bay Drive Community Redevelopment District Plans:

During the 15-year review period, what progress has been achieved in implementing the use of TIF revenues in the Plans.

Since the adoption of the 1997 and 2009 Plans, the CRA has seen considerable public and private investment. The Report indicates significant progress has been realized through a number of infrastructure, streetscape and mobility projects. The Summary of Improvements Table (see page 9) identifies 33 projects in varying stages (12 completed, 3 ongoing, 3 underway, and 15 proposed).

Progress made toward achieving the goal and three main objectives of the 2009 Plan.

The Report reintroduces the Plan's goal, and highlights key projects that have contributed to the forward progress of meeting the Plan's three primary objectives of becoming a Viable and Vibrant, Sustainable, and Energetic Downtown. Projects such as the 2011 adoption of the Downtown Largo Multimodal Plan and strategic property acquisition, while achievements in and off itself have also has most certainly contributed to facilitating more recent, residential and non-residential redevelopment projects.

(3) Effectiveness of 1997 and 2009 Plans at Mitigating Blighting Influence:

During the 15-year review period, do the actions implementing the Plan have the desired effect of redeveloping the West Bay Drive Community Redevelopment District (District).

Page 4 of the Report includes a comparison table of CRA and City property assessed valuations. The Table indicates during the period of 2000-2007 the CRA outperformed citywide values by roughly 4% until 2008 when the CRA experienced annual declining taxable values until 2013. The Report indicates that this was mainly due to the lack of development projects in the CRA and that there were some City owned properties that were purchased (taken off of tax rolls) that did not sell as quickly as anticipated.

During the 15-year period, the Report on pages 5-7, listed new development and improved aesthetic conditions that the CRA has experienced over the years. On pages 5 and 6, the Report highlighted several major landscaping projects and listed several public and private partnership projects that occurred in the Medical Arts District. On page 7, the Report further mentions the great success the CRA has had on the progress made on reducing the number of substandard homes in the area, paved streets, and the significant amount of downtown town parking that was added.

Summary:

Planning staff has completed a review of the City's 15-year Report and finds that it generally meets the criteria pursuant to Ordinance 10-08 which requires a summary and analysis of the overall performance of the Tax Increment Financing (TIF) revenues used for projects and programs in the CRA since 2000. Upon review staff believes County TIF contributions have been effectively utilized for planned projects and initiatives. Remaining identified projects continue to focus primarily on streetscape and mobility improvements.