

City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

Workshop Session Minutes

May 13, 2019

3:00 P.M.

Hagler/Mason Conference Room

CALL MEETING TO ORDER

CRA Vice Chairperson Moore called the meeting to order at 3:23 P.M. ***for a workshop session for the purpose of receiving a presentation regarding Community Redevelopment Agencies (CRAs) in the State of Florida.***

CRA Members Present: Jewel Cannada-Wynn (arrived at 3:40), Jared Moore, Ann Hill, Sherri Myers (arrived 3:37), Andy Terhaar (arrived 3:48), P.C. Wu (arrived 3:28)

CRA Members Absent: Gerald Wingate

SELECTION OF CHAIR

Vice Chairperson Moore suggested he chair the workshop session.

No objection. (Only other member present at this time was CRA Member Hill.)

DETERMINATION OF PUBLIC INPUT

PRESENTATION

1. 19-00215 COMMUNITY REDEVELOPMENT AGENCIES 101

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation regarding Community Redevelopment Agencies (CRAs) in the State of Florida.

An overhead presentation was provided by Carol Leone, Esquire, and member of the Florida Redevelopment Association (attached). Ms. Leone presented an overview of common terms; what is redevelopment and how does it work; what can CRAs and their Boards do and not do; how do CRAs operate and work with private enterprise; what can CRA funds be used for and not be used for; and best practices.

Following the presentation, Ms. Leone responded to questions from CRA Members.

Public input was heard from the following individuals:

Dorothy Dubuisson

James Gulley (referred to Miami-Dade Grand Jury Report regarding CRA's and provided a copy to CRA staff)

Assistant City Attorney made follow-up remarks related to Ms. Dubuisson's questions/comments regarding HB/CS 7103 pertaining to Land Use and Growth Management which passed and set to become law on July 1, 2019 (a.k.a. Florida's Growth Management Act). He indicated he could provide further information in a written memorandum via City Attorney Woolf.

Some follow-up discussion took place regarding speakers' comments.

ADJOURNMENT

There being no further discussion the workshop was adjourned at 4:02 P.M.

Attachments:

- 1) Presentation: *What is Redevelopment? A summary presented by Carol Leone, Esquire*

WHAT IS REDEVELOPMENT?

A summary presented by Carol Leone, Esquire

Agenda

1. Common terms.
2. What is redevelopment and how does it work?
3. What can CRAs and their Boards Do and Not Do?
4. How do CRAs operate and work with private enterprise?
5. What can CRA funds be used for? What can they not be used for?
6. Best Practices.

Important Terms

- **Community Redevelopment Agency (CRA)** – separate legal entity, dependent special district
- **Governing body** – entity that created CRA (here, the City)
- **Redevelopment Area** – boundaries exactly defined
- **Tax Increment Financing (TIF)** – difference between ad valorem tax at time of CRA establishment and current tax amount

Important Terms

- **Taxing Entities** – public bodies contributing to TIF
- **Blight** – deteriorated condition of structures causing harm
- **Redevelopment Plan** – written blueprint for redevelopment
- **Return on Investment (ROI)** – private developer's focus

What is Redevelopment?

- An activity by a public entity under Chapter 163, Part III, F.S.
- All work is authorized by approved Redevelopment Plan
- Work is funded by CRA Trust fund (from TIF payments)

What is Redevelopment?

- Where? In designated redevelopment area:
 - Urban Infill Development
 - Brownfields
 - Areas in need of redevelopment (blighted)
- Purpose: preservation and revitalization of area

How does Redevelopment Work?

By...

- Restoring Blighted Areas
- Creating Clean and Safe Places
- Creating Economic Development
- Creating Affordable Housing
- Improving Streetscapes/Infrastructure

How does Redevelopment Work?

- Preserving Historic Buildings
- Retaining/Recruiting Business
- Enhancing Parks/Recreation
- Reversing Declining Tax Bases (creates TIF)

How Do CRAs Operate?

- Distinct minutes, notices, meetings
- Redevelopment Plan is guide
- Projects must be in Plan
- Separate trust funds if multiple districts spent only in those districts
- Major Fund in City CAFR/Audit
- Separate legal entity (with its own E/O insurance)

How Do CRAs Work With Private Sector?

- Use CRA funds to invest with private enterprise to create projects
- Public may not understand the process
- CRA funds used as Investment
- Makes private return on investment work
- Time is MONEY for both sectors

What Can CRA Boards Approve?

- Entering into Contracts
- Inspections of property in the CRA area;
- Acquisition of real property;
- Demolition, removal, installation, repair, rehabilitation, construction, or reconstruction of structures;
- Hotels in support of convention centers;
- Disposition of real property/repair/rehabilitation of buildings, air rights;

What Can CRA Boards Approve?

- Housing, utilities, parking, parks and playgrounds;
- Public improvements, grants, loans, debt;
- Solicitation of proposals, invest funds, redeem bonds;
- Appraisals, surveys, plans, code enforcement, weatherization,
- Disaster mitigation, vacate streets, develop community policing innovations

Per 163.370(3), Florida Statutes:

The following projects may not be paid for or financed by increment revenues:

- Construction/expansion of administrative buildings for public bodies, police or fire unless each taxing entity agrees to it
- Capital improvement projects on a City CIP plan in last 3 years
- General government operating expenses.
- CRAs are not “special project” funds to be used when City revenues are not available.

Best Practices

- Be realistic but be bold in goal setting
- Keep the plan and budget in mind
- Understand private sector ROI needs
- Use CRA budget and annual report to tell the CRA story

Clermont, Florida – Waterfront Master Plan



Lake Worth CRA – Commercial Redevelopment



Ocala CRA – Targeted Reuse of Historic Building / Public/Private Partnership



Gainesville CRA – Historic Rehabilitation / Museum & Cultural Center



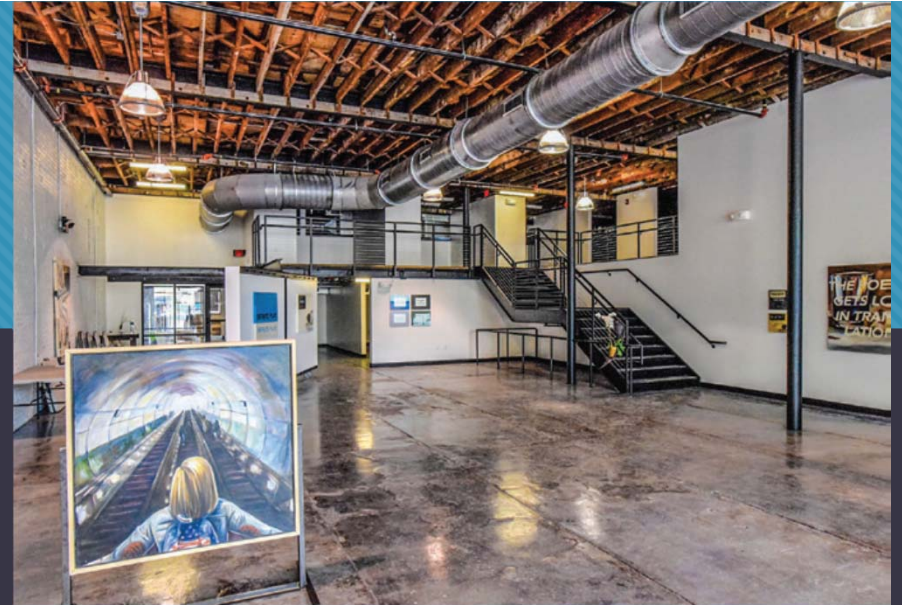
- Commemoration of A. Quinn Jones, community leader who made improvements to the educational system for African Americans in the days of segregation.
- Museum features history of the people from the Fifth Avenue-Pleasant Street Neighborhood in Gainesville, Florida.

Boynton Beach CRA – Mixed Use Redevelopment



- Project features:
 - 341 residential units
 - 13,300 sf of retail
 - 6,600 sf of office space

Lakeland CRA – Renovation and Reuse



Hallandale Beach, FL – Park Redevelopment



BURKHARDT
CONSTRUCTION, INC.

B F James Park

05-25-13



BURKHARDT
CONSTRUCTION, INC.

B F James Park

08-10-14

Boynton Beach CRA- Adaptive Re-Use



SE Overtown and Park West CRA – Mixed Use & Affordable Housing Redevelopment



- Project features:
 - 70 residential units
 - 1-3 Bedroom Apartments
 - High Quality Affordable Housing
 - 5,000 sf of commercial space
 - Pedestrian friendly streetscape
 - Amenities & Parking Garage
 - Made possible by CRA subsidy

Questions and Discussion