



CRA Policy Discussion

Board of County Commissioners Work Session – March 5, 2020

Presentation Topics

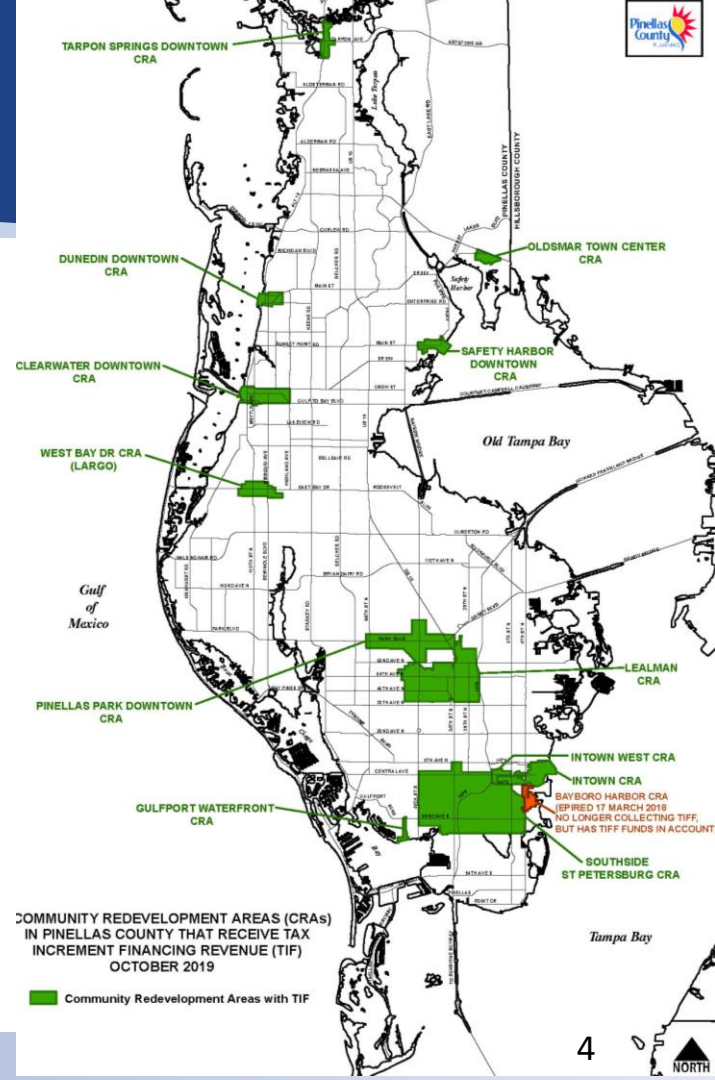


- **Background**
- **Drivers Informing Recommendations**
- **Proposed Recommendations**

CRA Background

Current CRA Snapshot

- 13 Redevelopment Area Trust Funds receiving County TIF
- 2 Redevelopment Agencies with more than one Trust Fund receiving County TIF



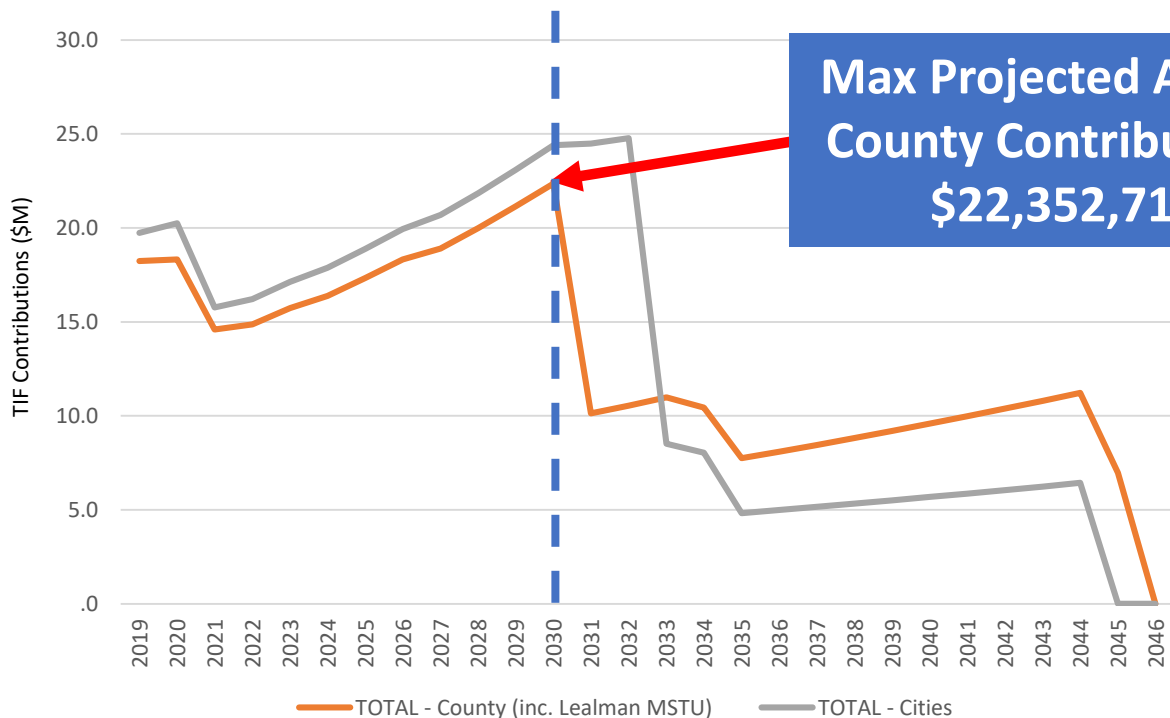
Current CRAs

District	Base Year	Current Sunset Year	Total Years at Sunset
Clearwater	1981	2034	53
St. Petersburg - Intown	1981	2032	51
Dunedin	1988	2033	45
Pinellas Park	1989	2020	31
St. Petersburg - Intown West	1990	2031	41
Safety Harbor	1991	2021	30
Gulfport	1993	2023	30
Oldsmar	1996	2026	30
Largo	2000	2030	30
Tarpon Springs	2000	2030	30
Clearwater "1-A"	2004	2034	30
St. Petersburg - South St Pete	2015	2045	30
Lealman	2016	2044	30

4 CRAs have been extended beyond original 30 years

4 CRAs - County TIF scheduled to sunset in next 5 years

Projected County TIF Payments*



Historic TIF Payments
\$151,037,531

Future TIF payments
\$359,490,724

Grand Total
\$510,528,255

Current Policy – 2018

- **Applies to time extensions, new CRAs and Expanding the area of CRAs**
- **Policy Elements**
 - **CRA designations with TIF guidance**
 - **Scoring Criteria**

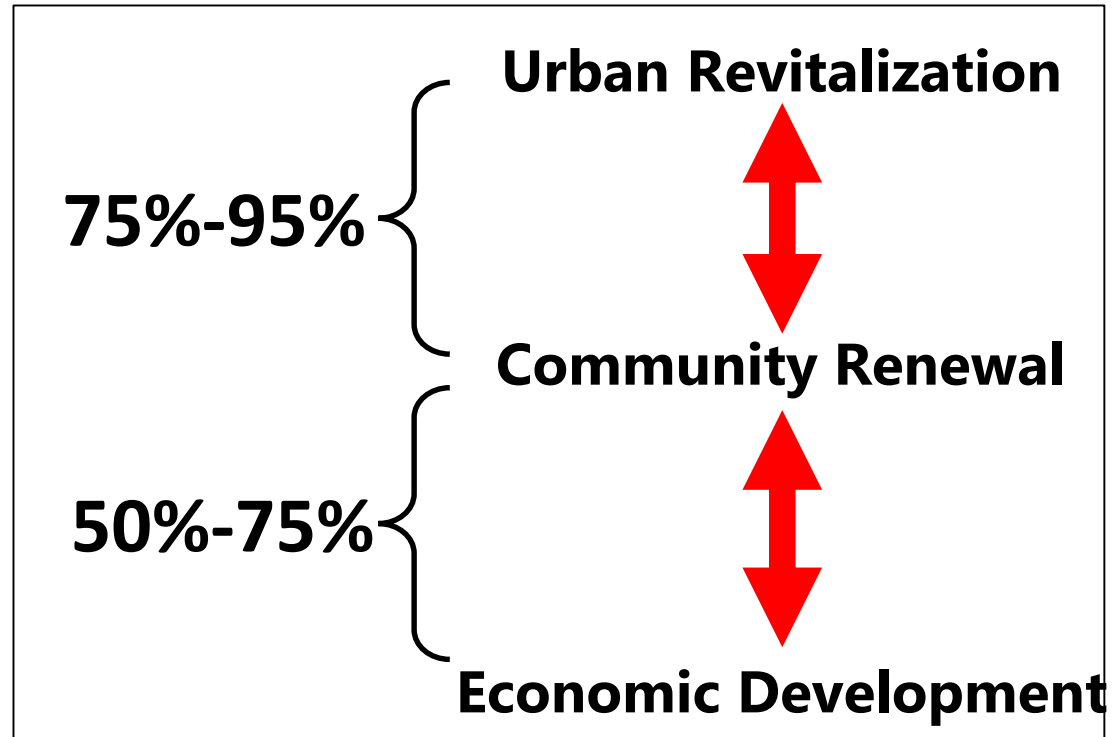
Current Policy – CRA Designations



- **Three CRA Designations:**
 - **Urban Revitalization (up to 95% & 30 years)** – Most distressed areas where poverty is endemic and where other programs have targeted funding.
 - **Community Renewal (up to 75% & 20 years)** – These areas are experiencing ongoing hurdles, and redevelopment has not kept pace with other areas.
 - **Economic Development (up to 50% & 10 years)** – These areas may face stagnation, but there are opportunities due to diversity of uses, strong socioeconomic indicators, and desirable location.

Current Policy – CRA Designations

- Sets maximums for contributions and length of time
- Lacks guidance to identify levels between
- Lacks guidance to determine resetting the base year



Current Policy – Scoring Criteria



LOCAL DESIGNATION CLASSIFICATION CRA SCORING MATRIX

Category	Maximum Possible Points
Employment Density	5
Unemployment (Civilian Population)	20
Households Below Poverty Level	15
Median Per Capita Income	15
Median Residential Values	15
Median Age of Housing Stock	10
CDBG Target Areas	10
Coastal High Hazard Area	5
Demonstrated Blight Factors (163.340(8), F.S.)	10
TOTAL POINTS	105

Urban Revitalization (Up to 95% and up to 30 Years)

Above 80 points

Community Renewal (Up to 75% and up to 20 Years)

Between 40-79 Points

Economic Development (Up to 50% and up to 10 Years)

Below 39 Points

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Drivers and Recommendations

Drivers Informing Recommendations

- **County/State Changes to F.S. Ch. 163 Need to be Addressed**
 - Allowable expenditures
 - Defined inactive CRAs
 - Annual Reporting on key performance measures
 - New annual audit requirements
- **CRA Working Group Input**
- **Staff Assessment**



Focus Areas - Recommendations



- #1 Administrative Changes**
- #2 Imbalance in City/County TIF Contributions**
- #3 New CRAs and Area Expansion of CRAS**
- #4 Time Extensions of CRAs**

#1 Administrative Changes

Drivers

Need to Meet New
Statutory Requirements

Inspector General CRA
Audit

Clarify/Simplify Current
County Reporting
Procedures

Proposed Changes

- **Align County/new State reporting deadlines**
- **For non-capital expenditures – require clear documentation of need**
- **Refine project reporting spreadsheet to include statutory requirements**
 - Performance measures, connection to CRA Plan, etc.
 - Coordinate with Florida Redevelopment Association
- **Develop a standardized Mid-Point review process**

#2 Imbalance in City/County TIF Contributions

Drivers

Statutory Flexibility for
New CRAs
(Since 2006)

2018 County CRA Policy

Recommendation

- **Apply CRA Policy (2018) Moving Forward:**

“Except in certain circumstances, County TIF contributions shall not exceed the established total funding contribution of the City TIF.”

District	Amount of FY20 Contribution Imbalance
Gulfport	\$55,560
Oldsmar	\$98,793
Safety Harbor	\$140,024
Dunedin	\$157,954
FY20 Total	\$452,333

#3 New CRAs and Area Expansions of CRAS



Drivers

Statutes Reduced
Lifespan to 40 Years for
New CRAs after 2006

Staff Assessment

Current Process

- **Finding of Necessity**
- **Delegation of Authority**
- **Apply CRA Scoring Criteria**
- **Maximum Length of Time – 40 Years (F.S.)**

Recommendations

- **Require regular update of CRA Plan Projects (every 5 years)**
- **Utilize outside resources to review/refine our scoring criteria:**
 - Contributions
 - Length of Time
 - How to integrate County priorities

#4 Time Extensions of Current CRAs

Drivers

Statutes reduced lifespan
from 60 to 40 Years for
new CRAs after 2006

Current Process

- **Notification to County**
- **CRA Plan Update**
- **Apply CRA Scoring Criteria**

Recommendations

- **Require new Finding of Necessity**
- **Require regular update of CRA Plan Projects (every 5 years)**
- **Utilize outside resources to review/refine our scoring criteria:**
 - Contributions
 - Length of Time
 - Resetting the Base Year
 - How to integrate County priorities

#4 Time Extensions of Current CRAs

Findings/Analysis

- **There are currently 9 CRAs that have not been extended**
- **4 CRAs - County TIF scheduled to sunset in next 5 years**
- **Oldsmar will sunset in 2026**

District	Base Year	Current Sunset Year	Total Years at Sunset	Eligible Extension Years
Pinellas Park	1989	2020	31	29
Safety Harbor	1991	2021	30	30
Gulfport	1993	2023	30	30
Oldsmar	1996	2026	30	30
Largo	2000	2030	30	30
Tarpon Springs	2000	2030	30	30
Clearwater "1-A"	2004	2034	30	30
St. Petersburg - South St Pete	2015	2045	30	10
Lealman	2016	2044	30	10

Interim Recommendations

Recommendations:

- **Continue to apply the Current Scoring Criteria to determine contribution level**
- **Set maximum length of time for 20 years until further policy analysis has been completed**
- **Reevaluate within first 5 Years based on changes to criteria**
- **Require regular update of CRA Plan Projects (every 5 years)**

Outstanding Requests

CRA Name	Request	Status
Pinellas Park CRA	Request for an extension of its existing CRA for an additional 28 years (original base year) Add an additional expansion area for 28 years with a new base year (new base year)	Plan has been approved by City Council Staff review of adopted plan is pending BCC review/approval pending
Largo WBD 15 Year Review	Approve the completed 15 year review	Awaiting BCC approval
St. Petersburg Intown CRA	Review/Approve the completed 15 Year Review	Staff has completed internal review BCC review/approval pending
St. Petersburg Intown West CRA	Complete an Interlocal Agreement allowing for full delegation of authority after expenditure of remaining County TIF in 2023	Staff is developing the Interlocal Agreement City Council review/approval pending BCC review/approval pending

Next Steps

Recommendations:

- **Apply the proposed changes to outstanding requests**
- **Begin a review of current criteria with outside assistance**
- **Bring proposed adjustments/updates back to BCC**

Questions/Comments?

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