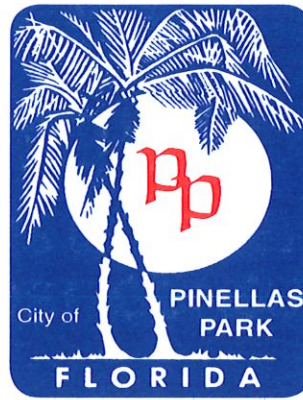


City of
PINELLAS PARK

Building Development Division
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October 27, 2020

Brian Lowack
Housing and Community Development Interim Director
Pinellas County Community Development
440 Court St.
Clearwater, FL 33756

RE: Pinellas Park Community Redevelopment Agency

Dear Mr. Lowack,

The purpose of this letter is to recap the adoption process and highlight the preliminary agreed upon terms for continuation of the Pinellas Park Community Redevelopment Agency. On December 13, 2018, the City of Pinellas Park amended and updated the Community Redevelopment Plan to reflect the expanded Community Redevelopment Area.

In 2019, based on the findings of the 2018 Pinellas County Criteria for Eligibility and Local Designation evaluation, the City of Pinellas Park requested the Board of County Commissioners to extend the current timeline of the Pinellas Park Community Redevelopment Area (CRA) for an additional 28 years, expand the boundary of the existing CRA and establish an associated Redevelopment Trust Fund (with a proposed 95% County TIF contribution), and review and approve the revised CRA Plan encompassing both areas, as the Pinellas Park CRA was scheduled to expire on January 1, 2020.

On November 12, 2019, the County provided a one-year extension (to January 1, 2021) of the Redevelopment Trust Fund of the City of Pinellas Park to prevent expiration of the Redevelopment Trust Fund and “re-setting” of the base year from 1997. The extension was recommended by the County to ensure that the Board of County Commissioners had sufficient time to fully consider the request of the City of Pinellas Park and prepare all associated documents.

Throughout the spring and summer of 2020, City and County staff met to discuss the request and on June 12, 2020 a preliminary agreement was reached. The elements of this agreement include the following:

- 85% County TIF contribution for the existing CRA area
- 90% County TIF contribution for the CRA expansion area



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- 20-year term limit (January 1, 2021 – January 1, 2041) with a mid-point review at ten years

On September 10, 2020 County staff reached out to discuss several factors specifically relating to the contents of the Community Redevelopment Plan. Based on County staff's review and comments, City staff agreed to further call out language in the Plan on potentially incurring publically funded debt, incorporate a "Neighborhood Impact Element" into a standalone section of the Plan, which was previously captured in the appendix, and create a new legal description(s) for the expansion area. Those non-substantive changes were completed and submitted to Pinellas County staff.

As discussed by City Attorney, Jim Denhardt, and Assistant County Attorney, David Sadwosky, the above mentioned terms, as agreed on by both City and County staff, were presented by myself and City Attorney Denhardt to the City of Pinellas Park City Council at a meeting on October 22, 2020. After such presentation, the Pinellas Park City Council tentatively approved the aforementioned terms and agreed to incorporate the suggested updates into the Plan, assuming such terms are approved by the Board of County Commissioners at their November 17, 2020 meeting. As such, we respectfully ask that the County prepare the City's full request to appear before the Board of County Commissioners on November 17, 2020.

Please let me know if you have any questions or concerns.

Sincerely,



Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator
City of Pinellas Park

Cc: Doug Lewis, Pinellas Park City Manager
Patrick Murphy, Pinellas Park Deputy City Manager
Tom Almonte, Pinellas County Assistant County Administrator