



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-17

City Council

7/13/2017

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Jewel Cannada-Wynn, City Council Member

**SUBJECT:**

PROPOSED ORDINANCE NO. 22-17 AMENDING ORDINANCE NO. 15-05, 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 adopt Proposed Ordinance No. 22-17 on second reading.

AN ORDINANCE AMENDING ORDINANCE NO. 15-05, 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.

**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. Subsequently, City Council adopted Ordinance No. 16-05 to establish the Eastside Neighborhood Redevelopment Trust Fund providing funding for implementation of the Plan through Tax Increment Financing (TIF) pursuant to Chapter 163, Part III, Florida Statutes. Funding of the Eastside Neighborhood Redevelopment Trust Fund was approved for a period of twenty (20) years, commencing on January 1, 2006 and for each of the 19 years thereafter. 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 April 10, 2017, the Community Redevelopment Agency recommended that City Council approve a twenty (20) year extension of the Eastside Neighborhood Redevelopment Trust Fund. 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 commenced on January 1, 2006 and will continue for each of 39 years thereafter, extending the Trust Fund to its maximum term.

**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 corresponding to the maximum number of years allowable under Florida Statute.

June 8, 2017-City Council approved Proposed Ordinance No. 22-17 on first reading.

**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 First Reading

**PRESENTATION: No**