



# Pinellas County

## Staff Report

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File #: 21-805A, Version: 1

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### **Subject:**

Proposed resolution making a finding that conditions of blight exist in the North Greenwood study area, establishing the Community Redevelopment Area boundary, authorizing the preparation of the North Greenwood Redevelopment Plan, and delegating redevelopment authority to the City of Clearwater.

### **Recommended Action:**

Approval of a resolution making a Finding of Necessity that blighted conditions exist within the North Greenwood Community Redevelopment Area (CRA) to accomplish the following:

- Establish the boundaries of the CRA.
- Delegate certain power and authority to the City of Clearwater to conduct certain redevelopment activities.
- Authorize the City of Clearwater to proceed with the preparation of the North Greenwood Redevelopment Plan.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

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

### **Summary:**

Clearwater is requesting that the Board of County Commissioners:

- 1) Find that conditions of blight exist within the North Greenwood study area;
- 2) Establish the boundaries of the North Greenwood CRA; and
- 3) Provide authorization to the City of Clearwater to proceed with preparation of the North Greenwood Redevelopment Plan.

### **Background Information:**

The proposed North Greenwood CRA is +/-653.64 acres located immediately to the north of Downtown Clearwater. The City has been working closely with a local community organization, the Clearwater Urban Leadership Coalition, to pursue the creation of a Community Redevelopment Area for the North Greenwood area, which was recognized as an At-Risk Zone in the Pinellas County Economic Impacts of Poverty Report.

On October 14, 2020, the Clearwater City Council adopted Resolution No. 20-52 which approved the Finding of Necessity for the proposed North Greenwood CRA and directed City staff to request that the Board of County Commissioners delegate authority and powers conferred upon Pinellas County

through the Community Redevelopment Act of 1969 (Part III, Chapter 163 Florida Statutes) to the City for the North Greenwood Community Redevelopment Area.

On November 17, 2020, the City of Clearwater submitted the North Greenwood CRA Finding of Necessity for review by County staff.

On January 19, 2021, Pinellas County provided comments on the Finding of Necessity to the City of Clearwater.

On February 18, 2021 the City of Clearwater provided responses to comments provided by County staff.

On April 8, 2021 County staff made a presentation at a Board of County Commissioners workshop reviewing the intent of the proposed CRA and boundary.

**Fiscal Impact:**

It is anticipated that a Redevelopment Trust Fund will be established and funded with Tax Increment Finance revenues. The County's contribution to the Trust Fund will be determined in part through the updated CRA Policy which is expected to be adopted in Mid-2021. The fiscal impact will be analyzed and presented in the North Greenwood Redevelopment Plan.

**Staff Member Responsible:**

Evan Johnson, Planning Division Manager, Housing and Community Development

**Partners:**

City of Clearwater

**Attachments:**

BCC Proposed Resolution

Exhibit A: Proposed CRA boundary area

Exhibit B: North Greenwood CRA Finding of Necessity

City of Clearwater Resolution 20-52

Letter from City Manager Bill Horne requesting delegation of authority

Staff presentation

OMB Contract Review

North Greenwood CRA 20 Year TIF projections