



Legislation Details (With Text)

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Title: PUBLIC HEARING: PROPOSED AMENDMENT TO THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Indexes:

Code sections:

Attachments: 1. Proposed Ordinance No. 22-17, 2. Report of CRA Action - May 8, 2017, 3. Proof of Publication - Notice of Public Hearing

Date	Ver.	Action By	Action	Result
6/8/2017	1	City Council	Approved	Pass
6/5/2017	1	Agenda Conference	Placed on Regular Agenda	Pass

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, City Council Member

SUBJECT:

PUBLIC HEARING: PROPOSED AMENDMENT TO THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION:

That City Council conduct a public hearing on June 8, 2017 to consider amending the Urban Infill and Redevelopment Area Plan to provide that all community redevelopment activities financed by tax increment revenues in the Urban Infill and Redevelopment Area shall be completed by September 30, 2045.

HEARING REQUIRED: Public

SUMMARY:

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan (“Plan”) pursuant to Chapter 163, Part II, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element. An additional

amendment to the Plan was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Section 163.362(10) of the Florida Statutes:

“Every community redevelopment plan shall... Provide a time certain for completing all redevelopment financed by increment revenues. ...for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.”

On May 8, 2017, the Community Redevelopment Agency voted to recommend that City Council amend the Urban Infill and Redevelopment Area Plan to establish and incorporate therein a time certain for completing all redevelopment financed by TIF. The maximum number of years currently allowed under Chapter 163, Part III, Florida Statutes for funding the Eastside Neighborhood Redevelopment Trust Fund is forty (40) years.

Funding of community redevelopment activities financed by tax increment revenues in the Urban Infill and Redevelopment Area commenced on January 1, 2006. The proposed amendment provides that all community redevelopment activities financed by tax increment revenues in the Urban Infill and Redevelopment Area, shall be completed by September 30, 2045.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Area Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Area Plan (UIRAP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 32-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRAP.

April 10, 2017 - CRA recommended that City Council extend the sunset date for the Eastside Redevelopment Trust Fund to maximize the number of years currently allowed under Chapter 163, of the Florida Statutes.

May 8, 2017 - CRA recommended to City Council the amendment of the UIRAP establishing a time certain which maximizes the number of years currently allowed under Chapter 163, Part III, Florida Statutes.

FUNDING:

N/A

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 22-17
- 2) Report of CRA Action - May 8, 2017
- 3) Proof of Publication - June 8, 2017 Public Hearing Pensacola

PRESENTATION: No