

**City of St. Petersburg  
Community Redevelopment Agency**

# **FY 2022 Annual Report**

Prepared by

**Economic and Workforce Development Department  
City of St. Petersburg  
PO Box 2842  
St. Petersburg, FL 33731**



**March 31, 2023**

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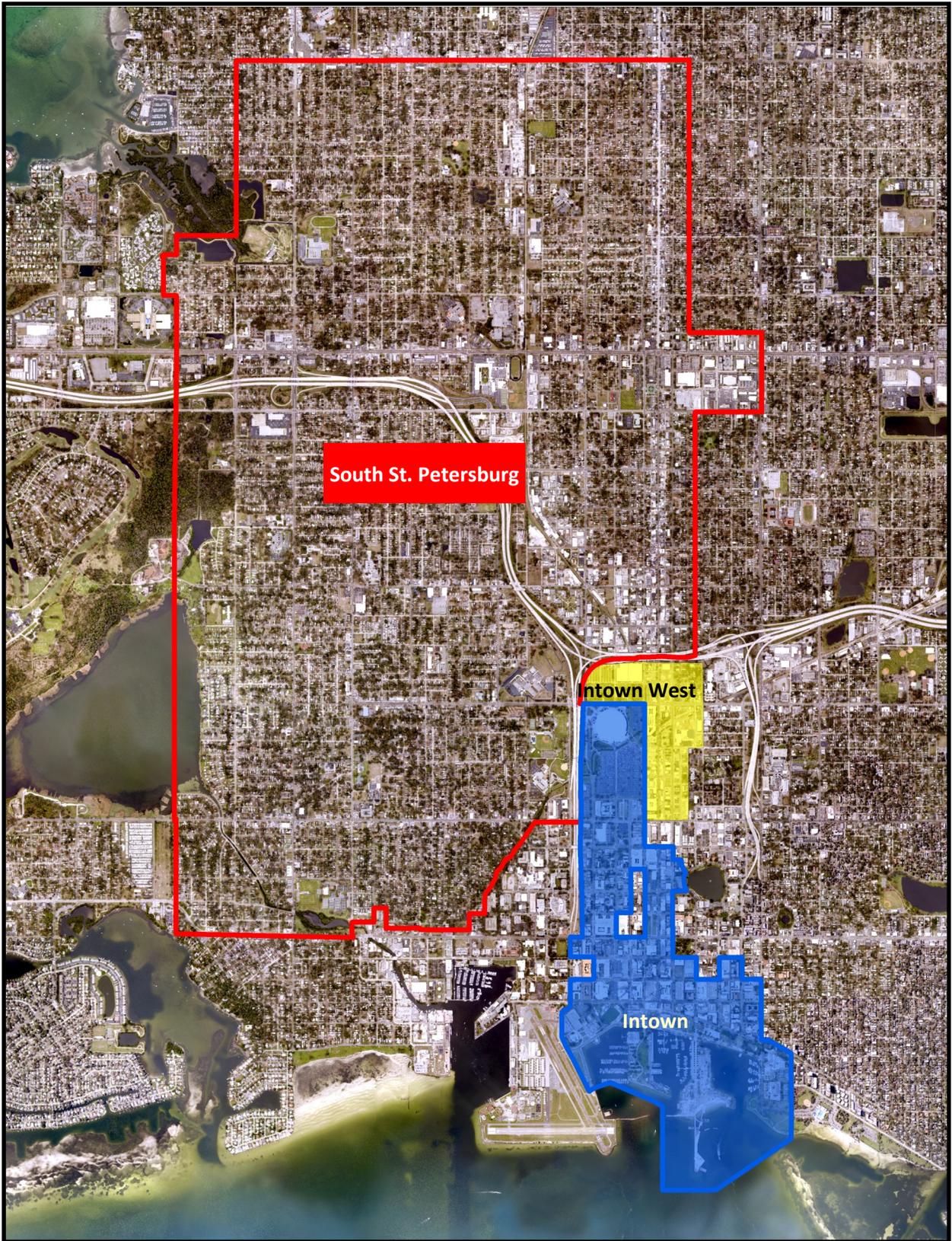


Exhibit 1  
CRAs in St. Petersburg



# **Intown Redevelopment Plan**

**MAYOR/CRA EXECUTIVE DIRECTOR**  
**Rick Kriseman**

**CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)**

**Lisa Wheeler-Bowman, Chair**  
**Steve Kornell, Vice Chair**  
**Gina Driscoll**  
**Amy Foster**  
**Brandi Gabbard**  
**Charlie Gerdes**  
**Ed Montanari**  
**Darden Rice**

**ADMINISTRATION**

**Dr. Kanika Tomalin, Deputy Mayor and City Administrator**  
**Alan DeLisle, City Development Administrator**

**Originally Adopted in March 1982**  
**Approved as Amended on August 2, 2018**

## Overview of the Intown Redevelopment Plan

The Intown Redevelopment Area is comprised of 310 acres of land (643 acres including water), and ranges throughout downtown from the Renaissance Vinoy Hotel in the northeast to Tropicana Field in the southwest. See the [Intown CRA Map](#) and [Legal Description](#) for more detail on the CRA boundaries. It also includes the University Park neighborhood, the City's waterfront park system, and the commercial core of downtown along Central Avenue. The City declared Intown a community redevelopment area in 1981 and prepared the Intown Redevelopment Plan (IRP) in 1982. The IRP also incorporated the Gas Plant Redevelopment Area and Plan. The City established a redevelopment trust fund for Intown in 1982. The following is the link to the [Intown Redevelopment Plan](#).

The IRP emphasizes development of a retail core, a stadium district, as well as supporting residential areas. The retail core east of Williams Park establishes a major activity center to link the downtown and waterfront through the unified retail program (URP). The URP also supports design initiatives and a pedestrian system to connect the waterfront with entertainment venues, such as Mahaffey Theater and Progress Energy Park. The IRP also emphasizes residential development and rehabilitation in order to stimulate the "24-hour activity and community spirit necessary to continue the expansion of the downtown economic and cultural base." These residential districts lie north and south of the core and supporting office area. Finally, the IRP identified the former Gas Plant area for redevelopment as a stadium complex.

## Important Legal Documents

The redevelopment of Intown has been a long-standing goal in St. Petersburg. It was recognized in the Goals for St. Petersburg (1973), the *Intown Sector Land Use Plan* (1977), and in the *Intown Design and Development Program* (1979). Given these precedents, part of Intown Sector has been identified as suitable for redevelopment as required under Chapter 163, Part III.

This area was declared suitable for redevelopment on December 17, 1981. Appendix A includes an index of all legal documents relating to establishing the CRA, redevelopment plan adoption, and subsequent amendments. Since its 1982 adoption, the IRP has been modified in response to changing market conditions, including amendments in 1995 that refined the plan emphasis for the Core, Waterfront, Duke Energy Center for the Arts, and other project areas (Ordinance No. 205-G).

The Intown Redevelopment Plan has been amended seven times since 2005, which included adding and eliminating several projects. The amendments have also led to an increase in the redevelopment program budget to \$232.4 million by 2015. The following is a summary of these amendments followed by an assessment of the City's progress in implementing the projects.

In 2005, the City amended the IRP to extend its use of tax increment financing (TIF) of the redevelopment trust fund until 2032 to fund public improvement projects throughout Intown

(Ordinance 715-G). The amendment included funding several signature projects that define Downtown St. Petersburg, including more than \$28 million in renovations to the Mahaffey Theater, a \$50 million Municipal Pier Project, a \$14-million mixed-use transportation facility, \$5 million in improvements to the Waterfront Park system, and \$5 million in streetscape improvements. The total TIF related costs of these projects were approved by Pinellas County via interlocal agreement in the amount of \$95.4 million.

In 2006, the City Council and Pinellas County increased this amount to provide an additional \$2 million in tax increment financing proceeds to complete the Mahaffey Theater renovation project (Ordinance 762-G). This increased the total IRP TIF-funded redevelopment budget to \$97.4 million.

In 2010, City Council approved \$2.5 million in tax increment financing to help complete the Salvador Dali Museum at the Duke Energy Center for the Arts (Ordinance 1018-G). Pinellas County matched the City's funding with monies available through the Tourist Development Tax. A funding amount of \$2.5 million was also added to the budget of the Mahaffey Theater renovations. The IRP redevelopment budget at the time remained at \$97.4 million with \$2.5 million reallocated from the Pedestrian Streetscape and Park System line items, leaving them with \$2.5 million each.

Beginning in 2015, the City amended the IRP to increase the redevelopment budget and scope of projects therein. During this period, the redevelopment budget would increase from \$97.4 million to its current TIF-funded amount of \$232.4 million. The City amended the IRP in 2015 to add \$20 million in budgetary authority to fund public improvements identified in the Downtown Waterfront Master Plan, which was approved in June 2015. The TIF funding was authorized for construction within the "Pier District" delineated generally by 5<sup>th</sup> Avenue NE, Beach Drive NE, First Avenue SE and the City Marina, and the eastern boundary of the Municipal Pier (Ordinance 192-H).

City Council approved plan amendments in 2017 that established a ceiling of \$190,984,882<sup>1</sup> for total TIF contributions needed to complete the IRP program. The amendments also reallocated \$14 million originally intended for a "Mixed Use Transportation Facility" towards the following redevelopment projects (Ordinance 292-H):

- expend up to \$10 million in TIF on enhancements to the Municipal Pier Project or in the Pier District";
- expend \$4 million on "Downtown Transportation and Parking Improvements" throughout the IRP; and

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<sup>1</sup> The contribution ceiling was based on prior and future TIF expenditures for projects and associated debt service costs incurred since the approval of the 2005 IRP Interlocal Agreement to the completion of the IRP program.

- allocate to Downtown Transportation and Parking Improvements any remaining amount of the \$10 million not spent on the Pier or Pier District enhancements.

In 2018, the City of St. Petersburg made its most recent amendments to the IRP (Ordinance 333-H). The redevelopment program was amended to increase the eligible project costs by \$115 million from \$117.354 to \$232.354 million, mainly to pay for costs related to redeveloping Tropicana Field, resiliency improvements for the waterfront, and parking and transit improvements within Intown.

Finally, as part of the Intown CRA Interlocal Agreement executed in April 2005, the City of St. Petersburg was required to submit a 15-year review of the Intown Redevelopment Plan by October 1, 2019. This review was required by Pinellas County ordinance which specified the data the City was to analyze to demonstrate the IRP's success. This review can be found at the following link:

[Fifteen Year Review of Intown Redevelopment Plan \(October 1, 2019\).](#)

## **Financial Audit of the Intown CRA**

Section 163.371, FS requires community redevelopment agencies (Agencies) to submit a completed audit report of the redevelopment trust fund as required by in s.163.387(8). If the audit report for the previous year is not available on March 31<sup>st</sup>, Agencies shall publish the audit report on its website within 45 days after completion. The City's most recent annual financial report can be found at this link: [FY 2021 St. Petersburg CRA Annual Financial Report.](#)

## **Performance Data**

Section 163.371(b), which concerns reporting information to be evaluated with annual reports, requires "performance data", including the following:

- *Total number of projects started and completed and the estimated cost for each project;*
- *Total expenditures from the redevelopment trust fund;*
- *Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created;*
- *Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year; and*
- *Total amount expended for affordable housing for low-income and middle-income residents.*

The section below details this information.

**A. NUMBER OF PROJECTS STARTED AND COMPLETED IN FY 2022**

Most of the projects on which funding was expended or encumbered in the CRA in the FY 2022 reporting year were ongoing investments, as seen in Table 1 below. Most notable of these ongoing expenditures are the investments in the Bus Rapid Transit project, which opened for service in October 2022, and ongoing bond payments for projects such as Mahaffey Theater, which have been part of the IRP’s project portfolio since 2005. The City opened the Municipal Pier on July 6<sup>th</sup>, 2020. The City continued projects initiated in FY 2019 that had been included in the 2018 Plan amendment, including seawall repairs, the inaugural round of the IRP historic preservation grant program, and public parking spaces at the southeast corner of 1<sup>st</sup> Avenue North and 5<sup>th</sup> Street North that were part of a public-private partnership.

**B. TOTAL EXPENDITURES FROM THE REDEVELOPMENT TRUST FUND**

City Administration expended or encumbered approximately **\$6 million** during FY22 in TIF contributions on the projects identified in the IRP Redevelopment Program Budget. The largest expenditures were spent on debt service for the Public Service Tax Bond issues for the Pier project (96%) followed by payments on seawall work (4%) The total project costs for these expenditures are identified in Table 1 below.

**Table 1. FY 2022 Expenditures and Encumbrances in the Intown CRA**

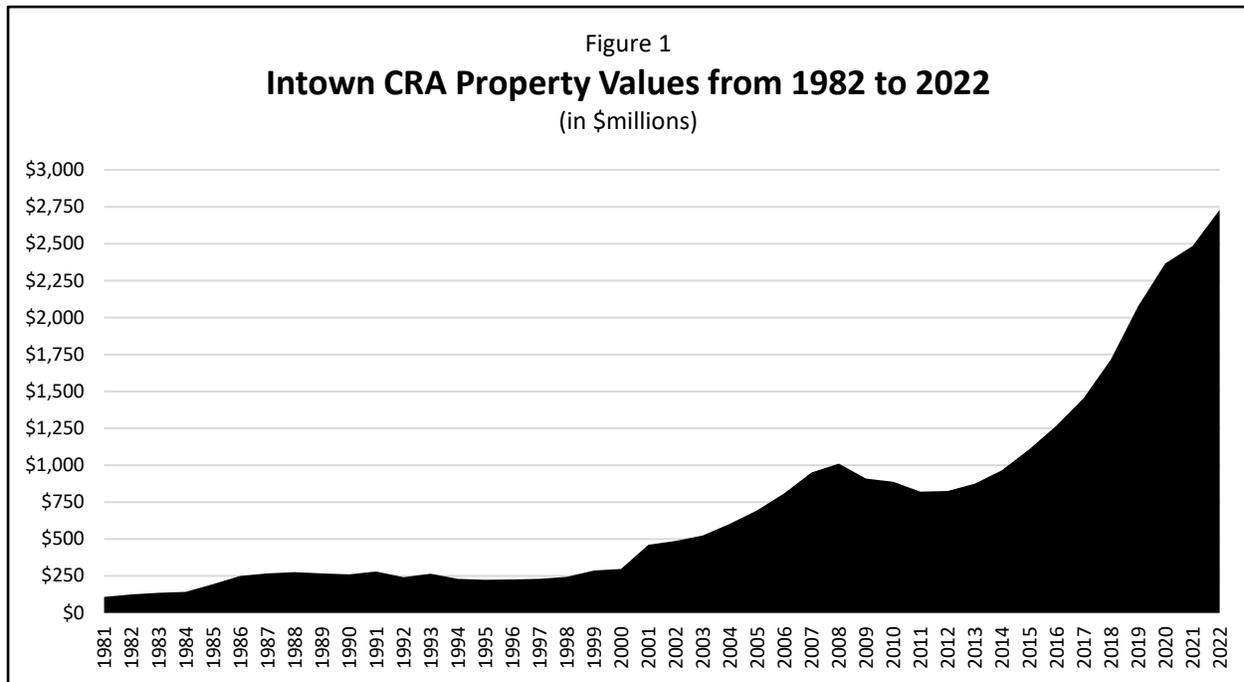
<b>Project</b>	<b>CSP TIF</b>	<b>Pinellas TIF</b>	<b>Amount</b>
Public Service Tax Bond	\$2,880,669	\$2,880,669	\$5,761,338
Seawalls (East of 8 <sup>th</sup> Street)	127,500	127,500	255,000
<b>Total</b>	<b>\$3,008,169</b>	<b>\$3,008,169</b>	<b>\$6,016,338</b>

**C. ORIGINAL AND CURRENT TOTAL TAXABLE PROPERTY VALUES (1982 TO 2022)**

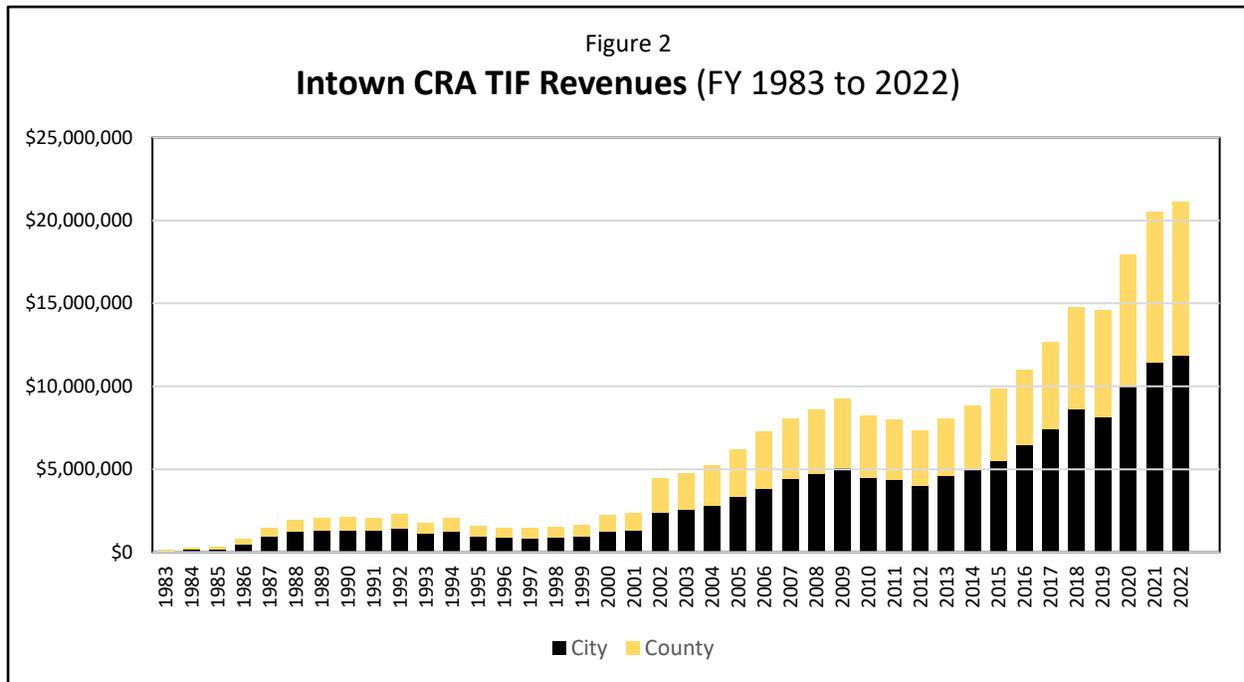
The Intown CRA was established in 1982 with a **\$107.8 million** taxable basis. The taxable property values of the Intown TIF district in Tax Year 2022 amounted to **\$2.730 billion** in City-based taxable values.<sup>2</sup> The increment value, the figure on which tax increment revenue is based, grew to approximately **\$2.65 billion** in Tax Year 2022. See Appendix B for details on annual valuations and TIF contributions.

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<sup>2</sup> The taxable property valuations on which the City of St. Petersburg and Pinellas County base their TIF payments differ due to City voters approving in 2010 an additional homestead exemption for elderly homeowners.



The growth in Intown property values has led to significant growth in revenue since 2012 when St. Petersburg and the nation began coming out of the Great Recession, as depicted in Figure 2. Moreover, the success of the IRP in generating significant TIF revenue growth has allowed the City and County to begin reducing their contributions to the IRP Trust Fund. City Council approved amendments in 2015 to reduce the Pinellas County contribution level to the Trust Fund from 95 percent to 85 percent (Res. 2015-398). Contributions to the Intown Redevelopment Trust fund were reduced again in FY 2019; Pinellas County’s contribution was reduced from 85 percent to 75 percent, while the City’s was reduced from 95 percent to 75 percent. Beginning in FY 2023, the City and County contribution were both reduced from 75 percent to 50 percent per Ord. 333-H.



**D. TOTAL EXPENDITURES FOR AFFORDABLE HOUSING**

No CRA funding was expended on affordable housing projects in the Intown CRA during FY 2022.

**Summary of FY 2022 Accomplishments in the Intown CRA**

The Intown Redevelopment Plan (IRP) emphasizes development of a retail core, stadium district, and continuing development of the waterfront through major projects such as the Municipal Pier and improvements to the Waterfront Park System, as well as supporting residential areas. The retail core east of Williams Park establishes a major activity center to link the downtown and waterfront through the unified retail program (URP). The URP also supports design initiatives and a pedestrian system to connect the waterfront with entertainment venues such as Mahaffey Theater and Progress Energy Park. The IRP also emphasizes residential development and rehabilitation in order to stimulate the “24-hour activity and community spirit necessary to continue the expansion of the downtown economic and cultural base.” These residential districts lie north and south of the core and supporting office area. Finally, the IRP identified the former Gas Plant area for redevelopment as a stadium complex.

The major goals to be achieved by the Intown Redevelopment Plan are reflected in the projects contained in its \$232.4 million budget described below. The costs of each project are provided in Table 2 below while the descriptions are provided below. Note that total project costs \$235.29 million exceed the permitted tax increment financing expenditures because the City utilized \$2.932 million in other funding to complete renovations to the Mahaffey Theater as part of the Duke Energy Center for the Arts.

**Table 2. Adopted Budget for the Intown Redevelopment Plan**

<b>Designated Projects</b>	<b>Total Cost (in \$millions)</b>
Municipal Pier Project	\$50.00
Downtown Waterfront Master Plan Improvements – Pier District	\$20.00
Duke Energy Center for the Arts	\$31.286
Enhancements to the Municipal Pier Project	\$10.00
Downtown Transportation and Parking Improvements	\$4.00
Pedestrian System/Streetscape Improvements	\$2.50
Park Improvements	\$2.50
Waterfront, Transit, and Parking Improvements	\$35.00
Rehabilitation and Conservation of Historic Resources (3)	\$5.00
Redevelopment Infrastructure Improvements	\$75.00
<b>Total Project Costs</b>	<b>\$235.29</b>

**A. THE MUNICIPAL PIER PROJECT**

The Municipal Pier Project has been the centerpiece of the IRP redevelopment program since the plan’s 2005 extension to April 2032. The City held the Grand Opening of the new St. Pete Pier on July 6<sup>th</sup>, 2020. Opening week attendance was measured at 80,000+ visitors. A recent 12 month review of actual pier attendance reflected 2.3 million visitors to the pier annually which far exceeds the initial annual estimates of 1.7 million visitors per year.

Table 3 shows the primary tenants at the St. Pete Pier as of its opening in FY 2020. These tenants are still in business at the Pier as of January 2023. Three major tenants at the Pier pay the City percentage rent based on stipulated sales beyond the base rent. Since opening, all three major tenants have hit anticipated thresholds for stipulated sales.

**Table 3. St. Pete Pier Users on Grand Opening**

<b>Tenant</b>	<b>Leasable SF</b>
<b>Primary Restaurants</b>	<b>22,723 SF</b>
Teak (Pier Head)	10,420 SF
Doc Ford’s	10,305 SF
Fresco’s (indoor)	1,998 SF
<b>Quick Service Restaurants</b>	<b>1,532 SF</b>
Pavilion Café	740 SF
Driftwood Café (Pier Head)	792 SF
<b>Other Components</b>	<b>4,104 SF</b>
Tampa Bay Watch	2,989 SF
Sundry/Gift Shop (Pier Head)	962 SF
<b>Total Pier and Approach</b>	<b>24,157 SF</b>

During the 2022 reporting period, the City did not expend any TIF funding on projects at the Municipal Pier.

**B. WATERFRONT PARK IMPROVEMENTS TO THE PIER APPROACH**

The improvements to the Pier Approach were considered crucial to the success of the St. Petersburg Pier. The improvements occurred simultaneously with the construction of the Pier. The \$1.3M “Bending Arc” art piece was installed in January 2020. Three other art pieces were also installed in partnership with the Public Arts Commission. The Marketplace area kiosks were installed in early 2020 and feature 17 local, independent vendors selling unique items under a solar roof structure.

No TIF was encumbered or expended during the 2022 Reporting Year.

**C. DOWNTOWN TRANSPORTATION AND PARKING IMPROVEMENTS**

The IRP has a detailed transportation program including transit improvements, roadway design, and bicycle and pedestrian facilities. City Council approved the use of TIF funding in March 2019 to participate in a private-public partnership to help fund a parking garage at the southeast corner of 5<sup>th</sup> Street North and 1<sup>st</sup> Avenue North. The garage would be part of a larger development of office and retail space. The City’s contribution will ultimately consist of \$3.6 million in City-only TIF from the “Waterfront, Transit and Parking Improvement” project, which has a \$35 million budget. Another \$1.0 million is anticipated to come from the “Downtown Transportation and Parking Improvements” project, which has a \$4.0 million budget. Both City and County contributions totaled \$3.61 million for this project in FY 2020.

The Pinellas Suncoast Transit Authority (PSTA) began constructing the SunRunner Bus Rapid Transit (BRT) Project in 2020, to connect downtown St. Petersburg to western St. Petersburg, South Pasadena, and St. Pete Beach. The SunRunner BRT service has longer operating hours compared to past transit service. The service operates on 15-minute daytime headways and 30-minute headways that extend late into the evening every day. The service is rapid due to a limited number of stops, semi-dedicated lanes for most of its route, the use of station platforms and specialty buses, and extended green time at traffic signals to keep buses on schedule. Hybrid electric buses provide multi-door boarding and interior bicycle racks. The SunRunner stations provide a comfortable and aesthetically pleasing waiting area for passengers and level boarding. The SunRunner began free service in October 2022, shortly after the end of the reporting year, and has been well-received by the riders providing more than 260,000 rides in its first 100 days of service. Revenue service on the SunRunner is anticipated to begin as early as spring of 2023.

The SunRunner Project is the Tampa Bay region’s first BRT project funded through the Federal Transit Administration’s highly competitive Capital Investment Grant (“New Starts”) Program. It received matching funds from the Florida Department of Transportation, PSTA, and City of St. Petersburg. The City worked with PSTA to identify funding sources for the required 25% local match for the Capital Investment Grant Program prior to receiving federal funding. On August 24, 2017, City Council unanimously approved Resolution 2007-487, which stated Council support

for the PSTA in its efforts to design and construct the Central Avenue BRT Project, which was the initial name for the SunRunner Project. Council's Resolution requested that Administration identify sources and levels of funding to match state and federal grants and negotiate a funding agreement with PSTA for City Council's consideration. During their presentation to City Council, the PSTA stated that they would be seeking \$4 million in City funding, which was estimated to be approximately 9.5% of the total Project costs.

The City had budgeted \$2 million in the FY 2019 budget from the Intown CRA funds towards the Central Avenue BRT Project or other transit improvements in the downtown area. These funds were part of a re-allocation of \$14 million that was intended to construct a downtown intermodal facility as a replacement for the Williams Park transfer operations, which were approved by City Council on August 24, 2017. Since the City and PSTA worked cooperatively in the 2015-2016 time period to implement a different transfer strategy that did not require a new off-street transfer facility, the City was able to re-allocate the \$14 million towards transit, Pier-related enhancements, and providing additional public parking.

On June 13, 2019, City Council adopted Resolution No. 2019-311, which authorized the Mayor, or his designee, to execute an interlocal agreement with the PSTA for the City to provide \$4 million in local funding to PSTA for the City's share of the local match for the Central Avenue BRT Project. In addition to the \$2 million already budgeted towards the \$4 million request, there was \$407,803 in multimodal impact fees available in a previously appropriated project titled "Bus Rapid Transit Downtown" (12588) in the Multimodal Impact Fees Capital Improvement Fund (3071) intended to provide funding for BRT infrastructure from downtown St. Petersburg to 34<sup>th</sup> Street. The remaining amount needed to fulfill the City's obligation is expected to be not more than \$1,592,197 and finalized in FY 23 through efforts with PSTA. The Waterfront, Transit and Parking Improvement Project was identified as the source, with the understanding that this portion of the \$4 million contribution would be spent on SunRunner facilities located east of 8<sup>th</sup> Street within the Intown CRA.

#### **D. Pedestrian System Streetscaping Improvements**

This project relates to funding the IRP's "Plaza Parkway" program that entails construction of public improvements, including pedestrian system improvements, as an incentive for owners to rehabilitate or redevelop their property. The primary focus of the program is on the properties located on major streets such as Central Avenue, 4<sup>th</sup> Street, Beach Drive, and 2<sup>nd</sup> Avenue, although this program can be expanded to any part of the Intown Redevelopment Area.

the City has allocated \$2.5 million from tax increment financing towards this project. This amount was initially \$5.0 million but it was reduced in 2010 to help fund completion of the Salvador Dali Museum. The City has expended or encumbered approximately \$1.6 million for Plaza Parkway streetscape improvements in the IRP since 2005; this leaves approximately \$900,000 in the project fund balance as of September 2022.

## **E. Waterfront, Transit and Parking Improvements**

As described in “Important Legal Documents”, City Council increased the redevelopment program budget by \$115 million to \$232.4 million in 2018. This included up to \$35 million in TIF funding for projects east of 8<sup>th</sup> Street that support the following:

- Waterfront infrastructure related to resiliency and adaptation measures such as seawalls and marina improvements;
- Rehabilitation and conservation of historic properties, which are defined as those listed individually on the Local Register of Historic Places or National Register of Historic Places, or contributing structures in Local or National Register districts;
- Transit infrastructure projects; and
- Parking improvements.

Tax Increment Financing contributions from both the City of St. Petersburg and Pinellas County can be used for projects related to waterfront and transit infrastructure as well as rehabilitation or conservation of historic properties. Only City TIF contributions can be expended towards parking improvements.

As of September 2022, approximately \$4.0 million has been expended on seawall reconstruction near the Pier approach, with \$255,000 expended during the FY22 reporting year. Another \$1.0 million was appropriated for a City contribution for parking spaces for a project located at 1<sup>st</sup> Avenue North and 5<sup>th</sup> Street North, as described in the Downtown Transportation and Parking Improvements section). Approximately \$25 million remains to be funded for these projects.

## **F. Rehabilitation and Conservation of Historic Resources**

St. Petersburg has one of the oldest downtowns in the state of Florida and the rehabilitation and conservation of historic properties has shaped its economic development for the last forty years. To support the continued rehabilitation and conservation of historic properties, City Council added up to \$5 million of TIF revenues to the IRP redevelopment program in 2018.

City Council approved guidelines on November 15, 2018 for administering the program to ensure the public funding was distributed equitably and that as many eligible property owners as possible could potentially take advantage of the funding opportunity. The hallmarks of the program include the following:

- Requiring City Council approval of all grant awards;
- Allocating \$1 million for the first round of grants beginning in late 2018, with an annual grant cycle;

- Capping at \$250,000 any individual grant award with no more than half of eligible costs being paid from City grant proceeds;<sup>3</sup>
- Linking eligible and ineligible expenditures of the grant program to the City’s existing Ad Valorem Tax Exemption for Historic Properties program;
- Excluding grant applicants that have code enforcement liens or assessments or evidence of financial improprieties;
- Allowing properties within Intown that that have been formally Determined Eligible for Listing on the St. Petersburg Historic Register by the Community Planning and Preservation Commission to participate in the program; and
- Requiring grant awardees not currently St. Petersburg Historic Landmarks to designate their properties to ensure future renovations are reviewed by the City in accordance with the historic preservation ordinance.

City Council approved a scoring system to objectively evaluate and prioritize grant submittals. The scoring system includes elements such as historic significance, total capital investment, investment in rehabilitating historic features, investment in major building systems, affordable housing, funding need, location along central avenue corridor, current or proposed use, and existing local business tenant.

City Administration launched the first grant cycle in January 2019 and received six applications. One was rejected because it was not a historic property. The remaining applicants and the awards are identified in Table 4 below.

**Table 4. IRP Historic Preservation Grant Awards in 2019**

Rank	Score	Property	Award
1	49	Green Richman Arcade	\$47,820
2	47	State Theater	\$250,000
3	44	Snell Arcade	\$148,147
4	37	Hotel Detroit	\$140,141
5	30	Flori-de-Leon	\$250,000
<b>Total</b>			<b>\$806,112</b>

The City expects to hold at the next round of applications for the IRP Historic Preservation Grant in 2023. As of September 2022, approximately \$4.193 million remains in the project budget.

## **G. Redevelopment Infrastructure Improvements**

The Redevelopment Infrastructure Improvements project was created to fund anticipated costs associated with redevelopment the Tropicana Field site. The City and the Tampa Bay Rays began discussions in 2007 on redeveloping the Tropicana Field site when the Rays proposed building a stadium on the Downtown Waterfront. This bid was ultimately withdrawn by the team.

<sup>3</sup> In January 2020, City Council reduced the total grant award amount to \$200,000 (see Res. #20-54).

In 2016, the City contracted with a consulting team to prepare a master plan for Tropicana Field that included a stadium along with other complementary uses such as residences, offices, hotels and specialty retail uses, as shown in Scenario 1 in Table 5. Another master planning effort was completed in November 2018 to identify the redevelopment potential of Tropicana Field without a stadium use, as shown in Scenario 2 in Table 5.

Table 5 delineates the differences in land use density and intensity between the two scenarios. The reduction in retail in Scenario 2 is due to the elimination of the stadium from the site which would otherwise drive the market with baseball attendees.

**Table 5. Redevelopment Scenarios for Tropicana Field Site**

Land Use	Scenario 1	Scenario 2
Retail	700,000 SF	300,000 SF
Destination Retail	500,000 SF	200,000 SF
Neighborhood Retail	50,000 SF	50,000 SF
Neighborhood Office	150,000 SF	50,000 SF
Housing <sup>4</sup>	3,200,000 SF	3,200,000 SF
	3,000 units	3,000 units
Entertainment/Cultural	NA	200,000 SF
Institutional/Campus	1,000,000 SF	1,000,000 SF
Office/Hotel	2,500,000 SF	2,800,000 SF

Both planning efforts recognized the catalytic development opportunity posed by the Tropicana Field site, not only for Downtown and St. Petersburg, but also for the Tampa Bay area. At the same time, preparing the site for redevelopment will require substantial improvement to its infrastructure, ensuring compatible physical and functional connections of its development with surrounding neighborhoods, and remediation/mitigation of a brownfield on the property to enable development.

To that end, City Council amended the IRP in 2018 to allow the expenditure of no less than \$75 million in TIF funding for redevelopment infrastructure improvements west of 8<sup>th</sup> Street related to the redevelopment of Tropicana Field. These improvements could include the following:

- Brownfield mitigation and remediation to enable redevelopment;
- Public open space amenities on site including improvements reactivating Booker Creek;
- Streetscape improvements providing public rights-of-way such as alleys, sidewalks, pedestrian facilities and streets to reestablish the grid network on Tropicana Field and connect it with surrounding neighborhoods;
- Transit infrastructure and improvements; and
- Parking improvements.

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<sup>4</sup> A significant portion of the redevelopment housing program is proposed for property located west of 16<sup>th</sup> Street South which is in the Intown West Community Redevelopment Area.

Any surplus remaining in the IRP Redevelopment Trust Fund after completion of the Tropicana Field projects will be returned to the City of St. Petersburg and Pinellas County.

On July 27, 2020, the City issued a Request for Proposals for a master developer, or development team, interested in undertaking the leasing, acquisition, and development of the Tropicana Field Site, in an equitable public private collaboration with the City. The City received seven qualified responses to the Request for Proposals by the due date of January 15, 2021. After significant internal review of the proposals by a 24-member review panel, the Mayor shortlisted four teams on March 8, 2021: Sugar Hill Community Partners, Midtown Development, Portman Holdings, and Unicorp National Development. Three community meetings were held in March 2021 for the shortlisted firms to present their proposals, solicit feedback from the community, and respond to questions from the public. Eight showrooms were established throughout the City for residents to view the proposals and provide feedback to City administration using comment cards. The City also created a public website for the community to view the proposals, watch a brief video from each shortlisted team, and provide input via an online form. The City hired HR&A Advisors to assist in the evaluation of the four shortlisted teams.

On May 28, 2021, the Mayor announced Sugar Hill Community Partners and Midtown Development as the two finalists. Several interviews were conducted with both finalists throughout the summer of 2021, including virtual tours of the developers' previous projects.

In December 2021, Mayor Kriseman selected Midtown Development as the preferred developer for the Tropicana Field Site. The proposal included over 10.5 million square feet of development and 25 acres of park/green space, representing an investment of \$3.7 billion in construction.

Due to economic changes caused by the global pandemic and national affordable housing crisis that were not fully realized in the original Request for Proposals ("RFP"), Mayor Welch elected to cancel the RFP on June 29, 2022, and announced plans to issue a new RFP in August 2022.

The City embarked on a series of three community engagement sessions throughout July 2022 to capture the public's primary goals and objectives for redevelopment. These sessions helped to inform the new RFP and were reflected in the RFP's expanded Guiding Principles for Redevelopment and focus on intentional equity, affordable and workforce housing, and community benefits.

The new RFP for the retitled Historic Gas Plant District was released on August 26, 2022, with responses due on December 2, 2022 at 10:00 am. A pre-proposal meeting was held with prospective proposers in September 2022 to highlight key points of the RFP and respond to questions from interested parties. Over 80 people attended the pre-proposal meeting.

Mayor Welch choose Hines- Rays as the preferred developer in January 2023. The City anticipates having a development agreement in place by the end of the 2023 calendar year.

# Intown West Redevelopment Plan

St. Petersburg, Florida



## Overview of the Intown West Redevelopment Plan

The 193-acre Intown West Redevelopment Area lies north and west of Tropicana Field and is bounded by I-175, I-275, Burlington Avenue North and Dr. Martin Luther King, Jr. Street. City Council approving the Intown West Redevelopment Plan (IWRP) and established a redevelopment trust fund in November 1990. For more information on the boundaries, please see the [Intown West CRA Map](#) and [Legal Description](#).

The IWRP was created to capitalize on the development of Tropicana Field and the eventual award of a Major League Baseball franchise. The Plan recognized the neighborhood would become a “key gateway area and a high activity node related to stadium activities.” Specific issues that the IWRP attempts to address include little or no development focus, physical deterioration of structures and properties, poor visual identity, and lack of a unified architectural theme or development pattern. In response to these issues, the City amended the CBD-4 district in 1999 to expand development potential by increasing FARs, promoting a mixed-use entertainment district, providing FAR bonuses, and allowing payment in-lieu of meeting on-site parking requirements.

## Important Legal Documents

Redevelopment authority and powers have been conferred to the Pinellas County Board of County Commission through the Community Redevelopment Act of 1969, Florida Statutes Chapter 163, Part III, and as amended. The Board delegated these redevelopment powers to the City of St. Petersburg by Resolutions 81-465 and 90-180, and the City accepted the delegation by approving Resolution 90-389 on June 7, 1990. The City of St. Petersburg City Council also declared the Intown West area an area of blight and subsequently adopted the IWRP (Ordinance 2006-F) on June 7, 1990, which can be accessed at the following link: [Intown West Redevelopment Plan<sup>1</sup>](#).

On December 16, 1999, City Council adopted Ordinance 409-G, approving amendments to the IWRP to ensure consistency of the IWRP with the Dome District/16<sup>th</sup> Street South Business Plan, enact the CBD-4 Zoning regulations that established mixed use land use throughout the CRA, and provide design guidelines.

On August 9, 2007, City Council adopted Ordinance 825-G which amended the IWRP to update the map and text references to ensure consistency with recently adopted changes to St. Petersburg’s land development code and future land use categories. The Pinellas County Board of County Commissioners approved the amendments on February 19, 2008 (Resolution 8-36).

On October 15, 2009, City Council adopted Ordinance 951-G to amend the IWRP to allow the use of TIF revenues to construct streetscaping improvements, such as installation of traffic mast

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<sup>1</sup> Note: The plan contained in the link was approved by City Council in December 2021

arms, landscaping and street trees, enhancements to transit sites, bike lanes, wayfinding signage, and decorative sidewalk improvements. These project components would be funded on a “pay-as-you-go” basis and do not require bond financing. The Pinellas County Board of County Commissioners approved the plan amendments on December 1, 2009 (Resolution 9-191). The \$1.7 million streetscaping project within Intown West focused primarily on First Avenues North and South and Central Avenue between Dr. Martin Luther King, Jr. Street and 16<sup>th</sup> Street. Since 2010, the City has expended approximately \$1.35 million in TIF funds designing and constructing the improvements, with more than \$1 million spent during 2012. The project was completed in mid-2013.

On August 16, 2019, St. Petersburg City Council approved a Term extension of the Intown West Redevelopment CRA to April 7, 2032, by Resolution 2019-417. The Pinellas County Board of County Commissioners also approved the extension until April 7, 2032, by Resolution 19-83 on October 8, 2019.

City Council approved an interlocal agreement with Pinellas County on October 15, 2020, by Resolution 2020-438, that conveys delegation of powers to the City of St. Petersburg for the Intown West Community Redevelopment Area from November 15, 2020 to April 7, 2032. The Pinellas County Board of County Commissioners approved the interlocal agreement on November 17, 2020 by Resolution 20-159.

The Intown West Redevelopment Plan (IWRP) was amended and approved by City Council on December 16, 2021 by Ordinance 503-H. Neighborhood groups and the public collaborated with the City in the amendment process. The IWRP breaks the budget into Phase I to account for City/County contributions collected until November 2020, and Phase II to account for the City’s contributions of 50% of total allowable TIF contributions until the plan’s expiration in 2032. Projects are categorized by the following geographical areas: EDGE District, Grand Central District, Tropicana Field West, and areawide. TIF revenue is projected to be approximately \$30 million until the end of the CRA in 2032.

Major projects funded in the amended Plan’s budget include affordable housing incentives, transforming Baum Avenue North into an event street, improving Booker Creek, streetscape enhancements, and public improvements on Tropicana Field West property. Design standards are also included in the amended Plan to better provide general design guidance for new development.

### **Financial Audit of the Intown West CRA**

Section 163.371, FS requires community redevelopment agencies (Agencies) to submit a completed audit report of the redevelopment trust fund as required by in s.163.387(8). If the audit report for the previous year is not available on March 31<sup>st</sup>, Agencies shall publish the audit

report on its website within 45 days after completion. The following is a link to the City's most recent annual financial report: [FY 2021 St. Petersburg CRA Annual Financial Report](#).

## **Performance Data**

Section 163.371(b), which concerns reporting information to be evaluated with annual reports, requires "performance data", including the following:

- *Total number of projects started and completed and the estimated cost for each project.*
- *Total expenditures from the redevelopment trust fund.*
- *Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.*
- *Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.*
- *Total amount expended for affordable housing for low-income and middle-income residents.*

The following section details this information.

### **A. PROJECTS STARTED AND COMPLETED IN FY 2022**

During the reporting year, City Administration started the Baum Avenue Improvement Plan. This plan is the result of a recommendation from the 2016 EDGE District Improvement Plan to make Baum Avenue an event street. Currently, the street functions similarly to an alley with dumpsters, utilities, and back-of-the-house activities. The intent of the plan is to enhance the public realm and allow the street to function with traffic and parking when it's not closed for events. The plan has a budget of \$71,700.

The City also started the Grand Central Master Plan that comprises the far western portion of the Intown West CRA between 16<sup>th</sup> Street and I-275 generally between the 1<sup>st</sup> Avenues. The primary goals of this plan are to provide a guide for future development, set clear standards and priorities for the public realm, and create a safer district for pedestrians. Recommendations and implementation strategies will address transportation, streetscape improvements, economic development, urban design, and development regulations. The Scope includes community engagement, existing conditions analysis, and market analysis, with synthesis of all information into a final master plan. The Plan's budget is \$177,954 with \$28,154 budgeted from the Intown West TIF which is based on proportionality.

**B. TOTAL EXPENDITURES FROM THE INTOWN WEST REDEVELOPMENT TRUST FUND**

The City expended \$13,135 in TIF funding for the planning projects described above. The disbursement was made from equal contributions from City and County TIF contributions.

**C. ORIGINAL AND CURRENT TOTAL TAXABLE PROPERTY VALUES (1990 TO 2022)**

The Intown West TIF District was established in 1991 with a **\$24.5 million** taxable basis. Since that time, the taxable value in Intown West has grown to approximately **\$417 million** in 2022, which is a 1,000 percent increase in nominal dollars. Figure 1 shows the historical aggregate taxable value in select years since the inception of the Intown West TIF district. With a baseline in 1991 of approximately \$24.5 million, it took nine years for Intown West to realize a total taxable value for the district in excess of the baseline. The decrease in taxable value in the early 1990s was attributable, in part, to City land acquisition in order to expand parking for Tropicana Field.

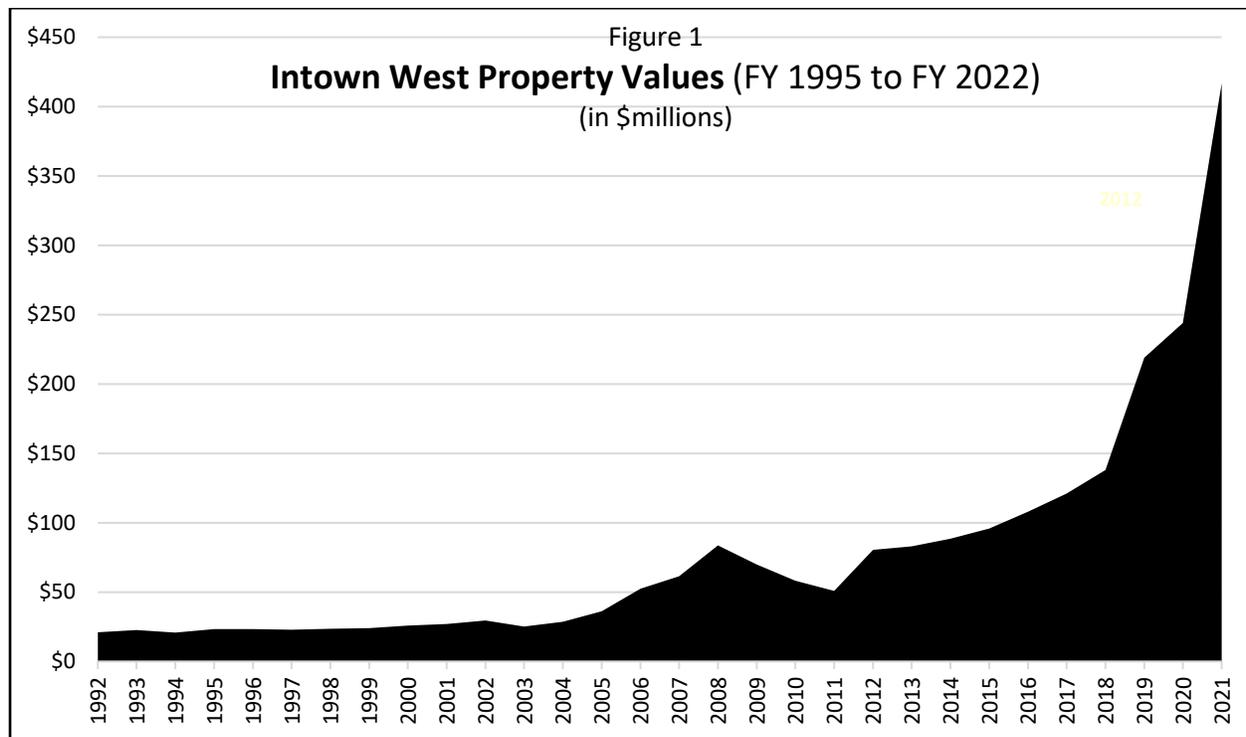
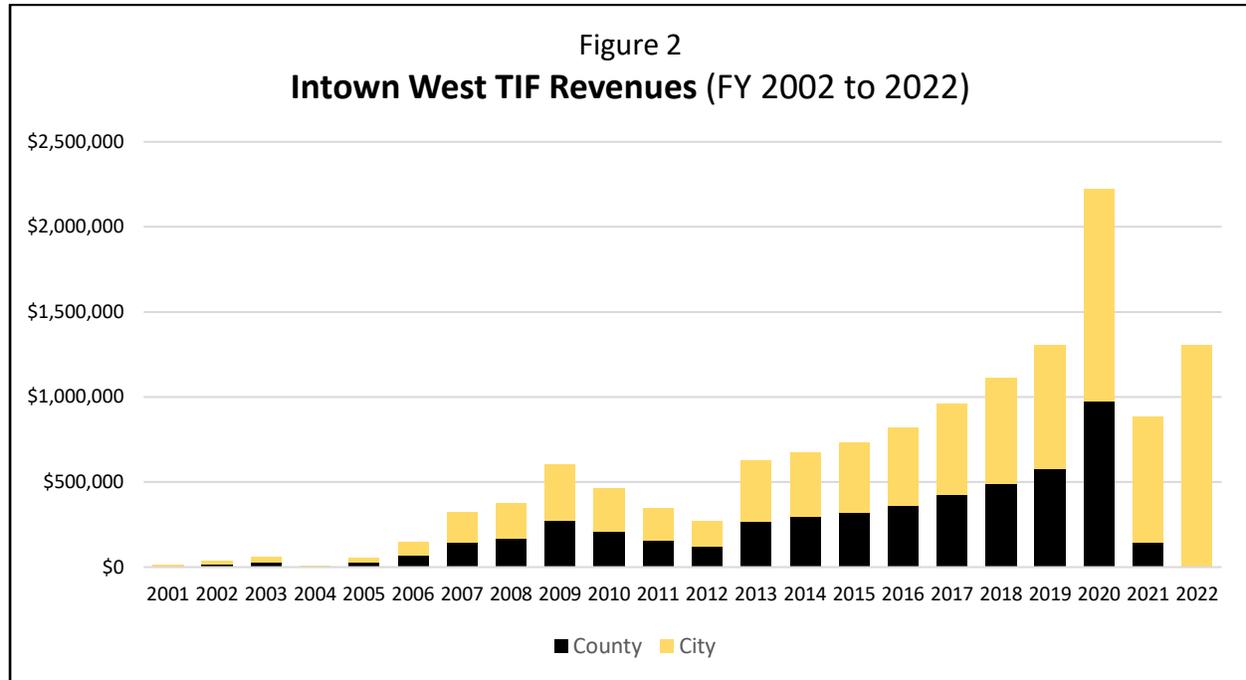


Figure 2 illustrates the growth in tax increment revenue between 2001, when revenue was first realized, and 2022. The fund has collected approximately \$14.63 million in tax increment revenue since inception.



**D. TOTAL EXPENDITURES FOR AFFORDABLE HOUSING**

No CRA funding has been expended on affordable housing in the Intown West CRA.

**Summary of FY 2022 Accomplishments in the Intown West CRA**

The major goals that will be achieved by the Intown West Redevelopment Plan are reflected in the projects contained in its **\$39.51 million** budget described in this section. It is important to note that City Council and the Pinellas County Commission approved an interlocal agreement in October/November 2020 which reallocated funding. The Phase I budget comprises funds from both the County and the City until 2021.

**A. INTOWN WEST GOALS AS REFLECTED IN ITS BUDGET**

**PHASE I**

Infrastructure Support: To assist developers in consolidating blocks for larger development sites, the City proposes to use tax increment financing to fund increases in infrastructure capacity or relocating facilities, if necessary. \$770,000  
0

Corridor Block Parking Program: The City, through joint development with the private **\$7.0M**

sector, may create Central Avenue corridor "block parking districts" (surface lots or structured parking) to encourage the redevelopment and rehabilitation of office and retail activity. The area encompassed by this program is from Dr. Martin Luther King, Jr. Street to 16th Streets between 1st Avenues North and South. This will enhance redevelopment by providing for shared parking by users within a block.

Plaza Parkway/Transportation Infrastructure Improvements: This streetscape **\$385,000**

improvement program is an extension of the Intown Redevelopment Plan Plaza Parkway project and, therefore, is important in establishing a link to the Downtown. The streets included in the program are Dr. Martin Luther King, Jr. and 16th Streets, 1st Avenues North and South, and Central Avenue. For the remaining parts of the Intown West area, future streetscape improvements will include landscaping (shade and accent trees), irrigation for selected areas, street lighting, street furniture, accent paving, and street graphics.

Residential Program: This program is designed to address City housing needs by **\$385,000**

providing incentives to encourage residential development in the Intown West area. The focus of the program is on housing for middle income families to complement the IRP residential emphasis on middle to upper income and the existing low moderate income residential located in Jamestown and the Intown.

Booker Creek Park Improvements: This project entails the construction of a major **\$770,000**

open space area to link the Plaza Parkway and the stadium to enhance Booker Creek. The passive linear park will extend from 1<sup>st</sup> Avenue North to the Stadium along Booker Creek. Improvements may include selected land acquisition, landscaping (sod and shade trees), and picnic facilities.

**PHASE II  
Areawide**

Residential Program: This program is designed to address City housing needs by **\$5.0 M**

providing incentives to encourage residential development in the Intown West area. The focus of the program is on housing for middle income families to complement the IRP residential emphasis on middle to upper income and the existing low moderate income residential located in Jamestown and the Intown.

Business Grants: Commercial site improvement grants to provide funding to **\$1.0 M**

commercial properties that upgrade their building facades, the public right-of-way, lighting, and other visible areas.

Block Consolidation: The City encourages private consolidation of blocks in compliance with the objectives of the plan. However, the City may undertake selected acquisition of property consistent with Florida Statutes to consolidate lots to facilitate redevelopment, eliminate slum and/or blighted conditions, or eliminate problems associated with inefficient lot and street configurations. Selected land consolidation may also be required to develop affordable housing, public parking, and the Booker Creek Park project. **\$1.0 M**

Public Parking Program: Additional public parking either in structures or surface lots to support development and businesses in areas where there is a need. The City will continue to partner with private developers to expand the parking supply in the district. **\$2.5 M**

Sidewalks: Construction of new sidewalks where needed and replacement when part of a larger streetscape project. **\$2.0 M**

General Public Improvements: Capital projects not specifically identified, such as infrastructure, landscaping, transportation, and other public improvements. **\$1.5 M**

Planning Studies: Subarea studies or special project plans to be conducted for major projects to provide additional details and community input before proceeding to construction. **\$500,000**

**EDGE District**

Baum Avenue Streetscape: Public improvements include relocating overhead utilities underground, restoring the brick streets or installing a specialty paving, re-purposing granite curbs, installing specialty lighting, street furnishings, landscaping, and stormwater basins. **\$4.9 M**

East Baum Avenue Consolidated Sanitation Station: The first step in improving Baum Avenue is to consolidate the dumpsters with a sanitation compactor on sections of the street. The lack of an alley for businesses located on Baum Avenue require dumpsters to be located in the street. The portion of Baum Avenue west of 11<sup>th</sup> has a consolidated sanitation compactor in the City parking lot along 13<sup>th</sup> Street, however, dumpsters remain east of 11<sup>th</sup> Street. **\$250,000**

Recycling & Grease Management Stations: A limited number of stations allowing communal cleaning of restaurant mats and other equipment that will allow efficient and more environmentally sound cleaning practices for food service businesses in need of such facilities. **\$250,000**

Commercial Avenue Beautification: Commercial Avenue South, located south of Central and west of 11<sup>th</sup> Street, will be improved for both vehicular traffic and pedestrians. This includes upgraded lighting, public art, and wayfinding signage. The dumpsters are to be removed and replaced with a community compactor and a recycling and grease management station. \$500,000

EDGE District Association Office: Office tenant buildout for the EDGE District Association office that will open in the new development at the site of the former police station. \$100,000

Booker Creek Improvements: This project will provide a community greenspace from the Duke Energy substation to the Tropicana Field site that consists of adding lighting, street furnishings, bicycle and pedestrian facilities, landscaping, and creek bank stabilization. \$3.7 M

### **Grand Central District**

Streetscape: Improvements such as gateway signs and features; additional plantings; hardscape components; public art; street and pedestrian lighting; intersection neck-outs; sidewalk replacement; and bicycle, pedestrian, and multimodal facilities are anticipated to provide a better public realm experience. \$3.0 M

### **Tropicana West Redevelopment**

Streetscape: Improvements include providing public rights-of-way such as alleys, sidewalks, pedestrian facilities, and streets in a corresponding manner to the redevelopment of Tropicana Field property to the east of 16<sup>th</sup> Street South. \$1.0 M

Transit Infrastructure & Improvements: Transit improvements will support development on development on property west of 16<sup>th</sup> Street South and complement the primary redevelopment of the Tropicana Field site. \$500,000

Public Parking: Public parking via surface parking or a parking structure will support development on property west of 16<sup>th</sup> St. S. \$2.5 M

**B. Progress toward Goals in FY 2022**

During the FY 2021 reporting year, the City started two plans: the Grand Central District Master Plan and the Baum Avenue Improvement Plan. The Orange Station development group completed demolition of buildings and is moving forward with redevelopment of the former police station site. There were also two major residential developments approved within the CRA.

**1. GRAND CENTRAL DISTRICT MASTER PLAN**

The City contracted with WSP consulting to complete the Grand Central District Master Plan in July 2022. The primary goals of this plan are to provide a guide for future development, set clear standards and priorities for the public realm, and create a safer district for pedestrians. Recommendations and implementation strategies will address transportation, streetscape, economic development, urban design, and development regulations.

**2. BAUM AVENUE IMPROVEMENT PLAN**

The City contracted with WSP consulting to complete the Baum Avenue Improvement Plan in July 2022. This plan will be a detailed guide for future public and private development along Baum Avenue that provides area improvement for businesses, residents, and visitors. The scope includes project management, community engagement, providing an existing condition analysis, defining project parameters, and producing a final plan that is the basis for moving the project to engineering design.

**3. FORMER ST. PETERSBURG POLICE DEPT HEADQUARTERS (ORANGE STREET STATION)**

The former Police Station at 1300 1<sup>st</sup> Avenue North is sited on approximately 2.1 acres and was vacated by the St. Petersburg Police Department in May 2019. The City solicited development proposals for the former police station in January 2019, and selected a developer in October 2019. The project has been named the Orange Street Station.

A development agreement was approved by City Council in August 2020 and amended in May 2021 that proposes the following: 50,000 square feet of office use; 14,000 square feet of retail use; 61 market-rate condominium housing units; 42 workforce housing rental units; and 600 parking spaces with 400 of these being public parking spaces. The City will use Intown West TIF for up to 400 parking spaces at a maximum of \$8 million in funding. Development is expected to start in the Summer of 2023 and take approximately two years to complete.

#### **4. PRIVATE DEVELOPMENT**

The CRA has a total of 1,672 housing units, most of which are in multi-family developments. Approximately 356 housing units were permitted in FY 2022. Two development projects approved in FY 2022 include the following:

- **1641/1659 1<sup>st</sup> Avenue North Apartments** – A 19-story building with 244 housing units and a 256 space parking garage.
- **155 17<sup>th</sup> Street South Apartments** – A 23-story building with 204 housing units, 6,000 sq. ft. of commercial space and a 300-space parking garage.

# **South St. Petersburg Community Redevelopment Plan**

**MAYOR/CRA EXECUTIVE DIRECTOR**

**Rick Kriseman**

**CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)**

**Charlie Gerdes, Chair**

**Amy Foster, Vice Chair**

**Bill Dudley**

**Jim Kennedy**

**Steve Kornell**

**Wengay Newton**

**Karl Nurse**

**Darden Rice**

**ADMINISTRATION**

**Gary Cornwell, City Administrator**

**Alan DeLisle, City Development Administrator**

**Adopted by St. Petersburg City Council on May 21, 2015, Ord. No. 169-H**

## **Overview of the South St. Petersburg Redevelopment Plan**

The South St. Petersburg Community Redevelopment Area (CRA) was established in 2014 and is proposed to sunset in May 2045. The 4,777-acre South St. Petersburg CRA is the largest CRA in St. Petersburg and one of the largest in Florida. It is home to an estimated 35,813 people which is approximately 14 percent of St. Petersburg’s total population.<sup>1</sup> The CRA is generally bounded by 2<sup>nd</sup> Avenue North, Interstate 275, Interstate 175 and Booker Creek on the north; 4<sup>th</sup> Street South on the east; 30<sup>th</sup> Avenue South on the south; and 49<sup>th</sup> Street on the west. It is comprised of the Greater Childs Park area, most of Midtown, more than twenty neighborhood and business associations, and two Florida Main Street Districts. For the precise boundaries, please see the [South St. Petersburg CRA Map](#) and the [Legal Description](#).

The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization effort that embraces both traditional “placed-based” economic development strategies customary to redevelopment plans as well as “people based” strategies that seek to improve the education, workforce readiness, and workforce training opportunities for the residents of South St. Petersburg.

The redevelopment program for the South St. Petersburg Community Redevelopment Plan centers on reinvigorating the housing market through rehabilitation and new construction; expanding opportunities for entrepreneurs, and minority-owned-, women-owned-, and disadvantaged business enterprises and small businesses; revitalizing commercial corridors to grow existing businesses and attract new ones; growing the manufacturing “belt” that bisects the CRA from east to west to create new jobs for residents; and improving the work readiness skills of residents.

The South St. Petersburg CRA provides a sustainable and durable source of financing to assist private enterprise in remedying blight and poverty in South St. Petersburg. The City directs the majority of tax increment financing revenues that are deposited into the Trust Fund towards providing direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements, or other vehicles that help businesses leverage capital from diverse sources. The City also envisions providing funding assistance to governmental and non-profit entities that provide an array of services supporting the intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development, and job readiness.

The CRA also has a citizen/stakeholder board named the South St. Petersburg CRA Citizen Advisory Committee (CAC), that makes recommendations on city redevelopment policies and budget for South St. Petersburg. The CAC was established by a June 2014 interlocal agreement between Pinellas County and the City of St. Petersburg. The CAC is comprised of nine (9)

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<sup>1</sup> ESRI Forecasts for 2022. US. Census Bureau 2010 decennial Census data converted by ESRI into 2020 geography. Bureau of Economic and Business Research, University of Florida Estimates of Population 2022.

residents, business and/or property owners, or other stakeholders from within South St. Petersburg. The mayor of St. Petersburg appoints six CAC members to be confirmed by the City Council. The Pinellas County Board of County Commissioners appoints three (3) CAC members.

### Important Legal Documents

The South St. Petersburg Community Redevelopment Area was first established on June 20, 2013, when the City of St. Petersburg City Council approved Res. 2013-247 finding blight in South St. Petersburg pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III). The following is a catalog of the actions taken by the City and Pinellas County to establish the CRA:

- **June 20, 2013:** St. Petersburg City Council Approves findings of necessity establishing South St. Petersburg as a Community Redevelopment Area under Florida's Community Redevelopment Act of 1969 (Resolution 2013-247).
  - **October 8, 2013:** Pinellas County Board of County Commissioners (BCC) Approves City's findings of necessity (Resolution 13-186).
  - **June 3, 2014:** Pinellas County Board of County Commissioners Delegates Authority to City Council to Act as Community Redevelopment Agency and Prepare a Community Redevelopment Plan (Resolution 14-43).
  - **May 21, 2015:** St. Petersburg City Council Adopts [South St. Petersburg Community Redevelopment Plan](#) (Ordinance 169-H).
  - **June 2, 2015:** Pinellas County Board of County Commissioners Approves South St. Petersburg Community Redevelopment Plan (Resolution 15-48).
  - **June 2, 2015:** City of St. Petersburg and Pinellas County execute revised "Interlocal Agreement between the City of St. Petersburg, Florida and Pinellas County, Florida for Governance of the South St. Petersburg Community Redevelopment Area."
  - **June 11, 2015:** St. Petersburg City Council Establishes a Redevelopment Trust Fund for the South St. Petersburg Community Redevelopment Area (Ordinance 175-H).
- June 23, 2015:** Pinellas County Board of County Commissioners Approves Redevelopment Trust Fund for the South St. Petersburg Community Redevelopment Area (Ordinance 15-27).

### Financial Audit of the South St. Petersburg CRA

Section 163.371, FS requires community redevelopment agencies (Agencies) to submit a completed audit report of the redevelopment trust fund as required by in s.163.387(8). If the audit report for the previous year is not available on March 31<sup>st</sup>, Agencies shall publish the audit report on its website within 45 days after completion. The following is link to the City's most recent annual financial report: [FY 2021 St. Petersburg CRA Annual Financial Report](#).

## **Performance Data for South St. Petersburg CRA**

Section 163.371(b), which concerns reporting information to be evaluated with annual reports, requires “performance data”, including the following:

- Total number of projects started/completed and the estimated cost for each project.
- Total expenditures from the redevelopment trust fund.
- Original assessed real property values within the community redevelopment agency’s area of authority as of the day the agency was created.
- Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
- Total amount expended for affordable housing for low-income and middle-income residents.

The following sections detail this information.

### **A. NUMBER OF PROJECTS STARTED AND COMPLETED IN FY 2022**

In FY 2022, the City continued to make substantial investments in all three “pillars” of the South St. Petersburg CRA revitalization strategy – Education and Workforce Development, Housing and Neighborhood Revitalization, and Business and Commercial Development. Most of the investments prior to FY 2019 were made in workforce development and business and commercial development programs. In FY 2019, the focus began to turn to delivery of new affordable housing as well as renovation of single-family homes for income eligible households. This is further detailed in the section entitled “Summary of FY 2022 Accomplishments in the South St. Petersburg CRA.” In addition, the City put out a request for proposal for a new CRA workforce development contractor in summer 2020. City Council approved a three-year contract with St. Petersburg College in November 2020 which provides more than \$945,000 annually to provide services to residents of the South St. Petersburg.

Table 1, on the following page, shows projects and programs that were either started or completed during FY 2022.

## South St. Petersburg Redevelopment Plan

FY 2022 CRA Annual Report

**Table 1. Projects Started and Completed in FY 2022 – South St. Petersburg CRA**

	Started in FY 2022		Completed in FY 2022	
	#	\$	#	\$
<b>Workforce, Education &amp; Job Readiness</b>				
St. Pete Works!	250 clients	\$608,885	250 clients	\$608,885
Youth Farm Stipends	39 clients	\$61,072	39 clients	\$61,072
Youth Farm Operations (inc. 2 staff)		\$119,152		\$119,152
<b>Total</b>	<b>289 clients</b>	<b>\$789,109</b>	<b>289 clients</b>	<b>\$789,109</b>
<b>Housing and Neighborhood Revitalization</b>				
Homeownership Program	24 units	\$782,791	24 units	\$782,791
Facade Improvement Grant	25 units	\$248,192	25 units	\$248,192
Developer Incentive <sup>2</sup>	490 units	\$7,929,289	11 units	\$171,556
Residential Property Improvement	42 units	\$272,034	9 units	\$146,414
“Paint Your Heart Out”	19 units	\$18,158	19 units	\$18,158
Property Acq. /Site Prep		\$37,000		\$37,000
<b>Total</b>	<b>600 units</b>	<b>\$9,287,464</b>	<b>88 units</b>	<b>\$1,404,111</b>
<b>Commercial Matching Grant Program<sup>3</sup></b>				
FY19 CRP Grant	0	\$0	0	0
FY19 Comm. Match. Grant	0	\$0	2	\$38,369
FY20 Comm. Match. Grant	0	\$0	2	\$50,993
FY21 Comm. Match. Grant <sup>4</sup>	31	\$440,000	6	\$89,759
Property Acq. /Site Prep		\$0		\$0
<b>Total</b>	<b>31</b>	<b>\$440,000</b>	<b>10 awards</b>	<b>\$179,120</b>
<b>Operations and Marketing</b>				
Program Administration		\$2,953		\$2,953
<b>Total</b>		<b>\$2,953</b>		<b>\$2,953</b>
<b>Capital Improvements</b>				
Youth Farm Site Preparation		\$33,248		\$33,248
<b>Total</b>		<b>33,248</b>		<b>\$33,248</b>
<b>Total Projects Started and Completed</b>	<b>920</b>	<b>\$10,552,774</b>		<b>\$2,408,541</b>

<sup>2</sup> Includes \$2 million in funding for the 266-unit Jordan Park Redevelopment Plan approved by City Council in October 2021.

<sup>3</sup> The FY 2020 Commercial Matching Grant program, launched in December 2019, was suspended due to the COVID-19 pandemic and not re-started until September 2020. Consequently, no expenditures were made during the reporting period on FY 2020 grant cycle. On June 10, 2021, City Council approved up to \$365,318 TIF for 21 applications from that cycle. The FY 2021 grant cycle spanned two fiscal years, with the grant deadline in September 2021, and City Council approving \$556,248 in grant funding in December 2021.

<sup>4</sup> On December 16, 2021, City Council approved \$440,000 in funding for 31 grant applications. This information will be reported in the FY 2022 CRA Annual Report next year.

**B. TOTAL EXPENDITURES FROM THE REDEVELOPMENT TRUST FUND**

During the FY 2022 reporting period, City Administration expended \$1.852 million in TIF contributions on the projects identified in the South St. Petersburg Redevelopment Program Budget. Collectively, these expenditures are over three-quarters of the total project costs identified in Table 2.

**Table 2: FY 2022 Expenditures in the South St. Petersburg CRA**

TIF Program	Total
St. Pete Works!	\$608,885
Youth Farm Stipends and Staff	\$180,224
SF Homeownership Program	\$782,791
SF Façade Improvement Grant	\$248,192
Developer Incentive	\$171,556
RRR+	\$146,414
“Paint Your Heart Out”	\$18,158
Property Acquisition/Site Prep	\$37,000
FY 19 Commercial Revitalization Grant	
FY 19 Commercial Matching Grant	\$38,369
FY 20 Commercial Matching Grant	\$50,993
FY 21 Commercial Matching Grant	\$89,759
Administration, Training and Ops.	\$2,953
Youth Farm Site Preparation	\$33,248
22 <sup>nd</sup> Street S Cleanup	\$0
<b>Total</b>	<b>\$2,408,541</b>

Over one-third of the expenditures during FY 2022 were related to the CRA’s affordable housing developer incentive, including more than \$510,000 was paid to the Richman Group as part of its closing on financing for the Shores Apartments on 31<sup>st</sup> Street South and 26<sup>th</sup> Avenue South.

**C. ORIGINAL AND CURRENT TOTAL TAXABLE PROPERTY VALUES (2007 TO 2022)**

The South St. Petersburg Community Redevelopment Plan and the Redevelopment Trust Fund were approved in June 2015, which established that year as the base year for calculating TIF revenue. The base year valuation was \$528.63 million. Property values were beginning to recover from the housing and financial collapse of the Great Recession, which resulted in the CRA losing more than 52 percent of its property valuation from 2007 to 2014. By FY 2022, valuations in the CRA had risen to \$1.661 billion, which is an increase of 214 percent. Table 3 reflects these trends.

Nevertheless, as much as the property valuations have begun to recover to their pre-Great Recession levels, South St. Petersburg still has not regained the percentage of property valuation

relative to the City at large. In 2007, South St. Petersburg’s property valuation was 6.7 percent of St. Petersburg; in 2022 that same percentage was 7.1 percent.

**Table 3. Change in Taxable Property Value in CRA and St. Petersburg (FY 2008 - 2022)**

Fiscal Year	South St. Petersburg		City of St. Petersburg		CRA Value as % of City
	Value (\$M) <sup>5</sup>	% Change	Value (\$B) <sup>6</sup>	% Change	
2008	\$1,105.6		\$16.50		6.7%
2009	\$1,090.5	(1.37%)	\$16.41	(0.55%)	6.6%
2010	\$734.98	(32.60%)	\$13.37	(18.53%)	5.5%
2011	\$652.1	(11.28%)	\$11.94	(10.70%)	5.5%
2012	\$510.5	(21.71%)	\$11.15	(6.62%)	4.6%
2013	\$487.4	(4.52%)	\$11.05	(0.90%)	4.4%
2014	\$496.3	1.83%	\$11.53	4.3%	4.3%
2015	\$528.6	6.51%	\$12.48	8.24%	4.2%
2016	\$571.3	8.08%	\$13.61	9.05%	4.2%
2017	\$639.8	11.99%	\$14.83	8.96%	4.3%
2018	\$720.1	12.55%	\$16.24	9.51%	4.4%
2019	\$827.3	14.77%	\$17.86	9.98%	4.6%
2020	\$932.8	12.76%	\$19.72	9.90%	4.7%
2021	\$1,112.9	19.31%	\$21.58	9.4%	5.2%
2022	\$1,661.9	15.9%	\$23.46	8.6%	7.1%

Table 4 depicts payments from St. Petersburg and Pinellas County to the South St. Petersburg Redevelopment Trust since the Plan’s adoption in 2015. Appendix D provides detail information on the annual growth in property values as well as the tax increment.

**Table 4: St. Petersburg & Pinellas County Contributions to South St. Petersburg TIF District (2016 - 2021)**

TY	Pinellas County	City of St. Petersburg	Total
2016	\$193,964	\$274,199	\$468,163
2017	\$505,668	\$713,533	\$1,219,302
2018	\$873,621	\$1,228,424	\$2,102,045
2019	\$1,362,533	\$1,916,567	\$3,279,100
2020	\$1,843,461	\$2,593,728	\$4,437,189
2021	\$2,671,552	\$3,749,586	\$6,421,138
2022	\$3,324,957	\$4,811,835	\$8,136,792
<b>Total</b>	<b>\$10,775,756</b>	<b>\$15,287,872</b>	<b>\$26,063,729</b>

<sup>5</sup> From 2014 onward, “taxable value” is based on Pinellas County Property Appraisers Office (PAO) table for municipal taxable value by tax increment financing district. “Taxable values” prior up to that period are based on estimates from the then St. Petersburg Planning and Economic Development Department. Also, due to city voters approving a second homestead exemption in the early 2010s, the City taxable value for the CRA is less than Pinellas County’s. The City value is reflected in this table.

<sup>6</sup> Based on “Taxable Value-Real Property” in each Final Tax Roll prepared by the Pinellas County PAO.

**D. TOTAL EXPENDITURES FOR AFFORDABLE HOUSING**

In 2016 and 2017, the CRA housing program was unveiled as part of a competitive grant application cycle paired with the commercial matching grant program. This approach yielded very few applications which led to the City evaluating and reimagining both the programs and the processes for implementing them.

After spending 2018 creating several new programs, City Administration launched the South St. Petersburg CRA affordable housing initiative in June 2019. City Administration undertook a couple of steps to ramp up the delivery of affordable housing in the CRA. First, it hired two new positions in 2019, including one new position in Housing and Community Development (HCD), funded through the general fund, and another position in Economic and Workforce Development (E&WD) funded through City TIF contributions to the South St. Petersburg Redevelopment Trust Fund. Next, it created a team comprised of members from HCD and E&WD to meld HCD’s housing policies and procedures, driven by the requirements of the federal and state government, with the CRA programs. In doing so, Administration was able to leverage the decades of experience in HCD with the growing revenues from the CRA to increase the delivery of affordable housing. Finally, the City began accepting applications to the CRA housing program throughout the year on a rolling basis.

Table 5 depicts the expenditures made towards affordable housing in FY 2022 and are broken down by each CRA program. Note: this does not include millions of dollars in unexpended commitments made by the City in affordable housing over the last year.

**Table 5. FY 2022 CRA Expenditures on Affordable Housing in the South St. Petersburg CRA**

CRA Program	Units	Expended
<b>Affordable Single-Family Homeownership</b>	24	\$782,791
<i>Down Payment Assistance</i>	9	\$436,000
<i>Rehabilitation Assistance</i>	15	\$346,791
<i>Barrier Free</i>	0	\$0
<b>Affordable Façade Grant</b>	25	\$248,192
<b>Affordable Housing Redevelopment Loan</b>	11	\$171,556
<b>Affordable Housing Property Improvement Grant</b>	9	\$146,414
<b>“Paint Your Heart Out”</b>	19	\$18,158
<b>Total</b>	<b>88</b>	<b>\$1,367,111</b>

**Summary of FY 2022 Accomplishments in South St. Petersburg**

The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization effort that embraces both traditional “placed-based” economic development strategies customary to redevelopment plans as well as “people based” strategies that seek to improve the education, workforce readiness, and workforce training opportunities for the residents of South St. Petersburg.

The redevelopment program for the South St. Petersburg Community Redevelopment Plan centers on reinvigorating the housing market through rehabilitation and new construction; expanding opportunities for entrepreneurs, and minority-owned-, women- owned-, and disadvantaged business enterprises and small businesses; revitalizing commercial corridors to grow existing businesses and attract new ones; growing the manufacturing “belt” that bisects the CRA from east to west to create new jobs for residents; and improving the work readiness skills of residents.

During the FY 2022 reporting year, the City’s focus was on the projects and programs described in the subsections that follow.

### A. DEUCES RISING DEVELOPMENT

The City entered into a partnership with the Sankofa Vision Group, LLC (SVG) in 2020 to develop approximately 2.8 acres generally located on the west side of 22<sup>nd</sup> Street South between 6<sup>th</sup> Avenue South and 7<sup>th</sup> Avenue South. This site was to be the “Eurocycle” site in the Commerce Park development before the developer defaulted on the agreement. The development will consist of approximately 26 townhomes affordable to qualified buyers at 120% of Area Median Income or below in addition to approximately 28,000 square feet of commercial space.

The partnership arose from a late 2019 proposal submitted by SVG to assist with the development of the subject City-owned property. In December 2019, the City issued a request for alternative proposals on the property and received three (3) additional proposals. After review and consideration, the Mayor selected SVG’s proposal to move forward. The obligations of SVG in the development process generally include the following:

- The pursuit of additional funding sources for the construction of the workforce townhomes and additional funding sources for the potential purchasers;
- The pursuit of additional funding sources for the construction of the commercial space and additional funding sources for the potential end-users (tenants);
- Participation through advice and feedback on the design process of the development, including tenant build out of the commercial space;
- Participation in attracting community input regarding the proposed development;
- Assistance in quantifying the community benefits related to the development;
- Participation in marketing the proposed development, especially in the surrounding community, related to, but not limited to, the opportunity to purchase an affordable townhome and to lease commercial space; and
- Creation of an advisory council to provide feedback on the proposed development.

During the reporting period, a number of actions have taken place, including the selection of Horus Construction Services, Inc., in January 2021 to design the mixed-use project.

On April 8, 2021, City Council approved an agreement of cooperation between the City and SVG which requires SVG to assist in pursuing additional funding for the development, assist in marketing the development, solicit community input on the development, and provide feedback during the development process.

In addition, also on April 8, 2021, City Council approved a Design-Build At-Risk Agreement with Horus Construction Services, Inc. to begin preconstruction services on the proposed development, which includes schematic design and design development. This work is ongoing and Horus Construction Services, Inc. is currently in the schematic design phase.

During summer 2021, City Administration and the SVG crafted a ten-year lease agreement for the leasing of approximately 28,000 SF of commercial space. The lease agreement was approved by City Council on October 21, 2021. At the same meeting, City Council approved the disposition of the property to SVG to enable the group to seek outside sources of finance and effect the purposes of the agreement.

Throughout the 2022 reporting year, City Administration worked on architectural and engineering design for both the housing and commercial components of the project.

## **B. TANGERINE PLAZA**

In December 2019, the City of St. Petersburg issued a Request for Proposal to revitalize Tangerine Plaza, which has been vacant since the departure of Walmart in 2017. The proposals were initially due on March 23, 2020, but the City extended the deadline to April 22, 2020, to give respondents more time to deal with the uncertainties surround the COVID-19 pandemic. The City received four responses by the deadline and assembled an internal review team in the summer of 2020 to analyze the strengths and weaknesses for Mayor Kriseman to consider as part of his evaluation and selection process. The four development groups were Blue Sky Communities, Green Mills Group, Positive Impact Worldwide and Sugar Hill Group.

Mayor Kriseman selected the Sugar Hill Group (SHG) as the preferred developer in September 2020 due to its commitment to mixed-use residential development, the inclusion of a traditional grocer to provide fresh produce in an area designated as a “food desert,” and the choice of tenants associated with high technology and “Grow Smarter” industries. Throughout the fall, the City negotiated the terms of the development.

By August 5, 2021, City Administration and SVG had reached a conceptual agreement on a Term Sheet. This Term Sheet is the last revised version before the end of the Kriseman Administration and was signed by SVG, but not by City Administration. No formal action was taken on the Term

Sheet before the Mayor Welch took office in January 2022. The Welch administration chose not to proceed with the recommendation of the previous administration.

In late May 2022, the City received an unsolicited offer from The Sugar Hill Group, LLC, to purchase Tangerine Plaza located at 1794 22<sup>nd</sup> Street South. Pursuant to the requirements of Florida Statute, the City issued a “Notice of Intent to Dispose City-Owned Real Estate” seeking alternative development proposals by August 17, 2022. The City received one response to the notice from Positive Impact Worldwide. The two development groups and their summarized proposals were as follows:

**SUGAR HILL** proposed demolishing the former Walmart building and accessory retail space and build 115 affordable dwelling units contained in two buildings – one along 22<sup>nd</sup> Street South and the other along 21<sup>st</sup> Street South. Approximately 10,000 SF of future retail space will be provided in the first building in a space at the intersection of 18<sup>th</sup> Avenue South and 22<sup>nd</sup> Street South. The proposed residential unit mix includes thirty-four (34) one-bedroom units, fifty-eight (58) two-bedroom units and twenty-three (23) three-bedroom units. The residential units will be marketed and leased to community residents with household incomes meeting the HUD standard income limits for 80% or below Average Medium Income (AMI). Twenty-eight (28) units will house families at 80% AMI or below, seventy-five (75) units for households 60% AMI or below and twelve (12) units for households 30% AMI or below. The proposal includes 210 parking spaces as well as a playground along Queensborough Avenue South.

The \$37.3 million project will be funded through 4% LIHTC tax exempt bonds, Pinellas County bonds, potentially SAIL funding, as well as an unspecified amount of City funding included in approximately \$12.7 million of “State/City Funding” identified in their Sources and Uses statement.

**POSITIVE IMPACT WORLDWIDE** submitted a response to the Request for Proposal released in early 2020. This response was re-submitted for this solicitation. Positive Impact proposed a multi-use complex that will convert the existing 40,000 SF building into a Culinary/Teaching Kitchen, a food bank/warehouse, administrative offices, small food pantry, and various small business enterprises and nonprofits in the areas of physical and mental health. The Culinary Arts Center will also have a 500-seat capacity for area groups to host various events such as small banquets, weddings, and conferences.

The Welch administration selected the Sugar Hill Group proposal. A term sheet is being finalized and negotiations began in early 2023.

### **C. JORDAN PARK REDEVELOPMENT PLAN**

The St. Petersburg Housing Authority (SPHA) made a formal request in December 2020 for \$2 million in CRA funding to support its \$93 million redevelopment/renovation of the Jordan Park

complex, a public housing complex whose original development in 1937 was the first public housing in St. Petersburg.

The redevelopment plan involved the the rehabilitation of 206 residential units as well as the construction of 60 new units for the Senior Village. When reoccupied, 15 percent of the units will be for household income levels at or below 30% of Area Median Income (AMI) and 85 percent of the units for households at or below 60% AMI. All residents of the 31 units of the current senior village to be demolished have been relocated per the HUD-approved Relocation Plan.

Negotiations with the SPHA continued over the terms of the \$2 million funding agreement throughout the first nine months of 2021. The Citizen Advisory Committee for the South St. Petersburg CRA recommended approval of the funding request in April 2021 with the following conditions for approval:

- The first payment of \$1 million will be made within 45 days after the completion of the first phase of units that were undertaken for renovation.
- The second payment of \$1 million will be made within 45 days after completion of exterior wall construction for the Senior Village.
- The City's obligation to pay the second \$1 million installment is subject to the Housing Authority causing to be provided to the City a written report detailing the experiences and current housing status of residents that were relocated from the first phase of renovation described above.
- Include in that grant agreement authorization for annual inspection of the residential units by the City of St. Petersburg's Codes Compliance Assistance Department for a period of 5 years subject to tenant consent. Specific terms of the program are discussed below, as part of the recommendations.

On October 14, 2021, City Council approved SPHA's request for \$2 million with the above four conditions as well as the requirement to include Community Benefits in the grant agreement with the Housing Authority. The Community Benefits included providing contracting opportunities for local companies as well as employment opportunities for CRA residents. The Housing Authority shall coordinate closely with the City to take the following actions:

- Coordinate with the City and St. Pete Works! to identify CRA residents for employment with construction companies selected for work on the project.
- The Housing Authority and Jordan Park LLC shall ensure that the Small Disadvantaged Business/Minority Business/Women Owned Small Business participation requirements and the Section 3 Hiring requirements attached to the Jordan Park Construction Agreement are met.

- The Housing Authority & Jordan Park LLC shall provide copies to the City of all received reports regarding Small Disadvantaged Business, Minority Business, Women Owned Small Business, and Section 3 Hiring.

The construction of the Senior Village and rehab of the multifamily units began simultaneously. The first installment of \$1 million dollars was paid in November 2022, as agreed upon. The first half of the rehabbed 206 multifamily units were completed and those tenants that chose to return to the development have moved in. The second half of the units are now undergoing redevelopment and the senior village will be completed in the next several months.

#### **D. EXACT SHELL DASH TOWNHOME PROJECT**

City Administration negotiated a property disposition and funding agreement with Exact Shell Dash, LLC in 2021 to develop a ten-unit affordable townhome project in the 1100 block of 16<sup>th</sup> Street South. City Council approved the agreement on February 18, 2021 which disposed of city-owned property at no cost to promote the construction of affordable housing for qualified households with incomes at 120% or below area median income. The project would also involve the relocation and renovation of a historic building located in downtown. The City committed \$386,000 in CRA funding to the project, which included reimbursement of up to \$46,000 in costs incurred by the developer to resurface an adjoining north/south alley.

In summer 2021, Exact Shell Dash requested an amendment to the Agreement to increase the City's financial assistance by \$72,000 to the project. The amendment was made necessary by the revised expected sales revenue and construction costs which resulted in an estimated \$458,000 gap (or \$45,800 per affordable unit) compared to the original shortfall estimate of \$386,000 (or \$38,600 per unit). These shortfalls resulted from one of the Developer's funding sources falling through. City Council approved the amended Agreement on August 5, 2021.

In January 2022, the Developer requested an additional \$417,000 in incentive funding to address escalating costs in construction materials over the past year. Staff was able to validate this increase by obtaining a third-party evaluation that justified the increase. While evaluating the increased funding request, City Administration also wanted to ensure that low-to-moderate income households would be able to qualify for these ten townhomes. Thus, Administration recommended that the units be restricted for sale to households whose income is 80% or less of the area median income (AMI). To meet that affordability threshold, the sale price of the townhomes shall not exceed \$219,000. This reduction in sale price of \$20,000 per unit required an additional subsidy of \$200,000 to cover the foregone revenue that would otherwise have been used to pay for development costs. The affordability period was also extended from 15 years to 30 years. City Council approved the recommendation to increase the incentive by \$617,000 for a total of \$1,075,000 on March 10, 2022.

Shell Dash entered a partnership with Habitat for Humanity of Pinellas County in September 2022 to provide construction financing needed to begin and complete the affordable housing

development. The construction drawings are in permitting and construction is expected to begin within the next several months.

**E. CITRUS GROVE APARTMENTS**

Citrus Grove Apartments, previously named Bethel Community Heights, is comprised of seven, three story concrete block apartment buildings, on 3.16 acres of land. The 50-year-old complex includes 84 existing housing units comprised of 11 one-bedroom units, 27 two-bedroom units, 25 three-bedroom units, and 21 four-bedroom units. All units are restricted to households with annual income of sixty percent (60%) of Area Median Income and have Project Based Vouchers.

On August 18<sup>th</sup>, 2022, City Council approved a request by Foundation for Affordable Housing Citrus Grove to provide \$1,420,708 from the CRA Trust Fund to renovate and rehabilitate the Citrus Grove Apartments. As a condition of the approval, the affordability period will be extended until 2062.

The roof replacement has been completed. The remaining balance of the work includes the replacement of all windows, complete exterior painting, re-pavement of the parking lot, and the demotion of the concrete wall that surrounds the complex and replacement with a decorative fence. Work is expected to be completed within the next year.

**F. FAIRFIELD AVENUE APARTMENTS**

Fairfield Avenue Apartments LLC, plans to redevelop the former Tibbett’s Lumber Company site which is located in the 3100 block of Fairfield Ave S., adjacent to the Pinellas County trail and 34<sup>th</sup> Street S. The project was approved by City Council on April 14, 2022, the first approved under the City’s “Affordable Housing Site Plan Review” ordinance that allows for an applicant to apply to City Council for consideration of an affordable housing development that would otherwise not be permitted in the zoning districts of Neighborhood Suburban, Neighborhood Traditional, Industrial Suburban and Industrial Traditional.<sup>7</sup>

The applicant proposes demolishing the existing warehouses and lumber yard to construct a multi-family community consisting of 264 affordable and workforce apartments. The proposed development will consist of three (3) buildings and 345 parking spaces and bicycle parking. In total, the development will include 74 one-bedroom units, 162 two-bedroom units, and 28 three-bedroom units. The proposed affordability provision of the apartments is as follows with a minimum 30-year affordability period:

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<sup>7</sup> The City’s ordinance was enabled by the adoption in 2020 of HB 1339 by the Florida Legislature.

- 53 units for households at 50% of area median income and below (currently \$33,250 annually for a household of three) including 36 one-bedroom units, 15 two-bedroom units and 2 three-bedroom units
- 67 units for households at 80% of area median income and below (currently \$53,200 for a family of three) including 19 one-bedroom units, 43 two-bedroom units and 5 three-bedroom units
- 144 units for households at 120% of area median income and below (currently \$79,800 for a household of three) including 19 one-bedroom units, 104 two-bedroom units and 21 three-bedroom units

City Council approved the request to provide \$2,281,689 in TIF funding for the construction of the 264 affordable dwelling units on August 18<sup>th</sup>, 2022. In addition to the City's funding, the project was also approved for \$5.6 million in funding for a Penny IV Grant from the Pinellas County Board of County Commissioners on May 10, 2022. The grant will be used for land acquisition (\$3M) and for construction costs (\$2.6 M). An additional source of funding will include a HUD 211 (d) (4) loan of \$43.8 million. The HUD 211 (d) (4) Loan are mortgage loans that are insured against defaults by HUD. The loans are used to facilitate the new construction or substantial rehabilitation of multifamily rental housing.

In 2020, the Florida State Legislature passed House Bill 1339, which included a provision allowing the governing body of a municipality to approve an affordable development on any parcel zoned for residential, commercial, or industrial use. In September of 2021, City Council approved an ordinance creating a process for an applicant to apply to City Council for consideration of an affordable housing development that would otherwise not be permitted in the zoning districts of Neighborhood Suburban, Neighborhood Traditional, Industrial Suburban and Industrial Traditional.

The proposed development location is zoned Industrial Traditional. The project was the first development in the State of Florida to utilize a provision in HB1339 that allows for affordable housing to be developed in industrial zoning districts.

### **G. PELICAN PLACE**

City Administration received an unsolicited proposal from Green Mills Group, LLC and Advantage Academy, Inc. in December 2021 to develop 96 affordable rental units on approximately 2.18 acres of City-owned land located in the 2100 block of 18<sup>th</sup> Avenue South. As required by Section 163.380, FS, of the Florida Community Redevelopment Act, the City issued a 30-day notice inviting alternative proposals from private developers or other respondents. The City received three additional affordable housing proposals by the February 16, 2022, deadline. These proposals are summarized as follows:

Blue Sky Communities	67 rental units
Habitat for Humanity	44 homeownership units
Sugar Hill Group	95 rental units

City Administration conducted an internal review of the four proposals during Spring of 2022 and forwarded them the Citizen Advisory Committee (CAC) for an evaluation of their strengths and weaknesses. Staff presented the proposals to the CAC at their May 2022 meeting and the CAC evaluated the proposals.

Mayor Welch selected Habitat as the preferred developer after consideration of comments from staff and the CAC. Habitat’s proposal, named “Pelican Place”, was the only one to provide a homeownership option, which was an important consideration in the Mayor’s deliberations. Mayor Welch instructed City Administration in Summer 2022 to begin negotiations on a Term Sheet with Habitat.

Pelican Place will consist of up to forty-four (44) new townhomes that will be sold to income-qualified homebuyers. In no event will there be less than 40 total units. One hundred percent (100%) of the units will be sold initially to home purchasers at or below 80% Area Median Income (AMI), as defined annually by the United States Department of Housing and Urban Development.

Negotiations are currently underway to finalize the term sheet; they are expected to be completed in the next several months.

## **H. THE GROVE**

In January 2022, City Administration received an unsolicited proposal from Namaste’ Homes to develop City owned land located in the 1800 block of 18<sup>th</sup> Avenue South. The proposal included eleven (11) two story townhomes which would be sold to households earning below 120% Area Median Income. As required by Section 163.380, FS, of the Florida Community Redevelopment Act, the City issued a 30-day notice inviting alternative proposals from private developers or other respondents. The city received two additional affordable housing proposals by the March 9<sup>th</sup>, 2022, deadline. These proposals are summarized as follows:

Namaste Homes	11 townhome units (below 120% AMI)
Pinellas Ex Offender Re Entry Coalition	18 Tiny Home rental units
Habitat for Humanity	10 or 12 Homeowner units (below 80% AMI)

City Administration conducted an internal review of the three proposals during spring 2022. Staff presented the proposals to the CAC at its May 2022 meeting and the CAC evaluated the proposals for strengths and weaknesses.

Mayor Welch selected Habitat as the preferred developer in Summer 2022, after consideration of comments from staff and the CAC. Mayor Welch instructed City Administration to negotiate a Term Sheet with Habitat. Those negotiations are currently taking place.

## **I. BURLINGTON POST II**

Burlington Post II will be a 75-unit affordable senior housing community built on the existing surface parking lot of Burlington Post, an 86-unit affordable housing apartment building. The complex is at the NE corner of Burlington Avenue North and 33<sup>rd</sup> Street North. This will be a second phase community with sufficient structured parking for both phases. The development plan will be all one bedroom/ one-bathroom units. This will be an income restricted community for persons earning no more than 80% AMI. The monthly rents are expected to range from \$462-1232 depending on the AMI level.

The total development cost is expected to be \$26,314,145. The developer, Green Mills Group, requested city funding of \$5,625,000. City administration approved the total amount requested, which included \$2,625,336 from the South St. Petersburg CRA Trust Fund and \$2,999,664 from the City's American Rescue Plan Act funding.

The development includes the following:

- Twelve (12) of the units will serve households at 30% of the Area Median Income (AMI).
- Thirty-nine (39) units will serve households at 60% AMI or below
- Twenty-four (24) units will serve households at 80% AMI or below.

The development team is securing the additional financing and anticipate construction to commence in the summer of 2023.

## **J. ENOCH DAVIS YOUTH FARM**

The City began preliminary planning in 2017 to locate an urban farm in South St. Petersburg on City-owned property near the Enoch Davis Recreation Center located at 1110 18<sup>th</sup> Avenue South. The property, then comprised of six vacant residential lots, is 36,155 SF in size. The Enoch Davis Urban Farm evolved into a multifaceted project with goals that expanded beyond providing fresh food and vegetables to residents of the CRA. These goals include youth leadership development; STEM education; and providing training in entrepreneurship, food systems, and culinary arts. Behind this effort is a collection of key partners with the City of St. Petersburg, including:

- Pinellas County Schools
- Pinellas Education Foundation
- University of Florida Institute of Food and Agricultural Services (UF IFAS) – Pinellas County Extension

- Foundation for a Healthy St. Petersburg
- BayCare Health System
- Sustainable Urban Agriculture Coalition (SUAC)
- University of South Florida (St. Petersburg Campus)
- Eckerd College
- Pinellas Technical College

### Funding

Both the City of St. Petersburg and Foundation for a Healthy St. Petersburg (FHSP) provided funding to initiate this project. On December 6, 2018, City Council approved \$200,000 in TIF funding to pay for capital improvements to the site as well as environmental cleanup of pesticide contamination. Environmental cleanup was completed in October 2019. In addition, City Council also approved \$105,000 to pay for stipends for CRA youth that will work on the farm and receive entrepreneurial and STEM training. FHSP provided \$200,000 in late 2018 to fund staff positions, program development, marketing, and other related expenses that were necessary to make the garden operational. The Foundation for a Healthy St. Petersburg also provided an additional \$45,000 funding for the operations of the farm, effective January 1, 2021 through May 2021. Funding for a hoop house facility was provided in 2022 by the University of South Florida, St. Petersburg Campus, utilizing a Ford Foundation grant.

### Program

The Youth Farm launched with a pilot program during the summer of 2019 with 15 youth working with partners for 20 hours a week. A new cohort was initiated in the fall of 2019 with an additional 15 youth, working 10 hours per week. There were initially 26 youth enrolled and active in the program from both cohorts. In March 2020, the farm project activities were converted to virtual training due to the COVID 19 pandemic. Activities have since resumed in person.

The summer youth program in 2022 involved 15 Youth. They participate in many activities including culinary training, where the youth learn to prepare nutritious and delicious meals and to follow the best practices for food safety; youth leadership development, where the youth serve on steering committees, pitch new ideas, and learn essential leadership and team building skills; and they received hands-on training in planting and growing produce. The farm in 2022 includes a wide variety of plants. Youth are growing and harvesting vegetables and fruits, such as bananas, avocados, okra, pigeon peas, cranberry hibiscus, collard greens and tomatoes. There is also a dedicated herb garden with herbs such as sage, thyme, and Cuban oregano.

Additionally, the Farm added a hoop house facility in 2022 that serves as a grow house for both hydroponics and aquaponics. There are two 250-gallon tanks in which red and blue tilapia are bred in addition to hydroponics units that lettuce and other vegetables are grown. Students are now engaged in learning these skills.

## **Construction**

There has been significant development of the site since the beginning of the Youth Farm. The Development Review Commission approved a special exception in June 2020 to allow the farm to operate on the site. In September, an arborist was contracted to remove selected trees. Farm activities have included the installation of temporary construction fencing for security, extension of water and lighting, planting of several beds, and the delivery of a storage building. A storage building was installed in February 2021 to store all the tools and equipment used by the student participants and volunteers.

In May 2021, a task order was issued that will allow for architectural and engineering services to be provided at the farm site. Place Architecture was engaged to provide design and project oversight services for the construction of the processing center. The construction permit was also issued for the Hoop House (plant growing building) on site. The hoop house was completed in June 2022 and includes both hydroponics and aquaponics.

The construction and engineering plans for the Processing Center are being finalized. Construction is expected to begin in the upcoming months.

## **K. COMMERCIAL MATCHING GRANT PROGRAM**

The CRA Commercial Matching Grant Program consists of two separately adopted programs – the Commercial Site Improvement Grant program and the Commercial Building Interior and Tenant Improvement Grant program. Both programs were originally adopted in 2016. Both grant programs call for a maximum matching grant award of up to \$20,000, or \$40,000 if the project is for a local historic landmark and the work is approved by the City’s historic preservation officer.

The two programs have different objectives. The Commercial Site Improvement Grant applies primarily to improving the aesthetics of a business on a commercial corridor, uplifting property values and customer interest, and demonstrating visible private investment. The Commercial Building Interior and Tenant Improvement Grant was created to increase the functional life of older commercial buildings by providing funding to upgrade major building systems and needed capital equipment for businesses to operate. Maintaining an inventory of older but usable building stock helps smaller businesses that may not be able to afford the rents commanded by new commercial construction.

These two programs also have different funding sources based on Pinellas County’s June 2014 policy governing use of its tax increment financing revenue. The County has approved use of its TIF revenue to fund Commercial Site Improvement grants but has not approved use of its TIF revenue for the Commercial Building Interior and Tenant Improvement grant program. Therefore, as an accounting measure, City Administration created two separate programs to clearly demonstrate the use of funds are in accordance with County policy.

## Amendments to the Matching Grant Program in 2021

In June 2021, City Council approved amendments to the Commercial Matching Grant program to clarify CRA program policy on several issues. First, City Council tightened requirements for national commercial franchises while still allowing them to apply for the program. The new requirements state that they may apply

*“provided that at least 50 percent of the employees of the business are residents of the South St. Petersburg CRA. In addition, these employees must have been actively on payroll for at least six months and working at least 20 hours per week.”*

Secondly, City Council refined requirements for non-profits that would require those non-profit agencies that provide social services such as a childcare, education, or workforce development, be tax exempt organization under the requirements of 26 U.S. Code 501. Third, City Council added language that faith-based organizations providing these and other social services of benefit to the CRA residents

*“may apply for funding through the Commercial Matching Grant program to renovate facilities that provide services to the broader community, such as childcare, in a secular manner. Worship, religious instruction, proselytizing and similar activities conducted in these renovated facilities must be voluntary and privately funded.”*

Finally, the Matching Grant Program was amended to require healthcare providers that apply to the program to “have at least one healthcare provider on staff that has an unencumbered license through the State of Florida. In addition, facility types that are licensed and/or certified or regulated by the Agency for Health Care Administration (ACHA) must have an active/licensed/registered ACHA license status to apply for the grant.”

While the amendments applied to both the Commercial Site Improvement Grant program and the Commercial Building Interior and Tenant Improvement Grant program, City Council also approved revisions to the eligible uses of funds for each program. The most notable changes occurred to the Commercial Building Interior and Tenant Improvement program to make it focused entirely on providing funding for projects that renovate or replace “essential building systems such as roofing, heating and cooling equipment and plumbing” in order to forestall disinvestment and blight through deferred maintenance. Notable deletions of previously eligible costs include the following:

- Fixed capital equipment at a minimum cost of \$3,000 to include stationary equipment such as kitchen equipment;
- Room/space reconfiguration, wall relocations;
- Electronic security systems; and

- Partial demolition of interior spaces made necessary for renovation or expansion.

These amendments caused the budget for several applications to be reduced and for two applications to be deemed ineligible for any funding due to inclusion of ineligible costs..

The major amendment to the Commercial Site Improvement Grant program eliminated landscaping as an eligible expense. There was previously an amendment in 2017 that had reduced the amount of funding a project could receive for site improvements such as signage, paving and restriping parking, and lighting to no more than 25% of eligible costs.

Amendments were also made to the “South St. Petersburg CRA Grant Evaluation System” which City Administration created to ensure that public funds are efficiently, equitably, and transparently distributed to assist businesses and property owners in the revitalization of the CRA. This intent is implemented through the South St. Petersburg CRA Grant Review Committee and the CRA Grant Scoring and Evaluation System. The Review Committee is comprised of three City Council members and four members of the CRA Citizen Advisory Committee.

The scoring system, which is applied to all applications the City receives during a grant cycle, is tied to the goals of the South St. Petersburg Redevelopment Plan and weighs factors such as remedying blight, providing affordable housing, enhancing facades, bringing a building back into service, and the location of a project on a major commercial corridor. Many of the criteria are simple “yes” or “no” questions while others may involve interpretation. To administer the scoring system, staff creates a “summary sheet” for applications that includes the amount requested, eligible project costs, project budget, applicant information, and a preliminary score for each of the several dozen evaluation criteria. This preliminary score is for the Grant Review Committee to approve or differ with staff based on evidence.

### **Budget & Grant Funding History**

#### FY 2020

On December 6, 2019, City Council approved the FY 2020 South St. Petersburg CRA Budget that included an appropriation of \$530,000 for the Commercial Matching Grant program. The City began marketing the availability of the program in December 2019 with an application deadline of March 6, 2020.

The City received 39 applications by the deadline and began processing the applications. The 39 applications were requesting approximately \$794,000 in grants for projects valued at \$2.01 million. A Grant Review Committee (GRC) meeting was scheduled for April 24, 2020, and was subsequently canceled. The application process was put on an indefinite hold after the declaration of emergency by the governor in mid-March 2020, to response to the COVID-19 pandemic. At the time, the protocols for public meetings were undetermined. While official City meetings did resume virtually in mid-May, the Commercial Matching Grant program remained

on hold because most of the staff from the Economic and Workforce Development Department, including the staff who administer the grant program, were deployed to implement the “Fighting Chance Fund” initiative, which provided financial relief to City businesses and employees hit hardest by the emergency orders issued by Governor DeSantis, such as bars, restaurants, and personal services.

The City restarted the Commercial Matching Grant program in late September 2020. The 39 applicants were allowed to update their construction estimates to reflect the changes in the labor and materials markets affected by the COVID-19 pandemic. Applicants were given until November 19, 2020, to resubmit their estimates. By March 9, 2021, the number of applications was reduced from 39 to 21. Of these eighteen applicants; nine withdrew their applications; three completed their projects before the grant cycle was reopened; and six were deemed ineligible due to either location outside the CRA, ineligible projects, or ineligible property use.

The final count of eligible applications heard by the GRC was reduced to 21 with a total eligible award amount of approximately \$365,318, which is well short of the \$531,000 that City Council approved for the program in December 2019. Consequently, all remaining 21 applications were eligible for funding. The remaining applications were reviewed by the Grant Review Committee on March 19, 2021, and the recommendations were forwarded to City Council. On June 10, 2021, City Council approved up to \$365,318 in grant funding for the 21 applications. Table 6 shows the priority order and award amount for each grant recipient.

**Table 6. Order of Scoring for Applications to the FY 2020 Commercial Matching Grant Program**

Score	Applicant	Address	Award
103	St. Petersburg Pregnancy Center	1221 22nd St S	\$20,000
90	Boys & Girls Club	1011 22nd St S	\$40,000
80	Mari-Jean Hotel	2349 Central Ave	\$40,000
75	McCabe United Methodist Church	2800 26th Ave S	\$15,930
72	Mt Zion Human Services	945 20th St S	\$8,733
72	Mt Zion Human Services	950 20th St S	\$2,241
65	Imagination Station	2200 33rd St S	\$11,793
65	Sunshine City Lodge #255	1331 18th Ave S	\$20,000
60	Kumjo Lee Properties	3535 Central Ave	\$18,702
45	St Pete Fitness LLC	2727 6th Ave S	\$20,000
45	Warehouse Arts District	515 22nd St S	\$5,664
40	Checkers Restaurant	100 34th St S	\$11,132
30	Empath Health Inc	330-340 49th St S	\$20,000
30	2105 Central Ave LLC	2105 Central Ave	\$20,000
30	Delores Smith Academy Site	1766 49th St S	\$20,000
25	Delores Smith Academy Site	1766 49th St S	\$14,769
25	Checkers Restaurant	100 34th St S	\$7,578
20	Emery & Associates	4699 Central Ave	\$20,000
20	Emery & Associates	4699 Central Ave	\$20,000
15	Kumjo Lee Properties	3535 Central Ave	\$8,776
5	2105 Central Ave LLC	2105 Central Ave	\$20,000

FY 2021

City Council approved \$440,634 in the FY 2021 South St. Petersburg CRA budget for the matching grant program. The FY 2021 cycle was launched in July 2021 with a deadline in September 2021. Thirty-six applications were submitted for projects initially valued at \$4.5 million with grant requests totaling \$674,244.<sup>8</sup> After reviewing the applications according to the eligible uses allowed in both Commercial Matching Grants, staff reduced the total project value of these applications to \$2.088 million, with the applicants eligible for a total of \$556,248 in funding from the City.

**Table 7. Order of Final Scoring for Applications to the FY 2021 Commercial Matching Grant Program**

Score	Award	Legal Name of Business	Project Address(es)
80	\$16,495	Brick St Farms	2001 2 <sup>nd</sup> Ave S
70	\$15,151	Zeraq, LLC	4265 Central Ave
70	\$25,000	Reed Roofing Company	2851 13 <sup>th</sup> Ave S
65	\$20,000	Reed Roofing Company	2851 13 <sup>th</sup> Ave S
60	\$20,000	Lowry & Obrochta Dentistry	4464 Central Ave
60	\$20,000	2828 Central LLC	2828 Central Ave
55	\$20,000	Advantage Insurance Solutions	833 22 <sup>nd</sup> St S Suite C
50	\$21,000	Boys & Girls Clubs of the Suncoast	1011 22 <sup>nd</sup> St. S
50	\$9,603	The Deuces Live, Inc.	833 22 <sup>nd</sup> St S
47	\$11,000	Learning Empowered Academy at McCabe	2800 26 <sup>th</sup> Ave S
45	\$18,365	All The Things St Pete LLC	4116 8 <sup>th</sup> Ave S
45	\$20,000	Advantage Insurance Solutions	833 22 <sup>nd</sup> St S
45	\$20,000	2828 Central LLC	2828 Central Ave
40	\$20,000	Lowry & Obrochta Dentistry	4464 Central Ave
40	\$20,000	GL S Shore LLC	2430 5 <sup>th</sup> Ave S
35	\$2,200	Mazzz LLC	2950 Central Ave
35	\$9,818	Mazzz LLC	2950 Central Ave
35	\$2,509	O B Enterprises INC	1201 34 <sup>th</sup> St S
35	\$20,000	Emery & Associates	4699 Central Ave
35	\$20,000	GL S Shore LLC	2430 5 <sup>th</sup> Ave S
33	\$1,605	SP First LLC	3021/3023 Central Ave
30	\$19,409	St. Petersburg Opera Company	2145 1 <sup>st</sup> Ave S
30	\$18,012	Rubber City, Inc.	2590 34 <sup>th</sup> St. S
30	\$2,475	Spitfire Improv LLC	1920 1 <sup>st</sup> Ave S
25	\$2,022	The Deuces Live, Inc.	833 22 <sup>nd</sup> St S
20	\$19,635	Emery & Associates of St. Petersburg, Inc	4699 Central Ave
15	\$20,000	DTSP Holdings LLC.	2501 Central Ave
15	\$20,000	Hideaway Hills MHP LLC	3710 Central Ave
10	\$2,112	Hideaway Hills MHP LLC and HH20 LLC.	3959 Central Ave.
10	\$2,112	Hideaway Hills MHP and HH20 LLC.	3959 Central Ave
10	\$2,112	Hideaway Hills MHP LLC.	3710 Central Ave

<sup>8</sup> Note: Many applicants entered the total project value as the grant amount requested or overestimated the grant amount for which they are eligible. The grant request total above reflects the maximum amount that an applicant is eligible for under the Commercial Matching Grant program.

On October 29, 2021, the South St. Petersburg CRA Grant Review Committee (GRC) held a public meeting to evaluate and make recommendations to City Council on the FY 2021 Commercial Matching Grant Program applications that would be funded with tax increment revenue from the South St. Petersburg CRA Redevelopment Trust Fund. The GRC scores applications based upon City Council approved criteria and prioritizes applications for funding based on the final scores. On December 16, 2021, City Council approved up to \$440,634 in CRA funding for 31 applications. Table 7 above shows the priority score and award amounts for the grantees and identifies those that were denied or deemed ineligible for award.

FY 2022

In 2022, under the Welch administration, the decision was made to shift focus in the Business and Commercial Development pillar by suspending the CRA Grant Matching Program and focusing on launching the CRA Redevelopment Microfund program that will better serve the South St Peterburg business community as an entry level grant for both new business and seasoned business owners for sustainability and growth. The launch of the Microfund program was delayed due to attrition among the Greenhouse staff during 2022. However, Economic and Workforce Development expects the program to launch in spring 2023.

Although the grant matching program was suspended, there were funds still encumbered in FY 2022 for previous Commercial Grant Matching awardees whose funds still needed to be distributed. Table 8 shows the funds distributed in 2022.

**Table 8. FY 2022 Commercial Matching Grant Program**

Date	Applicant	Address	Award
01/11/22	Leslie Curran	2935 Central Ave	\$17,572.00
02/23/22	St Pete Travel Ctr	4400 Central Ave	\$20,797.00
05/02/22	St Pete Opera Company	2145 1 <sup>st</sup> Ave South	\$19,409.00
07/05/22	Rubber City	2590 34 <sup>th</sup> St S	\$18,012.00
09/14/22	Boys & Girls Club	1011 22 <sup>nd</sup> St South	\$40,000.00
10/12/22	St Pete First	3021/3023 Central Avenue	\$1,605.00
11/18/22	All Things St Pete	4116 8 <sup>th</sup> Ave South	\$16,445.12
12/01/22	Imagination Station	2200 33 <sup>rd</sup> St South	\$10,992.69
12/20/22	Boys & Girls Club	1011 22 <sup>nd</sup> St South	\$17,792.50
12/20/22	Brick Street Farms	2001 2 <sup>nd</sup> Avenue South	\$16,495.00
<b>Total</b>			<b>\$179,120.31</b>

**L. CRA WORKFORCE AND JOB READINESS PROGRAM**

In May 2017, the City contracted with Pinellas Ex-Offender Re-entry Coalition (PERC) and a dozen partners to fund a pilot workforce development program. The program prioritized providing services to unemployed teenagers and young adults between 16 and 24 years of age; members of single-parent households; ex-offenders, and unemployed residents of the CRA census tracts with the highest unemployment rates. The pilot was funded with \$50,000 in CRA funding for

one year with the provision for a two-year extension if the program was successful in meeting the contract goals.

PERC has also created and overseen the “South St. Petersburg Workforce Development Council and Collaborative”, which is now called “St. Pete Works!”; it is comprised of partners such as the Pinellas Opportunity Council, Mt. Zion Human Services, Pinellas County Urban League, The 2020 Plan, Pinellas Technical College, St. Petersburg College, and Career Edge Funders Collaborative. “St. Pete Works” collaborates with the City in reaching out to employers to place CRA residents in gainful employment.

The City renewed the contract with PERC for \$609,000 in May 2018 for a two-year term, although the funding was tied to completing the scope of work in the first year of the term.

After the May 2020 expiration of the workforce development contract with PERC, City Council approved two extensions to the contract so services could be provided to workers laid off as a result of the economic aftermath of the COVID-19 pandemic. These workers were identified from the list of applicants to the City’s Fighting Chance Fund that sought the \$500 individual relief grants for the newly unemployed. The extensions also allowed the City to solicit a new workforce development contract during the interim period without a lapse of services. PERC provided \$512,000 in billable services to the City in summer 2020 as well as serving 366 clients.

In November 2020, City Council approved St Petersburg College (SPC) as the new workforce partner and head of St Pete Works!. PERC would remain one of the workforce partners with their successful Tiny Home program. The agreement was executed at the end of November, however, SPC was not fully staffed until the end of February 2021. The program formally launched in March 2021. Unfortunately, in the first nine months of the program, SPC suffered attrition from the workforce team with the resignations of the dean of workforce, the program manager, and the data analyst/case manager. The team did not get replenished until winter 2021/22. St Pete College was able to adjust to a reduced staff by the end of summer 2021; they outsourced case management to Gulf Coast Jewish Family and Community services and began the process of hiring both a new program manager and a case manager.

St. Petersburg College currently has an extensive list of courses, programs, and services; such as the Silver Scholars program; occupational training; certifications; courses for high-demand occupations/skills, such as coding and entrepreneur classes; and wrap around services. In the FY 2021, there were 120 clients served with 41 placements, which includes 16 clients placed with PERC’s Tiny Homes Project.

In 2022, St Petersburg college and its collaborative St Pete Works went into its second year partnership with the City. During this time, St Petersburg College added several staff members and partnered with Pinellas County Urban league for additional community outreach. St. Pete Works served 250 clients for the year with 225 job placements, which included 61 clients placed with PERC’s Tiny Homes Project. St Petersburg college has met their contractual goal of 225

placements and the City is reviewing the possibility of making amendments to the contract and extending their term for an additional year.

### **M. NEIGHBORHOOD PLANNING PROGRAM**

The **Neighborhood Planning Program** (“NPP”) was developed and approved in FY 2022 and provides funding to support eligible neighborhood associations within the South St. Petersburg CRA in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen neighborhood image and identity. The NPP follows an innovative and collaborative neighborhood-led approach to planning redevelopment activities within the South St. Petersburg CRA in response the priorities identified by CRA residents.

The NPP creates three separate and interrelated program attributes: 1) Neighborhood Planning; 2) Neighborhood Project Implementation; and 3) Neighborhood Traffic Plan Implementation.

Funding for Neighborhood Planning can be used to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. Neighborhood Plans funded through this process will be “accepted” through the Neighborhood Plan Review Process, which includes review and action by the CAC and City Council.

Neighborhood Project Implementation funding will be awarded on a competitive basis through an application process. Funding may be used towards projects that are consistent with the intentions of “accepted” neighborhood plans. Eligible project types fall into four categories: 1) Beautification, Streetscaping, and Placemaking; 2) Multimodal Transportation and Mobility; 3) Parks, Greenspaces, and Recreational Facilities; and 4) Community Development and Neighborhood Safety. The Project Implementation funding is intended to be used towards hard infrastructure/asset costs; planning/engineering/surveys studies, design, and other professional services; site acquisition, and site development.

Neighborhood Traffic Plan Implementation funding may be used to implement projects identified within accepted finalized Neighborhood Traffic Plans developed through the City’s Neighborhood Transportation Management Program, which works with Neighborhood Associations and residents to address neighborhood goals related to mobility, efficiency, and safety.

On October 13, 2022, the administration recommended, and City Council approved, the adoption of the Neighborhood planning Program.

### **N. HEIRS PROPERTY PRESERVATION PROGRAM**

The Heirs Property Preservation Program (HPPP) is a new strategy approved by the St. Petersburg City Council to increase neighborhood stability, grow individual and family wealth in

the South St. Petersburg Community Redevelopment Area, and to increase access to attainable housing. This program would support the SSPCRA’s objective of neighborhood enhancement and will be available throughout the district.

Under the forthcoming Heir Property Preservation Program, descendants of the owners of property, who are approved, will receive legal assistance to clear the property title at no cost to them. Eligible properties must be located within the SSPCRA. Qualified program applicants’ annual income must be at or below 140% AMI.

The forthcoming program is one initiative in a suite of attainable housing programming of the Affordable Single Family Homeownership Program, including homeowner training. The HPPP was developed in FY 2022 and is anticipated to launch in FY 2023.

**O. EVICTION PREVENTION PROGRAM**

Under the forthcoming Eviction Prevention Program, tenants that reside in rental property that are facing eviction caused by failure to pay rent because of escalating rental cost, who are approved, will receive legal assistance in relation to legal filings and court proceedings. This legal assistance includes negotiation, mediation, or arbitration, provision of limited representation, counsel and advice, as well as assistance filing fair housing complaints related to eviction. Eligible properties must be located within the SSPCRA. The Eviction Prevention Program was developed in FY 2022 and is anticipated to launch in FY 2023.

**ADOPTED AND AMENDED FY 2022 CRA BUDGET**

In December 2021, City Council approved the FY 2023 budget for the South St. Petersburg CRA Redevelopment Trust Fund. City Council originally allocated the funding in the manner depicted below.

**Table 8. Adopted and Amended FY 2022 Budget for South St. Petersburg CRA**

Budget Pillar	Original	Change	Amendment
Workforce, Education and Job Readiness	\$2,967,022	(\$1,030,000)	\$1,667,022
Housing & Neighborhood Revitalization	\$3,050,660	\$4,640,158	\$7,690,818
Business and Commercial Development	\$5,115,634	(\$2,325,000)	\$2,790,634
CRA Communications, Operations and Evaluation	\$2,145,712	(\$1,285,158)	\$860,554
<b>Total Budget</b>	<b>\$13,009,038</b>	<b>\$0</b>	<b>\$13,009,038</b>

In August 2022, City Council approved an amendment to the CRA budget reallocating \$4,640,158 in funding from allocations in the Workforce, Education and Job Readiness, Business and Commercial Development, and Communications, Evaluation and Operations categories to the Housing and Neighborhood Revitalization program categories. To view the original and amended budget approved by City Council, please see Appendix E.

## Appendix A

### Index to Intown Redevelopment Plan Legal Documents (1981 to 2022)

Document	Date Approved	Description
81-1401 Resolution	December 17, 1981	City Council makes blight finding for the Intown Redevelopment Area. Also includes City Council Resolution 81-100 which declared the Webb's City area blighted pursuant to Florida's Community Redevelopment Act. Includes Pinellas County Resolution No. 81-465 in which the BCC delegated redevelopment authority to St. Petersburg.
557-F	March 18, 1982	Adoption of the Intown Redevelopment Plan (IRP). Includes Pinellas County Ordinance #82-24 which approved the IRP on August 3, 1982.
569-F	April 15, 1982	Amending IRP to increase the proposed office space for the Webb's City Redevelopment Project.
570-F	April 15, 1982	Establishing a Redevelopment Trust Fund to finance Community Redevelopment Projects within the Redevelopment area. Includes Pinellas County Ordinance #82-24 which approved the IRP Redevelopment Trust Fund on August 3, 1982.
605-F	October 21, 1982	Granting the power of eminent domain to the St. Petersburg Community Redevelopment Agency. Includes Pinellas County Resolution No. 82-591 which authorized the amendment on December 7, 1982.
622-F	January 20, 1983	Amending IRP to increase the allowable size of the commercial component of the development concept for Block E of the Webb's City project area.
641-F	March 1, 1983	Amending IRP by eliminating the minimum requirement of floor area ratio and changing the classification to Pedestrian System for the Webb's City Project.
654-F	May 19, 1983	Amending IRP to include design guidelines for a public improvement project called the Vinoy. Pinellas County approved on May 24, 1983.
669-F	September 1, 1983	Amending IRP to incorporate the Gas Plant Project, including the Stadium and repealing the plan previously adopted by Resolution 79-698. Approved by Pinellas County on August 16, 1983.
725-F	March 1, 1984	Amending IRP to add a new use emphasis category entitled recreation/open space to replace the existing parkland use.
735-F	April 5, 1984	Amending Ordinance No. 570-F by amending Section 1 to change the calculation and appropriation of TIF revenues for the IRP. Includes Pinellas County Ordinance No. 86-39 which amended County Ordinance 82-24 related to the creation of the Intown Trust Fund.
746-F	May 17, 1984	Amending IRP to revise the Gas Plant Redevelopment Project. Pinellas County approved project on May 15, 1984.
755-F	July 19, 1984	Amending IRP by modifying the Webb's City Project "Block D" Development Plan. (Includes CRA resolution 84-13 recommending approval of amendment.)
823-F	June 6, 1985	Amending IRP related to pedestrian system, defining parking garage sites (Blocks B and G), adding block consolidation to Blocks A, F and G, and Bayfront Center.

## Appendix A

### Index to Intown Redevelopment Plan Legal Documents (1981 to 2022)

Document	Date Approved	Description
852-F	November 21, 1985	Amending IRP clarifying use of TIF bond proceeds.
966-F	May 21, 1987	Amending IRP to amend Webb's City Plan.
1054-F	October 6, 1988	Amending IRP incorporating Bay Plaza Plan (incorporate Blocks A and G into Unified Retail Core and added development and design guidelines).
1084-F	February 2, 1989	Amending IRP related to projects and TIF. Pinellas County approves by Resolution 88-132 which is attached. (Note: Resolution 89-132, which contains identical language as 88-132, is also attached.)
2038-F	February 21, 1991	Amending IRP to define parking garage projects for the Mirror Lake area.
31-G	September 17, 1992	Amending Plan emphasis for area between 3 <sup>rd</sup> and 5 <sup>th</sup> Avenues North from Beach to 1 <sup>st</sup> Street from Residential to Mixed-Use-Specialty Retail.
205-G	September 14, 1995	Amending Unified Retail Core, Plaza Parkway, Residential Program, Webb's City and relocation policy.
261-G	January 13, 1997	Amending disposition of land policy within the Intown Redevelopment Plan.
338-G	June 25, 1998	Amending IRP Core Area Project/Unified Retail Program and deleted a parking structure from Block A and providing for a parking structure on Block B. Also revised the pedestrian system.
715-G	March 3, 2005	Amending IRP to Implement future renovations to Municipal Pier, the Mahaffey Theater, and other public improvements; provide expiration date for IRP; identify TIF as funding source for said improvements; identify existing IRP projects implemented prior to 2005; and estimate project costs for TIF debt requirements. Approved by Pinellas County Commission on April 5, 2005.
762-G	January 19, 2006	Amending the IRP by increasing the maximum amount of tax increment financing proceeds available for downtown improvement projects from \$95.4 million to \$97.4 million in order to allow the Florida Orchestra to utilize a \$2 million private donation previously programmed for Mahaffey Theater renovations to be utilized for the construction of a new headquarters building for the Orchestra; and, provide an additional \$2 million in tax increment financing proceeds to replace the \$2 million private donation in order to complete the Mahaffey Theater renovation project. Approved by Pinellas County Board of County Commissioners on February 21, 2006.
822-G	August 9, 2007	Amending the IRP to update maps and text references to zoning districts and future land use categories; ensuring consistency between the LDRs and IRP design standards; updating existing condition descriptions; deleting outdated graphics and project descriptions; and making editorial/formatting revisions.
1018-G	June 16, 2011	Amending the IRP to include \$2.5 million in tax increment financing to support the completion of the new Salvador Dali Museum; clarifying reference to the municipal pier project; updating descriptions to reflect current conditions and removing specific development targets on downtown blocks; updating maps and graphics; and correcting scrivener's errors.

## Appendix A

### Index to Intown Redevelopment Plan Legal Documents (1981 to 2022)

Document	Date Approved	Description
192-H	September 3, 2015	Amending the IRP to expand the redevelopment budget by \$20 million from \$97.4 million to \$117.4 million to fund improvements identified in the Downtown Waterfront Master Plan for the Pier District; updating descriptions to reflect current development conditions; updating maps and graphics; correcting scrivener’s errors; amending Appendix A to provide a summary of IRP legal documents.
292-H	August 24, 2017	Amending the IRP to add a \$190.98 million ceiling for total tax increment financing contributions needed to complete the IRP program for the projects identified in Table 2 of the redevelopment plan; provide for a future discussion regarding the duties and contributions of the parties, duration of the TIF, discussion of projects related to parking and transportation enhancements within Intown and projects related to the redevelopment of Tropicana Field; and reallocate \$14 million in tax increment funds previously allotted for a Mixed Use Transportation Facility to allow for up to \$10 million in Pier District Enhancements and at least \$4 million for Downtown Transportation and Parking Improvements.
333-H	August 2, 2018	Adopting amendments to the Intown Redevelopment Plan (IRP) increasing the redevelopment program budget in Revised Table 2 from \$117.354 million to \$232.354 million to fund Waterfront, Transit and Parking Improvements and Rehabilitation and Conservation of Historic Resources in the IRP east of 8 <sup>th</sup> Street as well as Redevelopment Infrastructure Improvements in the IRP west of 8 <sup>th</sup> Street; deleting from IRP Revised Table 2 projects that will not be funded by tax increment financing (TIF); and allowing reductions in TIF contributions to the IRP Redevelopment Trust Fund by the City of St. Petersburg and Pinellas County.

# Appendix B

## Intown Tax Increment District - Fund 1105

Fiscal Year	Tax Year	Taxable Value	Amt over Base	95%/85%/75% **	--- County ---		--- City ---		Total
					Millage	Payment	Millage	Payment	
82	81	107,877,800		n/a					
83	82	124,307,037	16,429,237	15,607,775	4.0730	63,570	5.8001	90,527	154,097
84	83	136,040,056	28,162,256	26,754,143	4.2900	114,775	5.9980	160,471	275,247
85	84	142,137,312	34,259,512	32,546,536	4.0750	132,627	5.6185	182,863	315,490
86	85	193,525,314	85,647,514	81,365,138	4.1200	335,224	5.5301	449,957	785,182
87	86	244,949,090	137,071,290	130,217,726	4.2430	552,514	6.9643	906,875	1,459,389
88	87	267,221,450	159,343,650	151,376,468	4.9000	741,745	8.0152	1,213,313	1,955,057
89	88	275,855,310	167,977,510	159,578,635	4.8950	781,137	8.0517	1,284,879	2,066,017
90	89	266,851,170	158,973,370	151,024,702	5.2660	795,296	8.6517	1,306,620	2,101,916
91	90	260,420,140	152,542,340	144,915,223	5.2220	756,747	8.8000	1,275,254	2,032,001
92	91	279,689,830	171,812,030	163,221,429	5.4840	895,106	8.5731	1,399,314	2,294,420
93	92	241,598,960	133,721,160	127,035,102	5.4170	688,149	8.5584	1,087,217	1,775,366
94	93	264,809,000	156,931,200	149,084,640	5.4290	809,381	8.2750	1,233,675	2,043,056
95	94	230,076,640	122,198,840	116,088,898	5.5850	648,356	7.9800	926,389	1,574,746
96	95	223,161,170	115,283,370	109,519,202	5.5140	603,889	7.7500	848,774	1,452,663
97	96	225,840,690	117,962,890	112,064,746	5.5100	617,477	7.4620	836,227	1,453,704
98	97	231,087,640	123,209,840	117,049,348	5.5380	648,219	7.3500	860,313	1,508,532
99	98	242,797,680	134,919,880	128,173,886	5.5380	709,827	7.3500	942,078	1,651,905
00	99	287,451,760	179,573,960	170,595,262	5.8540	998,665	7.2500	1,236,816	2,235,480
01	00	296,664,110	188,786,310	179,346,995	6.0040	1,076,799	7.1500	1,282,331	2,359,130
02	01	462,107,550	354,229,750	336,518,263	6.1410	2,066,559	7.1400	2,402,740	4,469,299
03	* 02	487,233,463	379,355,663	360,387,880	6.1410	2,213,142	7.1400	2,573,169	4,786,311
04	03	523,133,000	415,255,200	394,492,440	6.1410	2,422,578	7.0900	2,796,951	5,219,529
05	04	602,866,800	494,989,000	470,239,550	6.1410	2,887,741	7.0900	3,333,998	6,221,739
06	05	693,762,800	585,885,000	556,590,750	6.1410	3,418,024	6.9500	3,868,306	7,286,330
07	06	811,099,700	703,221,900	668,060,805	5.4700	3,654,293	6.6000	4,409,201	8,063,494
County 08	07	949,205,678	841,327,878	799,261,484	4.8730	3,894,801			3,894,801
City 08	07	949,040,678	841,162,878	799,104,734			5.9125	4,724,707	4,724,707
County 09	08	1,010,280,511	902,402,711	857,282,575	4.8730	4,177,538			4,177,538
City 09	08	1,010,085,522	902,207,722	857,097,336			5.9125	5,067,588	5,067,588
County 10	09	909,657,846	801,780,046	761,691,044	4.8730	3,711,720			3,711,720
City 10	09	909,409,969	801,532,169	761,455,561			5.9125	4,502,106	4,502,106
County 11	10	886,981,101	779,103,301	740,148,136	4.8730	3,606,742			3,606,742
City 11	10	886,702,356	778,824,556	739,883,328			5.9125	4,374,560	4,374,560
County 12	11	820,003,360	712,125,560	676,519,282	4.8730	3,296,678			3,296,678
City 12	11	819,696,571	711,818,771	676,227,832			5.9125	3,998,197	3,998,197
County 13	12	825,448,959	717,571,159	681,692,601	5.0727	3,458,022			3,458,022
City 13	12	825,168,873	717,291,073	681,426,519			6.7742	4,616,120	4,616,120
County 14	13	875,590,447	767,712,647	729,327,015	5.3377	3,892,929			3,892,929
City 14	13	875,344,512	767,466,712	729,093,376			6.7700	4,935,962	4,935,962
County 15	14	964,726,260	856,848,460	814,006,037	5.3377	4,344,920			4,344,920
City 15	14	964,530,511	856,652,711	813,820,075			6.7700	5,509,562	5,509,562
County 16	15	1,108,479,357	1,000,601,557	950,511,323	5.3377	4,539,774			4,539,774
City 16	15	1,108,321,225	1,000,443,425	950,421,254			6.7700	6,434,352	6,434,352
County 17	16	1,266,575,341	1,158,697,541	984,892,910	5.3377	5,257,063			5,257,063
City 17	16	1,266,458,034	1,158,580,234	1,100,651,222			6.7550	7,434,899	7,434,899
County 18	17	1,454,199,118	1,346,321,318	1,144,373,120	5.3590	6,132,696			6,132,696
City 18	17	1,454,036,028	1,346,158,228	1,278,850,317			6.7550	8,638,634	8,638,634
County 19	18	1,715,405,367	1,607,527,567	1,205,645,675	5.3590	6,461,055			6,461,055
City 19	18	1,715,241,477	1,607,363,677	1,205,522,758			6.7550	8,143,306	8,143,306
County 20	19	2,078,254,903	1,970,377,103	1,477,782,827	5.3590	7,919,438			7,919,438
City 20	19	2,078,105,274	1,970,227,474	1,477,670,606			6.7550	9,981,665	9,981,665
County 21	20	2,366,140,229	2,258,262,429	1,693,696,822	5.3590	9,076,521			9,076,521
City 21	20	2,365,990,229	2,258,112,429	1,693,584,322			6.7550	11,440,162	11,440,162
County 22	21	2,484,679,795	2,376,801,995	1,782,601,496	5.2092	9,285,928			9,285,928
City 22	21	2,484,469,795	2,376,591,995	1,782,443,996			6.6550	11,862,165	11,862,165

Compound Avg Rate of Growth (City)	8.16%	<u>107,687,667</u> 44%	<u>138,572,245</u> 56%	<u>246,259,912</u>
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\* In Fiscal Year 03 (Tax Year 02) the Assessed Value has been adj due to the transfer of Tropicana Field to Pinellas County on Oct 11.

Note > Starting in FY08 (Tax Yr 07) the County's and City's taxable values will differ because of the additional senior homestead exemption granted by the City and not the County

\*\* Starting in FY2016, the County TIF contribution is based on 85% of Taxable value (vs 95% for all preceding years). For FY 19-22: City/County = 75%; FY23 - : City/County = 50%

**Intown Tax Increment District  
Forecast - 7% Annual Growth Assumption**

<u>Fiscal Yr</u>	<u>Tax Yr</u>	<u>Taxable Value</u>	<u>Amt over Base</u>	<u>County @ 75%/50% of Value</u>		<u>City @ 75%/50% of Value</u>		<u>Total</u>
				<u>Millage</u>	<u>Payment</u>	<u>Millage</u>	<u>Payment</u>	
23	22	2,752,894,804	2,645,017,004	4.8188	6,372,904	6.5250	8,629,368	15,002,272
24	23	2,945,597,440	2,837,719,640	4.8188	6,837,202	6.5250	9,258,060	16,095,262
25	24	3,151,789,261	3,043,911,461	4.8188	7,334,000	6.5250	9,930,761	17,264,761
26	25	3,372,414,509	3,264,536,709	4.7947	7,826,247	6.4924	10,597,298	18,423,545
27	26	3,608,483,525	3,500,605,725	4.7947	8,392,188	6.4924	11,363,623	19,755,810
28	27	3,861,077,372	3,753,199,572	4.7947	8,997,744	6.4924	12,183,590	21,181,334
29	28	4,131,352,788	4,023,474,988	4.7707	9,597,461	6.4599	12,995,649	22,593,111
30	29	4,420,547,483	4,312,669,683	4.7707	10,287,297	6.4599	13,929,736	24,217,032
31	30	4,729,985,807	4,622,108,007	4.7707	11,025,420	6.4599	14,929,208	25,954,628
32	31	5,061,084,813	4,953,207,013	4.7469	11,756,137	6.4276	15,918,650	27,674,787
Compnd Avg Rate of Growth (future yrs) 7.00%				88,426,600		119,735,943		208,162,543
Compound Avg Rate of Rtn = (FV/PV)^(1/n)-1				42%		58%		

FY23 Value based upon Property Appraiser 07/01/22 Report  
 FY24 & beyond - annual 7.0% increases in property value  
 Millage Rate assumed to gradually reduce from FY22 level (to be conservative on revenue forecast)

## Appendix C

### Intown West Tax Increment District (Expires Nov 2032) - Fund 1107 & 1102

Fiscal Year	Tax Year	Taxable Value	Amt over Base	--- County ---			--- City ---		Total	
				95%	Millage	Payment	Millage	Payment		
92	91	24,529,700	n/a							
93	92	22,797,670	-1,732,030							
94	93	21,173,350	-3,356,350							
95	94	20,814,900	-3,714,800							
96	95	23,324,600	-1,205,100							
97	96	23,362,200	-1,167,500							
98	97	22,998,400	-1,531,300							
99	98	23,586,300	-943,400							
00	99	23,988,200	-541,500							
01	00	25,815,900	1,286,200	1,221,890	6.0040	7,336.23	7.1500	8,736.51	16,073	
02	01	27,117,300	2,587,600	2,458,220	6.1410	15,095.93	7.1400	17,551.69	32,648	
03	02	29,540,000	5,010,300	4,759,785	6.1410	29,229.84	7.0900	33,746.88	62,977	
04	03	25,092,200	562,500	534,375	6.1410	3,281.60	7.0900	3,788.72	7,070	
05	04	28,773,100	4,243,400	4,031,230	6.1410	24,755.78	7.0900	28,581.42	53,337	
06	05	36,206,500	11,676,800	11,092,960	6.1410	68,121.87	6.9500	77,096.07	145,218	
07	06	52,458,200	27,928,500	26,532,075	5.4700	145,130.45	6.6000	175,111.70	320,242	
08	07	61,382,613	36,852,913	35,010,267	4.8730	170,605.03	5.9125	206,998.21	377,603	
09	08	83,611,911	59,082,211	56,128,100	4.8730	273,512.23	5.9125	331,857.39	605,370	
10	09	69,998,149	45,468,449	43,195,027	4.8730	210,489.36	5.9125	255,390.59	465,880	
11	10	58,202,199	33,672,499	31,988,874	4.8730	155,881.78	5.9125	189,134.22	345,016	
12	11	50,872,396	26,342,696	25,025,561	4.8730	121,949.56	5.9125	147,963.63	269,913	
13	12	80,369,354	55,839,654	53,047,671	5.0727	269,094.92	6.7742	359,355.53	628,450	
14	13	83,025,644	58,495,944	55,571,147	5.3377	296,622.11	6.7700	376,216.66	672,839	
15	14	88,405,698	63,875,998	60,682,198	5.3377	323,903.37	6.7700	410,818.48	734,722	
16	15	95,762,361	71,232,661	67,671,028	5.3377	361,207.65	6.7700	458,132.86	819,341	
17	16	108,070,835	83,541,135	79,364,078	5.3377	423,621.64	6.7550	536,104.35	959,726	
18	17	121,103,822	96,574,122	91,745,416	5.3590	491,663.68	6.7550	619,740.28	1,111,404	
19	18	137,953,273	113,423,573	107,752,394	5.3590	577,445.08	6.7550	727,867.42	1,305,313	
20	19	218,960,887	194,431,187	184,709,628	5.3590	989,858.89	6.7550	1,247,713.53	2,237,572	
21	20	243,895,410	219,365,710	109,682,855	5.3590	142,315.05	6.7550	740,907.69 *	883,223	
22	21	416,686,226	392,156,526	196,078,263	n/a	n/a	6.6550	1,304,900.84	1,304,901	
Avg Growth Rate		9.90%								13,358,837
		(FV/PV)^(1/n)-1								
				Plus: Interest Earnings (Inception thru Sep 30, 2022)						524,852
				Less: Xfer to Gen CIP Fund for I/W Streetscape (12718)						(1,697,690)
				Less: Xfer to Gen CIP Fund for Central Av Project (14009)						(130,000)
				Less: Xfer to Gen CIP Fund for Edge District Impvs (16074)						(1,000,000)
				<hr/>						
				Available Balance - Intown West (FYE 2022)						11,055,999

## Appendix D

### South Tax Increment District (Expires 2045) - Fund 1104

Fiscal Year	Tax Year	Taxable Value	Amt over Base	95%/85% *	--- County ---		--- City ---		Total	
					Millage	Payment	Millage	Payment		
County '15	14	530,060,443	n/a							
City '15	14	528,632,461	n/a							
County '16	15	572,811,712	42,751,269	36,338,579	5.3377	193,964			193,964	
City '16	15	571,266,219	42,633,758	40,502,070			6.7700	274,199	274,199	468,163
County '17	16	641,513,646	111,453,203	94,735,223	5.3377	505,668			505,668	
City '17	16	639,822,327	111,189,866	105,630,373			6.7550	713,533	713,533	1,219,201
County '18	17	721,848,055	191,787,612	163,019,470	5.3590	873,621			873,621	
City '18	17	720,057,727	191,425,266	181,854,003			6.7550	1,228,424	1,228,424	2,102,045
County '19	18	829,179,646	299,119,203	254,251,323	5.3590	1,362,533			1,362,533	
City '19	18	827,291,065	298,658,604	283,725,674			6.7550	1,916,567	1,916,567	3,279,100
County '20	19	934,758,597	404,698,154	343,993,431	5.3590	1,843,461			1,843,461	
City '20	19	932,813,033	404,180,572	383,971,543			6.7550	2,593,728	2,593,728	4,437,189
County '21	20	1,115,122,940	585,062,497	497,303,122	5.3590	2,665,047			2,665,047	
City '21	20	1,112,930,422	584,297,961	555,083,063			6.7550	3,749,586	3,749,586	6,414,634
County '22	21	1,291,120,085	761,059,642	646,900,696	5.2092	3,369,835			3,369,835	
City '22	21	1,288,585,969	759,953,508	721,955,833			6.6550	4,804,616	4,804,616	8,174,451
Avg Growth Rate			13.57%							26,094,783
			(FV/PV)^(1/n)-1							

## Appendix E

### Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

**Table 1. FY 2022 CRA Workforce, Education and Job Readiness Budget**

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
<b>Commitments</b>	<b>2,697,022</b>	<b>(1,030,000)</b>	<b>1,667,022</b>
<b>Workforce Development (St. Pete Works)</b> Provides funding to educational and job training providers to prepare CRA residents for job opportunities with emerging St Petersburg jobs through training, education, job placement and mentoring.	1,250,000	(300,000)	950,000
<b>Early Childhood Education</b> CSP and St. Petersburg College will collaborate to provide certification training/maintenance and capital improvement grants to family day care centers, which are defined as in-home care for five or fewer unrelated children. Scholarships for qualified families may be funded through this program.	450,000	(450,000)	0
<b>Youth Job Readiness/Entrepreneurship</b> Provide workforce development and entrepreneurship opportunities for St. Petersburg's economically challenged youth between the ages of 14 and 21 years at the Enoch Davis Youth Farm. Will pay stipends for spring/summer and fall work on the site as well as operating expenses.	442,022	0	442,022
<b>Enoch Davis Farm Site Operations</b> Pays for recurring costs when the Farm becomes operational after completion of the site improvements. Includes lighting and electricity, water, farmer's markets	45,000	0	45,000
<b>Enoch Davis Farm and Curriculum Manager</b> City Administration will be releasing RFPs qualified persons to operate the Farm as well as manage the curriculum.	180,000	(180,000)	0
<b>Enoch Davis Farm Site Preparation Costs</b> Provides funding for construction of structures, fencing, lighting, providing utilities and signage to prepare urban farm for use.	230,000	0	230,000
<b>Child Daycare Business Development</b> Funds training and incentives for child care center directors to improve management/operating systems & grow their businesses.	100,000	(100,000)	0

## Appendix E

### Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

**Table 2. FY 2022 CRA Housing and Neighborhood Revitalization Budget**

	Original FY22 Budget	Proposed Change	Amended FY22 Budget
<b>Commitments</b>	<b>3,050,660</b>	<b>4,640,158</b>	<b>7,690,818</b>
<b>Property Acquisition and Site Preparation</b>	<b>600,000</b>	<b>(600,000)</b>	<b>0</b>
<p>Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.</p> <p style="padding-left: 40px;"><i>Property Acquisition</i></p>			
<b>Affordable Residential Incentive Programs</b>	<b>1,324,660</b>	<b>5,203,158</b>	<b>6,527,818</b>
Affordable Housing Redevelopment Loan	535,000	5,166,690	5,701,690
<p>Provides funding through a variety of loan products to support affordable housing.</p>			
Affordable Residential Property Improvement	789,660	36,468	826,128
<p>Funds renovations that upgrade vital building systems and sustain the economic life of a structure.</p>			
Affordable Multifamily Housing Development	TBD		TBD
<p>Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA.</p>			
<b>Single Family Residential Programs</b>	<b>1,126,000</b>	<b>0</b>	<b>1,126,000</b>
Affordable Single-Family Homeownership	700,000	0	700,000
<p>Provides CRA funding to support affordable homeownership for income-eligible households.</p>			
Single-Family Façade Improvement Grant	344,000	0	344,000
<p>Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.</p>			
“Paint Your Heart Out”	82,000	0	82,000
<p>Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.</p>			

## Appendix E

### Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

**Table 3. FY 2022 CRA Business and Commercial Development Budget**

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
<b>Commitments</b>	<b>5,115,634</b>	<b>(2,325,000)</b>	<b>2,790,634</b>
<b>Property Acquisition and Site Preparation</b> Funds property acquisition and site preparation to support the City's business development in the CRA. Funding can be budgeted from either current year or from future budget.	2,500,000	(1,500,000)	1,000,000
<i>22<sup>nd</sup> Street South Utility Undergrounding</i>	700,000	0	700,000
<i>Tangerine Plaza Commercial Buildout</i>	1,500,000	(1,500,000)	0
<i>Sankofa Commercial Buildout (annual)</i>	300,000	0	300,000
<i>Property Acquisition</i>	0	0	0
<b>South St. Petersburg CRA Loan Consortium</b> Provides funding to a South St. Petersburg loan pool to support the lending efforts by the City's financial partners.	TBD		TBD
<b>Redevelopment MicroFund Program</b> Provides funding to support the lending efforts in the CRA to small and micro businesses.	1,350,000	0	1,350,000
<b>Emergency Grant</b> Provides funding for businesses that close due to unforeseen circumstances.	25,000	(25,000)	0
<b>Environmental Cleanup of 22<sup>nd</sup> Street South lots</b> Funds clean-up of two City-owned vacant residential lots.	100,000	(100,000)	0
<b>Commercial Matching Grant Program</b> Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs.	890,634	(450,000)	440,634
<i>FY21 CRA Grant Cycle (current)</i>	440,634	0	440,634
<i>FY22 CRA Grant Cycle</i>	450,000	(450,000)	0
<b>Commercial Revitalization Program</b> Provides grant awards between \$50,000 and \$100,000 to commercial projects in the CRA	250,000	(250,000)	0

## Appendix E

### Amended FY 2022 Project Plan for CRA Budget South St. Petersburg CRA

**Table 4. FY 2022 CRA Communications, Evaluation and Operations Budget**

	Original FY22 Budget	Proposed Reduction	Amended FY22 Budget
<b>Commitments</b>	<b>2,145,712</b>	<b>(1,285,158)</b>	<b>860,554</b>
Salary/Benefits for CRA Personnel Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements. Also includes funding of four staff members to support the N-Team's efforts in the CRA to remedy code violations and effect minor repair for homeowners.	388,554	0	388,554
<i>Two CRA Coordinators</i>	210,000	0	210,000
<i>N-Team Employees (4 employees)</i>	178,554	0	178,554
Deuces/WADA Improvements Funds the construction of improvements envisioned by the Deuces/Warehouse Arts District Plan developed in 2018. Includes two parks located on 22 <sup>nd</sup> Street South at 5 <sup>th</sup> Avenue South and 9 <sup>th</sup> Avenue South as well as festival street improvements from 9 <sup>th</sup> Avenue South to 13 <sup>th</sup> Avenue South.	300,000	(300,000)	0
Community Safety Innovations The Florida Community Redevelopment Act encourages communities to develop innovative strategies to improve the safety of residents and businesses in community redevelopment areas. These strategies can include but are not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.	300,000	(300,000)	0
CRA Personnel Travel, Training and Education Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.	12,000	0	12,000
CRA Marketing, Notices, and Grant Administration Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.	400,000	(250,000)	150,000
Redevelopment Planning Expenses Expenses allowed by Florida Statute Section 163.387(6)(c)2 for studies, construction documents, fiscal reports, market studies, etc.	745,168		
Triennial CRA Socioeconomic Survey	150,000	(150,000)	0
Community Redevelopment Plan Update	0	0	0
Match for Federal Transportation Grant	10,000	0	10,000

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**Table 4. FY 2022 CRA Communications, Evaluation and Operations Budget (continued)**

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	<b>Original FY22 Budget</b>	<b>Proposed Reduction</b>	<b>Amended FY22 Budget</b>
Commercial Corridor Plans	585,158	(285,158)	300,000
<i>16<sup>th</sup> Street South</i>	<i>150,000</i>	<i>0</i>	<i>150,000</i>
<i>Dr. M.L. King, Jr. Street South</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>34<sup>th</sup> Street South (3<sup>rd</sup> Avenue S to 30<sup>th</sup> Avenue)</i>	<i>150,000</i>	<i>(150,000)</i>	<i>0</i>
<i>Grand Central</i>	<i>150,000</i>	<i>0</i>	<i>150,000</i>
<i>Future Plans</i>	<i>135,158</i>	<i>(135,158)</i>	<i>0</i>

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