

# COUNCIL MEETING

Municipal Building  
175-5<sup>th</sup> Street North  
Second Floor Council Chamber

CITY OF ST. PETERSBURG

August 11, 2016  
3:00 PM

**A. Meeting Called to Order and Roll Call.**

Invocation and Pledge to the Flag of the United States of America.

**B. Approval of Agenda with Additions and Deletions.**

**C. Awards and Presentations**

1. Presentation recognizing HCA West Florida Pinellas County Hospitals as the title sponsor of the City of St. Petersburg's Official 4th of July Celebration
2. Presentation of Sunshine Ambassador Award and Performance by Pam Williams
3. Food Is Medicine Presentation
4. Senior Hall of Fame Awards
5. Heaven on Earth for Veterans, Inc. Update
6. Upcoming Parking Needs for the New Pier
7. Literacy Council's 2nd Annual Adult Spelling Bee
8. Florida Institute of Oceanography Presentation

**D. Reports**

1. Acquisition of Leasehold Interest
2. A Resolution by City Council approving an amendment to the FY2016 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (Fund 1104) rescinding \$168,505 from "Housing and Neighborhood Revitalization" (Project 15382) and appropriating \$168,505 for transfer to "Business and Workforce Development" (Project 15381).
3. A Resolution by City Council approving \$170,000 in FY2017 revenue for Fund 1104 to be available subject to future appropriation to provide assistance for renovating the Merriwether Building, a Local Historic Landmark located at 951 22nd Street South.

**E. Legal**

**F. Adjournment**

**St. Petersburg  
Community Redevelopment Agency (CRA)  
August 11, 2016**

1. City Council Convenes as Community Redevelopment Agency.
2. A resolution by the St. Petersburg Community Redevelopment Agency Recommending that the St. Petersburg City Council amend the FY2016-2020 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (Fund 1104) to rescind \$168,505 from “Housing and Neighborhood Revitalization” (Project 15382) and appropriate \$168,505 for transfer to “Business and Workforce Development” (Project 15381)
3. A resolution by the St. Petersburg Community Redevelopment Agency recommending that the St. Petersburg City Council approve \$170,000 from FY2017 revenue for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (Fund 1104) will be available subject to future appropriation to provide assistance for renovating the Merriwether Building, a local historic landmark located at 951 22nd Street South.
4. Adjourn Community Redevelopment Agency and Reconvene City Council Meeting

# CITY COUNCIL AGENDA AWARD & PERFORMANCE

**June 3, 2016**

**TO:** The Honorable Members of City Council

**SUBJECT:** Presentation of Sunshine Ambassador Award  
and Performance by Pam Williams – 2016 1<sup>st</sup> place  
winner of the Bright Stars Senior Talent Show

**PRESENTER:** Council member Jim Kennedy

**SCHEDULE FOR COUNCIL ON:**  
Agenda of August 11, 2016

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# CITY COUNCIL AGENDA PRESENTATION

**June 8, 2016**

**TO:** The Honorable Members of City Council

**SUBJECT:** *Food Is Medicine Presentation*

**PRESENTER:** Jan Baskin, Florida Hospital Carrollwood

**SCHEDULE FOR COUNCIL ON:**  
Agenda of August 11, 2016

*Attachment – Food Is Medicine Summary*

Amy Foster  
Council Chair

C-3

The Blake High School area in West Tampa (now the West River Project area), has been identified as a food desert. A food desert includes an area in which there is a prevalence of missed meals due to a lack of access to food in general; healthful food, specifically. There is a (proven) strong correlation between lack of proper diet and Diabetes, which results in additional co-morbidities. With no consistent and direct access to healthful foods in this area, there is a corresponding prevalence of Diabetes and obesity among its population.

There are no known food pantries in the immediate area, there is no longer a bus route to take residents to Wal-Mart up on Kennedy, far from home, to purchase fresh/healthy foods. Project-LINK provides free fresh produce the third Friday, nine months of the year, to all residents in the area. This is a valuable program, but it is not enough.

70% of this community reside in public housing. With pending redevelopment of the area, these residents must move over the next 18-24 months. What if we could transform the health of this community before they move and show them how to sustain good health? What if we could transform similar communities?

Florida Hospital Carrollwood, with Project-LINK, the Tampa Bay Network to End Hunger, the area USDA representative, the USF College of Public Health, the five schools in the area and a growing number of partners (current: 76), has made a commitment to change food-related behaviors in order to improve health. We call this program "Food Is Medicine". We believe that with access to appropriate food and nutrition education, we can help to create a sustainably healthier community and healthier lifestyles. We want to transform the health of entire communities.

We have developed a series of programs designed to help area residents have access to healthful foods. Our program is designed to help instill good food selection, preparation and consumption behaviors. We do this through free health education courses and health screenings to measure health changes/improvements.

Unlike other food and screening programs that drop food off and leave or screen and leave, we come into a community and stay there for a long period of time. Unlike other programs, we are metrics-driven so we can see actual results from our effort. No other food-related program is collecting metrics in this market, in this way. Adults who participate receive Vegetable Prescription vouchers that are redeemed through a produce truck that we bring into the community once a week. We measure impact through the screening results and correlative pre-and post-class surveys.

Our goal is for 20% of participants to have some level of decrease in blood sugar levels. We are still compiling metrics, but there is already indication of successful program impact:

Overall program: 43% decrease in blood sugar; 50% decrease in BMI; 58% upper blood pressure; 51% lower blood pressure; and, 53% decrease in pulse rate. For specific programs:

Diabetes Prevention Course: 42.8% had a clinically significant decrease in blood sugar; 57% had a decrease in blood pressure; and, 28.5% had clinically significant weight loss.

Eating Smart/Being Active Course: 60% had a clinically significant decrease in blood sugar (other metrics being compiled)

The program is constantly growing, with almost daily requests to come into communities. Since our launch in the West River area in April 2015 with three classes in two locations and 45 participants, we have expanded into the City and County. By the end of 2015, the program held 36 classes in 13 locations with 488 participants. So far, in 2016, Food Is Medicine is in 18 locations with 282 participants. There is a waiting-list for site facilitation.

There are 44 food deserts in Hillsborough County. The need is great--we have reached out to align with other food provisioning programs in this market to complement our collective and respective efforts--no one organization can do it all and there is so much to be done.

In fact, the need is great everywhere. Food Is Medicine is expanding into South St. Petersburg, then throughout Pinellas, Pasco, Hardee, and Highland counties. It has caught the attention of programs in other Florida cities and is being presented to organizations in other states.

**CITY COUNCIL AGENDA**

**AWARDS AND PRESENTATIONS**

**Meeting of August 11, 2016**

**TO:** City Council Chair and Members of City Council

**SUBJECT:** Senior Hall of Fame Awards

**ACTION:** Presentation recognizing the Senior Hall of Fame Inductees. Office on Aging Resource Coordinator Carol Radin and Sunshine Center Supervisor Sally Marvin will announce the inductees:  
Al DiSanto  
Diane Lopez  
Catherine McGarry  
Valentine Morton  
Donna Nyhart  
Nobedine Parker  
Patrick Ruta

Mayor Kriseman will present each inductee with a Key to the City.

**BACKGROUND:** The Senior Hall of Fame is a program honoring community volunteers who are age 65 and older.

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# CITY COUNCIL AGENDA PRESENTATION

**June 22, 2016**

**TO:** The Honorable Members of City Council

**SUBJECT:** Heaven on Earth for Veterans, Inc. Update

**PRESENTER:** Carol Barkalow, Co-Founder

**SCHEDULE FOR COUNCIL ON:**  
Agenda of August 11, 2016

Lisa Wheeler-Brown  
Council Member

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# CITY COUNCIL AGENDA PRESENTATION

**July 1, 2016**

**TO:** The Honorable Members of City Council

**SUBJECT:** Upcoming Parking Needs for the New Pier

**PRESENTER:** Howard Taylor

**SCHEDULE FOR COUNCIL ON:**  
Agenda of August 11, 2016

Karl Nurse  
Council Member

*Attachment*

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# CITY COUNCIL AGENDA PRESENTATION

**DATE:** July 19, 2016

**TO:** The Honorable Members of City Council

**SUBJECT:** Literacy Council's 2<sup>nd</sup> Annual Adult Spelling Bee

**PRESENTER:** Debi Fischbach, Literacy Council of St. Petersburg

**SCHEDULE FOR COUNCIL ON:**  
August 11, 2016

Steve Kornell  
Council Member

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# CITY COUNCIL AGENDA PRESENTATION

**DATE:** August 5, 2016

**TO:** The Honorable Members of City Council

**SUBJECT:** Florida Institute of Oceanography Presentation

**PRESENTER:** Dr. Bill Hogarth, Florida Institute of Oceanography

**SCHEDULE FOR COUNCIL ON:**  
August 11, 2016

Amy Foster, Chair  
City Council

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ST. PETERSBURG CITY COUNCIL

Meeting of August 11, 2016

TO: The Honorable Amy Foster, Chair and Members of City Council

SUBJECT: Acquisition of Leasehold Interest

OBJECTIVE:

To authorize City Administration to acquire the Leasehold interest from the successful bidder of Tangerine Plaza located at 1794 - 22<sup>nd</sup> Street South, St. Petersburg, Florida 33712 for an amount not to exceed, \$2.2 million, including closing related costs.

This acquisition would merge the Leasehold interest with the City's Fee Simple Interest and extinguish the March 31, 2004 lease with Queensboro 1, LLC as assignee of Urban Development Solutions, Inc.

BACKGROUND:

Finance agreements were negotiated in January 2006 by and among the City of St. Petersburg, Florida, a municipal corporation ("City"), Queensboro 1, LLC, a Florida limited liability company ("Queensboro"), and New Markets Investment XIV, LLC, a Delaware limited liability company ("NMI") for the construction and development of a shopping center at the northeast corner of 22<sup>nd</sup> Street and 18<sup>th</sup> Avenue South to bring a grocery store to this underserved area within the Tangerine Avenue Community Redevelopment Area.

Queensboro is the lessee of Tangerine Plaza under a lease from the City dated March 31, 2004 as amended ("Leasehold"). The amended initial Term of the existing lease charged a nominal rent which was prepaid and extends to June 30, 2044. There were a combination of loans made to Queensboro as part of a New Markets Tax Credit financing package in the aggregate original principal amount of ±\$8,692,960 ("Loan") pursuant to certain loan documents, including a leasehold mortgage ("Leasehold Mortgage") and Promissory Notes ("Notes") in the following amounts:

- (i) \$3,200,000 as "Note A"
- (ii) \$1,998,000 as "Note B"
- (iii) \$3,494,960 as "Note C"

The above Notes were dated as of January 23, 2006. The Leasehold Mortgage, the Notes and the other loan documents are collectively referred to herein as the "Loan Documents." The City was a participant in Note B with the Neighborhood Lending Partners of Florida, Inc. f/k/a Neighborhood Lending Partners of West Florida, Inc., a Florida not-for-profit corporation ("NLP"), with an initial City participation of \$1,350,000 to the NLP lending consortium.

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On or about December 23, 2014, after the required seven (7) year period of the Tax Credits and as part of the unwind contemplated thereof, NMI assigned the Loan Documents and all of NMI's right, title and interest therein in two steps: (i) first, to Tangerine Plaza Investment Fund, LLC a Delaware limited liability company ("TPIF") (the "First Assignment") and (ii) immediately after the First Assignment, TPIF assigned the Loan Documents and all of TPIF's right, title and interest therein to the following lenders (the "Assignee Lenders"):

- (i) Note A was assigned to Branch Banking and Trust Company, ("BB&T"); (current principal balance is ±\$2,100,000)
- (ii) Note B was assigned to NLP; (current principal balance ±\$1,798,000 with the City portion ±\$1,202,716 and NLP portion ±595,284)
- (iii) Note C was assigned to NLP; and
- (iv) All of the loan documents, other than the Notes, were assigned to BB&T as Collateral Agent for BB&T and NLP.

In August 2015, BB&T assigned Note A and its interest in all of the other Loan Documents to SummitBridge National Investments IV, LLC ("SummitBridge").

**PRESENT SITUATION:**

In April 2015, a foreclosure action was filed in Pinellas County by BB&T as successor in interest to TPIF (successor in interest to NMI), and NLP as Plaintiffs and Queensboro as Defendant. Subsequently, a Receiver was appointed by the court in August 2015. The Receiver has continuously operated Tangerine Plaza since that time. A Uniform Final Judgment of Foreclosure of the Leasehold Mortgages ("Judgment") was entered on June 27, 2016. On July 18, 2016, a copy of a Second Amended Notice of Foreclosure Sale was electronically filed with the Clerk of Court setting a Judicial Foreclosure Sale Online for August 25, 2016 at 10:00 a.m. ("Judicial Sale").

Initial conversations with NLP regarding the Judicial Sale revealed that NLP did not intend to pursue bidding at the Judicial Sale to preserve its (and the City's) interest in Note B and NLP's Note C. The City is owed approximately \$1.202 million in Note B.

The following are the City's options that have been identified as alternative courses of action:

- (A) Allow the sale to proceed and forfeit all or a portion of the City's investment in Note B. (This would not affect the City's underlying fee simple interest in the real estate.) However, if a third party is the successful bidder and acquires the Leasehold interest, the City will not receive any rent payments until after the expiration of the current term on June 30, 2044; or

- (B) Be an active participant in the foreclosure and bid on its own behalf which would potentially require additional funding as the City would not have a judgment to credit bid; or
- (C) Pursue acquiring the Leasehold interest, with a pre-Judicial Sale agreement with the NLP as the holder of a final judgment of foreclosure, to bid at the Judicial Sale with the intent to convey the leasehold interest to the City after completion of the Judicial Sale, if NLP is the successful bidder.

SummitBridge holds a first priority lien for the total sum specified in the Judgment (\$1,947,925.75). It is anticipated that SummitBridge will credit bid its judgment amount at the Judicial Sale. However, if it is not the successful bidder, a successful third party bidder over the SummitBridge bid amount would forfeit all or a portion of the NLP and City interests in Notes B and C and continue the Lease in effect with no payments to the City until June 30, 2044.

In this scenario, the City would need to enter into an agreement with NLP prior to the Judicial Sale for NLP to bid the SummitBridge judgment amount of \$1,947,925.75 and credit bid up to the NLP total judgment amount of \$3,296,048.54 over the SummitBridge judgment amount for a total potential bid of ±\$5,243,974.29. The agreement with NLP provides for the City paying the ±\$1.95 million to cover the SummitBridge judgment and a settlement amount as a one-time payment of \$115,000 to NLP for assisting the City in acquiring title to the Leasehold for Tangerine Plaza and the termination of the 2<sup>nd</sup> and 3<sup>rd</sup> mortgages giving the City clear title to the Leasehold interest.

If the City becomes the owner of the Leasehold, the leasehold would merge with the City's fee simple interest in the property. The City could then evaluate various short- and long-term options, e.g.:

- (i) Manage and operate Tangerine Plaza for a short term collecting rents with a projected current annual cash flow in the range of \$200,000 - \$250,000;
- (ii) Evaluate at a later date the pros and cons of soliciting a new leasehold operator making fixed rent payments to the City or a medium-term manager to operate Tangerine Plaza, through management percentage fees of collections; or
- (iii) Evaluate at a later date the pros and cons of soliciting under an RFP the sale of the retail center (due to the purpose and community interest in maintaining a grocery store at the location, City long-term ownership is beneficial).

In order to be in a position to acquire the Leasehold interest after the Judicial Sale, City Council approval and signed agreements with NLP are needed by August 18, 2016. Without having the agreement with NLP in place, the City will not be in a position to participate in the acquisition of the Leasehold interest and its current \$1.2 million interest in Note B could be lost.

Notwithstanding the foreclosure on the Leasehold interest, whatever the outcome, the City's underlying fee simple interest in the land will not be affected. Nonetheless, as this is a Judicial Sale, there is the possibility that the sale could be delayed or canceled, which is outside the control of the City.

**RECOMMENDATION:**

Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to acquire the Leasehold Interest in Tangerine Plaza from Neighborhood Lending Partners of Florida, Inc., a Florida Not-for-Profit Corporation ("NLP"), in conjunction with the Judicial Sale on said Leasehold Interest for not more than \$2,200,000, including contingencies and closing related costs or other terms as negotiated with NLP; and to execute all documents necessary to effectuate this transaction; approving a transfer in the amount of \$2,200,000 from the General Fund (0001) to the General Capital Improvement Fund (3001); and approving a supplemental appropriation of \$2,200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Tangerine Plaza Leasehold Acquisition project (TBD); and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds will be available after a transfer from the General Fund (0001) in the amount of \$2,200,000 to the General Capital Improvement Fund (3001); approving a supplemental appropriation of \$2,200,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from this transfer, to the Tangerine Plaza Leasehold Acquisition Project (TBD).

Attachments: Uniform Final Judgment of Foreclosure, Second Amended Notice of Foreclosure Sale, and Resolution

Legal: 00281896.doc V. 3

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA  
CIVIL DIVISION

SUMMITBRIDGE NATIONAL INVESTMENTS  
IV LLC, a Florida limited liability company, as  
successor-in-interest to Branch Banking and Trust  
Company, a national banking association, as  
successor-in-interest to Tangerine Plaza Investment  
Fund, LLC, as successor-in-interest to New Markets  
Investment XIV, LLC; and NEIGHBORHOOD  
LENDING PARTNERS OF WEST FLORIDA,  
INC., a Florida not-for-profit corporation and as  
successor-in-interest to Tangerine Plaza Investment  
Fund, LLC, as successor-in-interest to New Markets  
Investment XIV, LLC,

FILED  
CIVIL CLERK OF COURT  
2016 JUN 27 PM 2:55  
KEN BURKE  
CLERK OF CIRCUIT COURT

Plaintiffs,

Case No.: 15-002258-CI

vs.

UCN 522015CA002258XXCICI

QUEENSBORO I, LLC, a Florida limited liability  
company,

Defendant.

**UNIFORM FINAL JUDGMENT OF FORECLOSURE**

THIS MATTER of Plaintiff SummitBridge National Investments IV, LLC's ("SummitBridge") Motion for Summary Final Judgment of Foreclosure and Plaintiff Neighborhood Lending Partners of West Florida, Inc.'s ("NLP") Motion for Summary Final Judgment of Foreclosure was considered by the Court after written submission by the parties. Both Plaintiffs' motions seek foreclosure under Count IV of the Complaint of the subject real property. After consideration of the undisputed evidence presented, this Court rules Plaintiffs are entitled to judgment as a matter of law as follows:

IT IS ADJUDGED that:

1. Plaintiffs have submitted a Certificate of Compliance with Foreclosure Procedures in compliance with Administrative Order 2015-043 or any subsequent Administrative Order.
2. VALUE OF CLAIM: At the initiation of this action, in accordance with section 28.241(1)(a)2.b., Florida Statutes, Plaintiffs estimated the amount in controversy of the claim to be \$7,553,448.84. In accordance with section 28.241(1)(a)2.c., Florida Statutes, the Court identifies the actual value of the claim to be \$5,243,974.29 as set forth below. For any difference between the

Sixth Circuit Administrative Order 2015-043 - Attachment B  
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estimated amount in controversy and the actual value of the claim that requires the filing fee to be adjusted, the Clerk shall adjust the filing fee. In determining whether the filing fee needs to be adjusted, the following graduated filing fee scale in section 28.241(1)(a)2.d., Florida Statutes, controls:

\$400	Value of claim less than or equal to \$50,000 with 5 defendants or less
\$905	Value of claim greater than \$50,000 but less than \$250,000 with 5 defendants or less
\$1,905	Value of claim \$250,000 or greater with 5 defendants or less

If an excess filing fee was paid, the Clerk shall provide a refund of the excess fee. If an additional filing fee is owed, the Plaintiffs shall pay the additional fee at least 24 hours prior to the judicial sale. If any additional filing fee owed is not paid prior to the judicial sale, the Clerk shall cancel the judicial sale without further order of the Court.

3. (a) The following amounts are due and owed to the Plaintiff SummitBridge:

Principal due on Note A secured by the mortgage foreclosed:	\$2,052,717.58
Interest on the note and mortgage through 2/18/16	\$154,447.26
Per Diem interest at \$365.44 from 2/19/16 to 04/19/16 (59 days)	\$21,521.80
<b>SUBTOTAL</b>	<b>\$2,228,686.80</b>
	\$43,463.50
Attorney's fees based upon 159.7 hours at \$272.16 per hour	
<b>SUBTOTAL</b>	<b>\$2,272,154.14</b>
Less: Escrow Funds Disbursed from Receiver in Account ending in 3171	(\$324,224.39)
<b>TOTAL SUM (NOTE A) - SUMMITBRIDGE</b>	<b>\$1,947,925.75</b>

(b) The following amounts are due and owed to the Plaintiff NLP:

Principal due on Note B secured by the mortgage foreclosed:	\$1,798,000.00
Interest on the note and mortgage from through 2/23/16	\$168,649.91
Per Diem interest at \$312.15 from 2/24/16 to 04/04/16 (39 days)	\$12,173.85
<b>TOTAL SUM (without attorney's fees) (NOTE B)</b>	<b>\$1,978,823.76</b>
Principal due on Note C secured by the mortgage foreclosed:	\$1,179,960.00
Interest on the note and mortgage through 2/23/16	\$110,678.63
Per Diem interest at \$204.85 from 2/24/16 to 04/04/16 (39 days)	\$7,989.15
<b>TOTAL SUM (without attorney's fees) (NOTE C)</b>	<b>\$1,298,627.78</b>

Attorney's fees based upon 41.1 hours at \$452.48 per hour	\$18,597.00
<b>TOTAL SUM with attorney's fees (NOTES B AND C) - NEIGHBORHOOD LENDING PARTNERS OF WEST FLORIDA, INC.</b>	<b>\$3,296,048.54</b>

4. The total sums in paragraph 3 will bear interest at the prevailing statutory interest rate of ~~4.75%~~ percent per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust annually in accordance with section 55.03(3), Florida Statutes.

5. Plaintiff, SUMMITBRIDGE NATIONAL INVESTMENTS IV LLC, whose address is 1700 Lincoln Street, Suite 2150, Denver, CO 80203, holds a first priority lien for the total sum specified in paragraph 3(a) herein. The lien of the Plaintiff SummitBridge is superior in dignity to all rights, titles, interests, or claims of Co-Plaintiff NLP and the Defendant and all persons, corporations, or other entities claiming by, through, or under Co-Plaintiff NLP and Defendant, or any of them. The property will be sold free and clear of all claims of the Defendant, with the exception of any assessments that are superior pursuant to sections 718.116 and 720.3085, Florida Statutes. Plaintiff, NEIGHBORHOOD LENDING PARTNERS OF WEST FLORIDA, INC., whose address is 3615 W. Spruce Street, Tampa, FL 33607, holds second and third priority liens for the total sum specified in paragraph 3(b) herein. The lien of the Plaintiff NLP is inferior to Plaintiff SummitBridge, but superior in dignity to all rights, titles, interests, or claims of the Defendant and all persons, corporations, or other entities claiming by, through, or under Defendant, or any of them. The property will be sold free and clear of all claims of the Defendant, with the exception of any assessments that are superior pursuant to sections 718.116 and 720.3085, Florida Statutes. The Plaintiffs' liens encumber the subject property located in Pinellas County, Florida, and described as:

Leasehold Estate created by that certain unrecorded Ground Lease Agreement by and between the CITY OF ST. PETERSBURG, and URBAN DEVELOPMENT SOLUTIONS, INC., a Florida not-for-profit corporation, dated March 31, 2004, as amended by First Amendment dated July 28, 2004 and Second Amendment dated December 20, 2004; as said Lessee's interest was assigned to QUEENSBORO 1, LLC, a Florida limited liability company, by Assignment dated March 20, 2005; as disclosed of record by the Memorandum of Lease recorded in Official Records Book 14710, Page 311, Public Records of Pinellas County, Florida, which pertains to the following described property:

Lot 1, Block 1, PARKE SUBDIVISION PARTIAL REPLAT AND ADDITION, according to the plat thereof recorded in Plat Book 128, Page 99, Public Records of Pinellas County, Florida.  
(LEGAL DESCRIPTION)

Property Address: 6538 1<sup>st</sup> Avenue North, St. Petersburg, Florida 33710

6. If the total sum with interest at the rate described in paragraph 4 and all costs accrued subsequent to this judgment are not paid, the Clerk of Circuit Court shall sell the subject property at

Sixth Circuit Administrative Order 2015-043 - Attachment B  
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public sale on 25 August 2016 (date) to the highest bidder for cash, except as prescribed in Paragraph 7, in the following location (mark applicable location):

- In an online sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), beginning at 10 a.m. on the prescribed date (mark this box for all sales in Pinellas County)
- In an online sale at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), beginning at 11 a.m. on the prescribed date (mark this box for all sales in Pasco County)

after having first given notice as required by section 45.031, Florida Statutes. Plaintiffs must arrange for publication of notice of sale in accordance with chapters 45 and 702, Florida Statutes. The Plaintiffs must file the original Notice of Sale and Affidavit of Proof of Publication with the Clerk no later than 24 hours prior to the sale.

The sale date set by the judgment can only be canceled and rescheduled by court order. Any motion or request to cancel this sale must be served on all parties in conformity with Florida rule of Civil Procedure 1.080(a) and must be set for hearing with proper notice. Claiming this matter is an "emergency" does not avoid this requirement. A violation of any party's due process rights will subject the movant and/or counsel to sanctions. See *Jade Winds v. Citibank*, 63 So. 3d 819 (3d DCA 2011).

If a Plaintiff(s) wishes to cancel a sale, a written motion must be filed with the Court in substantial compliance with Florida Rules of Civil Procedure Form 1.996(c). The motion also must state the number of times the Plaintiff(s) has previously requested the cancellation of a sale and must include an affidavit with supporting grounds for the motion. Any proposed order prepared to cancel the sale must also include a date to reschedule the sale.

7. Plaintiffs shall advance all subsequent required costs of this action. Except for the fee to the Clerk as provided in §45.035, Florida Statutes, and publishing costs supported by an affidavit, reimbursement or credit for such costs shall be by court order based upon a written motion and adjudication at a hearing with notice. If a third party bidder is the purchaser, the third party bidder must pay the documentary stamps attached to the certificate of title in addition to the bid.

8. If the Plaintiffs incur additional expenses subsequent to the entry of this final judgment but prior to the sale date specified in paragraph 6, Plaintiffs may, by written motion served on all parties and adjudication at a hearing with notice, seek to amend this final judgment to include said additional expenses.

9. Plaintiff SummitBridge is allowed to credit bid up to the total sum described in paragraph 3(a).

If bidding surpasses the total sum owed to SummitBridge described in paragraph 3(a), Plaintiff NLP may then credit bid, but only to the extent its bid exceeds the sum owed to SummitBridge in paragraph 3(a). For example, if NLP is the winning bidder at \$5,000,000.00, it may credit bid, but only for \$3,057,555.85 (\$5,000,000.00 - \$1,942,444.15 [total sum owed to SummitBridge in ¶3(a)]).

An assignment of the final judgment of foreclosure filed with the Clerk of the Circuit Court prior to the public sale will effectively transfer with the right to credit bid at the sale. Court approval of the assignment of the final judgment is not required.

The filing of a Certificate of Sale by the Clerk gives certain property rights to the highest bidder. In order to assign those rights and have the Certificate of Title issued to a third party, the highest bidder must file a written conveyance made in accordance with Section 689.01 or Section 692.01, Florida Statutes, governing real estate transfers. Such conveyance must be filed with the Clerk prior to the issuance of the Certificate of Title. Neither the Court nor the Clerk will change a Certificate of Title based upon conveyance filed after the Certificate of Title has been issued.

10. On the filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiff SummitBridge's costs; second, documentary stamps affixed to the Certificate, unless the property is purchased by a third party bidder or NLP; third, Plaintiff SummitBridge's attorneys' fees; fourth, the total sum due to the Plaintiff SummitBridge, less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale; fifth, all of Plaintiff NLP's costs; sixth, if NLP is the winning bidder, all documentary stamps affixed to the Certificate; seventh, Plaintiff NLP's attorneys' fees; eighth, the total sum due to the Plaintiff NLP less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale, and by retaining any remaining amount pending further Order of this Court.

11. On filing of the Certificate of Sale, Defendant and all persons claiming under or against Defendant since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. On filing of the Certificate of Sale, Defendant's right of redemption as provided by Section 45.0315, Florida Statutes, shall be terminated.

12. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff SummitBridge, that 159.7 hours were reasonably expended by Plaintiff SummitBridge's counsel and that an hourly rate of \$272.16 is appropriate. PLAINTIFF SUMMITBRIDGE'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation v. Rowe*, 427 So. 2d 1145 (Fla. 1985). Plaintiff SummitBridge did not include in these calculations the attorney's fees and costs incurred by its predecessor-in-interest in this lawsuit, Brank Banking & Trust Company.

The Court further finds, based upon the affidavits presented and upon inquiry of counsel for the Plaintiff NLP, that 41.1 hours were reasonably expended by Plaintiff NLP's counsel and that an hourly rate of \$452 is appropriate. PLAINTIFF NLP'S COUNSEL CERTIFIES THAT THE ATTORNEY FEE AWARDED DOES NOT EXCEED ITS CONTRACT FEE WITH PLAINTIFF. The Court finds that there are no reduction or enhancement factors for consideration by the Court pursuant to *Florida Patient's Compensation v. Rowe*, 427 So. 2d 1145 (Fla. 1985).

13. IMPORTANT INFORMATION PROVIDED pursuant to section 45.031, Florida Statutes:

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

14. Upon issuance of the Certificate of Title the new owner/titleholder shall be let into possession of the property. Because of the provisions of section 83.561, Florida Statutes, the Clerk shall decline issuance of a Writ of Possession without a Court order. By using the procedures and forms found in Administrative Order 2015-043 the new owner/titleholder may obtain such an order.

15. If the tenant fails to vacate the premises in accordance with the Notice of Termination, the titleholder may apply to the court for a writ of possession by filing and serving an application in the form of a sworn affidavit pursuant of Section 83.561(2), Florida Statutes.

16. Alternatively, if the title holder takes title to a residential property occupied by a tenant meeting an exception in section 83.561(3), Florida Statutes, the titleholder may immediately apply to the Court of a writ of possession by filing and serving a sworn affidavit demonstrating the tenant meets one of the exceptions listed in the statute.

17. Upon review of an application for writ of possession under Section 83.561(2) or Section 83.561(3), Florida Statutes, the Court may enter an order directing the Clerk to issue a writ of possession pursuant to Section 83.62, Florida Statutes.

18. The Court retains jurisdiction of this action to enter further Orders that are proper, including without limitation, Orders authorizing writs of possession and an award of attorney's fees, and to enter deficiency judgment(s) if the Defendant has not been discharged in bankruptcy.

19. Based on the pleadings, record evidence and argument of counsel, the Court finds that the defenses asserted by the Defendant are not legally sufficient to preclude entry of summary judgment.

20. Jurisdiction is retained to enter orders authorizing re-foreclosure in the event a party was inadvertently omitted in this action.

*Jurisdiction is further retained to enter order(s) discharging the Receiver and other orders related thereto.*

DONE AND ORDERED, in Clearwater, Pinellas County, Florida on this 24 day of June 2016.

  
CIRCUIT JUDGE

Copies furnished to:

Karnika V. Rubin, Esq.  
111 Second Ave. NE, Ste. 341  
St. Petersburg, Florida 33701  
[epleadings@rubinslaw.com](mailto:epleadings@rubinslaw.com)

Joel R. Tew, Esq.  
J. Marshall Fry, Esq.  
Tew & Associates  
2999 Palm Harbor Boulevard, Suite A  
Palm Harbor, Florida 34683  
[jtew@tewlaw.us](mailto:jtew@tewlaw.us)  
[jmfrvatv@aol.com](mailto:jmfrvatv@aol.com)

James B. Sobie, Esq.  
Mark Ragusa, Esq.  
Gunster, Yoakley & Stewart, P.A.  
401 E. Jackson Street, Suite 2500  
Tampa, Florida 33602  
[jsobie@gunster.com](mailto:jsobie@gunster.com)

Stephanie Crane Lieb, Esq.  
Trenam Law  
101 E. Kennedy Blvd, Ste. 2700  
Tampa, FL 33602  
[slieb@trenam.com](mailto:slieb@trenam.com)  
[yv@trenam.com](mailto:yv@trenam.com)

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA  
CIVIL DIVISION

SUMMITBRIDGE NATIONAL  
INVESTMENTS IV LLC, a Florida limited  
liability company, as successor-in-interest to  
Branch Banking and Trust Company, a national  
banking association, as successor-in-interest to  
Tangerine Plaza Investment Fund, LLC, as  
successor-in-interest to New Markets Investment  
XIV, LLC; and NEIGHBORHOOD LENDING  
PARTNERS OF WEST FLORIDA, INC., a  
Florida not-for-profit corporation and as  
successor-in-interest to Tangerine Plaza  
Investment Fund, LLC, as successor-in-interest to  
New Markets Investment XIV, LLC,

Plaintiffs,

Case No.: 15-002258-CI

vs.

QUEENSBORO I, LLC, a Florida limited  
liability company,

Defendant.

SECOND AMENDED NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 24, 2016, entered in Case No. 15-002258-CI, of the Circuit Court for Pinellas County, Florida, Clerk of the Circuit Court, Ken Burke, will sell to the highest and best bidder for cash online at www.pinellas.realforeclose.com on the 25th day of August, 2016, at 10:00 a.m., the following described property as set forth in said Uniform Final Judgment of Foreclosure:

Leasehold Estate created by that certain unrecorded Ground Lease Agreement by and between the CITY OF ST. PETERSBURG, and URBAN DEVELOPMENT SOLUTIONS, INC., a Florida not-for-profit corporation, dated March 31, 2004, as amended by First Amendment dated July 28, 2004 and Second Amendment dated December 20, 2004; as said Lessee's interest was assigned to QUEENSBORO I, LLC, a Florida limited liability company, by Assignment dated March 20, 2005; as



**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing *Notice of Foreclosure Sale* was electronically filed on July 18, 2016, with the Clerk of Court by using the Florida Courts E-Filing Portal System, which will send a notice of electronic filing and copy to counsel below:

Karmika V. Rubin, Esq.  
111 Second Ave. NE, Ste. 341  
St. Petersburg, Florida 33701  
[epleadings@rubinslaw.com](mailto:epleadings@rubinslaw.com)

James B. Soble, Esq.  
Mark Ragusa, Esq.  
Gunster, Yoakley & Stewart, P.A.  
401 E. Jackson Street, Suite 2500  
Tampa, Florida 33602  
[jsoble@gunster.com](mailto:jsoble@gunster.com)

Joel R. Tew, Esquire  
J. Michael Fry, Esquire  
Tew & Associates  
2999 Palm Harbor Boulevard, Suite A  
Palm Harbor, Florida 34683  
[jtew@tewlaw.us](mailto:jtew@tewlaw.us)  
[jmfryatty@aol.com](mailto:jmfryatty@aol.com)

*/s/ Stephanie C. Lieb*  
Attorney

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ACQUIRE THE LEASEHOLD INTEREST IN TANGERINE PLAZA FROM NEIGHBORHOOD LENDING PARTNERS OF FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("NLP"), IN CONJUNCTION WITH THE JUDICIAL SALE ON SAID LEASHOLD INTEREST FOR NOT MORE THAN \$2,200,000, INCLUDING CONTINGENCIES AND CLOSING RELATED COSTS OR OTHER TERMS AS NEGOTIATED WITH NLP; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A TRANSFER IN THE AMOUNT OF \$2,200,000 FROM THE GENERAL FUND (0001) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); AND APPROVING A SUPPLEMENTAL APPROPRIATION OF \$2,200,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THIS TRANSFER, TO THE TANGERINE PLAZA LEASEHOLD ACQUISITION PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, finance agreements where negotiated in January 2006 by and among the City of St. Petersburg, Florida, a municipal corporation ("City"), Queensboro 1 LLC, a Florida limited liability company ("Queensboro"), and New Markets Investment XIV, LLC, a Delaware limited liability company ("NMI"), for the construction and development of a shopping center at the northeast corner of 22<sup>nd</sup> Street and 18<sup>th</sup> Avenue South to bring a grocery store to this underserved area within the Tangerine Avenue Community Redevelopment Area; and

WHEREAS, Queensboro is the lessee of Tangerine Plaza under a lease from the City dated as of March 31, 2004 as amended ("Leasehold"); and

WHEREAS, the amended initial Term of the existing lease charged a nominal rent which was prepaid and extends to June 30, 2044; and

WHEREAS, there were a combination of loans made to Queensboro as part of a New Markets Tax Credit financing package in the aggregate original principal amount of ±\$8,692,960 ("Loan") pursuant to certain loan documents, including a leasehold mortgage ("Leasehold Mortgage") and Promissory Notes ("Notes") in the following amounts:

- (i) \$3,200,000 as "Note A"
- (ii) \$1,998,000 as "Note B"
- (iii) \$3,494,960 as "Note C"; and

WHEREAS, the above Notes were dated as of January 23, 2006; and

WHEREAS, the Leasehold Mortgage, the Notes and the other loan documents are collectively referred to herein as the "Loan Documents"; and

WHEREAS, the City was a participant Note B with the Neighborhood Lending Partners of Florida, Inc. f/k/a Neighborhood Lending Partners of West Florida, Inc., a Florida not-for-profit corporation ("NLP"), with an initial City participation of \$1,350,000 to the NLP lending consortium; and

WHEREAS, on or about December 23, 2014, after the required seven (7) year period of the Tax Credits, and as part of the unwind contemplated thereof, NMI assigned the Loan Documents and all of NMI's right, title and interest therein in two steps: (i) first, to Tangerine Plaza Investment Fund, LLC a Delaware limited liability company ("TPIF") (the "First Assignment") and (ii) immediately after the First Assignment, TPIF assigned the Loan Documents and all of TPIF's right, title and interest therein to the following lenders (the "Assignee Lenders"):

- (i) Note A was assigned to Branch Banking and Trust Company, ("BB&T");  
(current principal balance is ±\$2,100,000)
- (ii) Note B was assigned to NLP;  
(current principal balance ±\$1,798,000 with the City portion ±\$1,202,716 and NLP portion ±595,284)
- (iii) Note C was assigned to NLP; and
- (iv) All of the loan documents, other than the Notes, were assigned to BB&T as Collateral Agent for BB&T and NLP; and

WHEREAS, in August 2015, BB&T assigned Note A and its interest in all of the other Loan Documents to SummitBridge National Investments IV, LLC ("SummitBridge"); and

WHEREAS, in April 2015, a foreclosure action was filed in Pinellas County by BB&T as successor in interest to TPIF (successor in interest to NMI), and NLP as Plaintiffs and Queensboro as Defendant; and

WHEREAS, subsequently, a Receiver was appointed by the court in August 2015; and

WHEREAS, the Receiver has continuously operated Tangerine Plaza since that time; and

WHEREAS, a Uniform Final Judgment of Foreclosure of the Leasehold Mortgages ("Judgment") was entered on June 27, 2016; and

WHEREAS, on July 18, 2016, a copy of a Second Amended Notice of Foreclosure Sale was electronically filed with the Clerk of Court setting a Judicial Foreclosure Sale Online for August 25, 2016 at 10:00 a.m. ("Judicial Sale"); and

WHEREAS, initial conversations with NLP regarding the Judicial Sale revealed that NLP did not intend to pursue bidding at the Judicial Sale to preserve its (and the City's) interest in Note B and NLP's Note C in which the City is owed approximately \$1.202 million in Note B; and

WHEREAS, the following are the City's options that have been identified as alternative courses of action:

- (A) Allow the sale to proceed and forfeit all or a portion of the City's investment in Note B. (This would not affect the City's underlying fee simple interest in the real estate.) However, if a third party is the successful bidder and acquires the Leasehold interest, the City will not receive any rent payments until after the expiration of the current term on June 30, 2044; or
- (B) Be an active participant in the foreclosure and bid on its own behalf which would potentially require additional funding as the City would not have a judgment to credit bid; or
- (C) Pursue acquiring the Leasehold interest, with a pre-Judicial Sale agreement with the NLP as the holder of a final judgment of foreclosure, to bid at the Judicial Sale with the intent to convey the Leasehold interest to the City after completion of the Judicial Sale, if NLP is the successful bidder.

SummitBridge holds a first priority lien for the total sum specified in the judgment (\$1,947,925.75). It is anticipated that SummitBridge will credit bid its judgment amount at the Judicial Sale. However, if it is not the successful bidder, a successful third party bidder over the SummitBridge bid amount would forfeit all or a portion of the NLP and City interests in Notes B and C and continue the Lease in effect with no payments to the City until June 30, 2044.

In this scenario, the City would need to enter into an agreement with NLP prior to the Judicial Sale for NLP to bid the SummitBridge Judgment amount of \$1,947,925.75 and credit bid up to the NLP total judgment amount of \$3,296,048.54 over the SummitBridge Judgment for a total potential bid of ±\$5,243,974.29. The agreement with NLP provides for the City paying the ±\$1.95 million to cover the SummitBridge Judgment and a settlement amount as a one-time payment of \$115,000 to NLP for assisting the City in acquiring title to the Leasehold for Tangerine Plaza and the termination of the 2<sup>nd</sup> and 3<sup>rd</sup> mortgages giving the City clear title to the Leasehold interest; and

WHEREAS, if the City becomes the owner of the Leasehold, the leasehold would merge with the City's fee simple interest in the property; and

WHEREAS, the City could then evaluate various short- and long-term options, e.g.:

- (i) Manage and operate Tangerine Plaza for a short term collecting rents with a projected current annual cash flow in the range of \$200,000 - \$250,000;
- (ii) Evaluate at a later date the pros and cons of soliciting a new leasehold operator making fixed rent payments to the City or a medium-term manager to operate Tangerine Plaza, through management percentage fees of collections; or
- (iii) Evaluate at a later date the pros and cons of soliciting under an RFP the sale of the retail center (due to the purpose and community interest in maintaining a grocery store at the location, City long-term ownership is beneficial); and

WHEREAS, in order to be in a position to acquire the Leasehold interest after the Judicial Sale, City Council approval and signed agreements with NLP are needed by August 18, 2016; and

WHEREAS, without having the agreement with NLP in place, the City will not be in a position to participate in the acquisition of the Leasehold interest and its current \$1.2 million interest in Note B could be lost; and

WHEREAS, notwithstanding the foreclosure on the Leasehold interest, whatever the outcome, the City's underlying fee simple interest in the land will not be affected; and

WHEREAS, as this is a Judicial Sale, there is the possibility that the sale could be delayed or canceled, which is outside the control of the City; and

WHEREAS, it is in the best interest of the public for the City to acquire the Leasehold interest in order to not lose its ±\$1.2 million interest in a subordinate note.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his Designee, is authorized to acquire the Leasehold Interest in Tangerine Plaza from Neighborhood Lending Partners of Florida, Inc., a Florida Not-for-Profit Corporation ("NLP"), in conjunction with the Judicial Sale on said leasehold interest for not more than \$2,200,000 dollars including contingencies and closing related costs or other terms as negotiated with NLP; and to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that there are hereby approved the following supplemental appropriations from the unappropriated balances of their respective funds for fiscal year 2016:

General Fund (0001)

Transfer to: General Capital Improvement Fund (3001) \$2,200,000

General Capital Improvement (3001)

Tangerine Plaza Leasehold Acquisition Project (TBD) \$2,200,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:

APPROVED BY:



\_\_\_\_\_  
City Attorney (Designee)  
Legal: 00281896.doc V. 3



\_\_\_\_\_  
Bruce E. Grimes, Director  
Real Estate and Property Management

APPROVED BY:



\_\_\_\_\_  
Tom Greene, Director  
Budget & Management

**ST. PETERSBURG CITY COUNCIL**  
Meeting of August 11, 2016

**TO** The Honorable Amy Foster, Chair, and Members of City Council

**SUBJECT** A Resolution by City Council approving an amendment to the FY2016 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (Fund 1104) rescinding \$168,505 from "Housing and Neighborhood Revitalization" (Project 15382) and appropriating \$168,505 for transfer to "Business and Workforce Development" (Project 15381).

A Resolution by City Council approving \$170,000 in FY2017 revenue for Fund 1104 to be available subject to future appropriation to provide assistance for renovating the Merriwether Building, a Local Historic Landmark located at 951 22<sup>nd</sup> Street South.

**RECOMMENDATION** Administration recommends City Council approve the attached Resolutions.

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**OVERVIEW**

Since the beginning of June 2016, the City has been accepting applications for funding through the South St. Petersburg CRA grant program, which is supported from tax increment financing in the CRA Redevelopment Trust Fund (TIF Fund). The response to this first-ever CRA grant cycle has been considerable with more than \$890,000 in requests for funds divided between the commercial and housing budget categories in the South St. Petersburg CRA Redevelopment TIF Fund. In particular, commercial grant funding requests have been robust, representing nearly \$732,000. As will be illustrated below, these commercial requests exceed by more than \$551,000 the FY2016 budget approved by City Council for the South St. Petersburg Redevelopment Trust Fund. Administration is requesting approval of resolutions that transfers funding within the FY2016 CRA budget as well as approving the reservation of \$170,000 in FY2017 to support renovation of a local historic landmark, which reduces funding obligations from available FY2016 revenue.

***FY2016 Budget for the Redevelopment Trust Fund***

On February 4, 2016, St. Petersburg City Council approved Resolution 2016-48 adopting the FY2016 budget for the South St. Petersburg TIF Fund 1104. As part of the adoption, City Council agreed to combine the formerly separated budget categories of "Business Development" and "Education, Job Readiness and Workforce Development" into one combined budget category "Business and Workforce Development" (Project 15381). In addition, City Council specified that 60 percent of TIF Fund revenue be spent within Project 15381, and no less than \$48,737 be allocated to education and workforce development. Finally, City Council also approved the

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transfer of \$50,000 from TIF Fund for use in the City’s newly established Commercial Revitalization Program, which was approved on February 4, 2016 (Resolution 2016-46). (This is a citywide program but TIF funding must only be used for projects within the CRA.) City Council also specified that 40% of revenue for Fund 1104 be spent within “Housing and Neighborhood Revitalization” (Project 15382). From these actions, the approved project funding allocations are

Project	%	Feb 4 <sup>th</sup>	**Aug 11 <sup>th</sup>
<b>FY2016 TIF Revenue for Fund 1104</b>		<b>\$437,370</b>	<b>\$418,163</b>
<b>Business &amp; Workforce Development (Project 15381)</b>	60%	<b>\$242,422</b>	<b>\$230,898</b>
<i>Workforce Development Program</i>		\$50,000	\$50,000
<i>Commercial TIF Programs</i>		\$192,422	\$180,898
<b>Housing &amp; Neighborhood Revitalization (Project 15382)</b>	40%	<b>\$194,948</b>	<b>\$187,265</b>
<b>Total Project Costs for Fund 1104</b>		<b>\$437,370</b>	<b>\$418,163</b>

*\*\*Please note that the difference in funding levels between February 4<sup>th</sup> and August 11<sup>th</sup> resulted from a lower taxable property value in the final tax roll of March 2016 than the preliminary tax roll from July 2015 on which the estimates for the February 4<sup>th</sup> City Council action were based.*

**2016 South St. Petersburg CRA Grant Cycle**

The budget allocations for the Commercial TIF Programs (\$180,898) and Housing and Neighborhood Revitalization Programs (\$187,265) would be used to fund the inaugural South St. Petersburg CRA Grant application cycle designed to facilitate business and multifamily housing investment in the CRA. In late March 2016, City Administration issued a Notice of Funding Availability to the CRA community announcing that the City would begin accepting applications on June 2, 2016, for five CRA TIF Grant programs. These programs, which were approved by City Council on February 4, 2016, (Res. 2016-47) are

- Commercial Site Improvement Grant
- Commercial Building Interior and Tenant Improvement Grant
- Commercial Revitalization Program
- Affordable Multifamily Housing Development Program
- Multifamily Residential Property Improvement Grant

To enable the broadest participation of the CRA community in the application process, Administration undertook an outreach campaign in April and May to market the programs. The effort included e-blasts to ~1,000 CRA business owners and ~400 CRA stakeholders; mailings to commercial and multifamily property owners; holding satellite office hours at the Childs Park YMCA and Enoch Davis Recreation Center weekly in April and May to answer technical questions on the application process; and convening an open forum on April 5, 2016, at Enoch Davis Recreation Center that was attended by more than 150 people. For nearly eight weeks after the open forum, staff met with over 85 potential applicants and answered over 250 phone calls on the program. In addition, Greenhouse staff conducted door-to-door outreach on

priority commercial corridors such as 49<sup>th</sup> Street, 34<sup>th</sup> Street, 22<sup>nd</sup> Street South, 16<sup>th</sup> Street South and Dr. Martin Luther King, Jr. Street South.

By July 14, 2016, Administration had received nearly sixty applications that were potentially eligible for funding with a total grant request of more than \$890,000. Nearly all of the applications were from businesses seeking to take advantage of commercial grant funding. Only three applications were for the CRA housing programs. The applications break down by program as follows:

<b>Program</b>	<b>#</b>	<b>Approved Budget</b>	<b>Funding Requested</b>	<b>Budget +/-</b>
Commercial TIF Programs	53	\$180,898	\$731,981	(\$551,083)
Housing/Neighborhood Revitalization	3	\$187,265	\$158,760	\$28,505
<b>Totals</b>	<b>56</b>	<b>\$368,163</b>	<b>\$890,741</b>	<b>(\$522,578)</b>

With the high level of demand and limited funding for this first grant cycle, Administration sought a path to fund as many projects as possible. First, Administration reviewed the budgets of all the applications and removed those costs that were ineligible or did not fully implement the relevant program. These included projects such as those focused only on resurfacing parking lots, interior improvements proposed for already operational space, or demolitions of structures that were not part of a larger redevelopment project. Administration also did not fund applications due to code or business tax issues; the applicant had submitted multiple applications and was approved for some CRA funding; or not enough information was submitted to approve the funding request at this time. These applicants will be referred to local financial institutions to explore other financing options.

Secondly, Administration identified project applications that did not require funding out of the FY2016 CRA budget because the proposed work is not expected to be completed for many months. Rather than encumbering funding from FY2016 for these projects - and not fund projects ready to begin construction - they could be funded out of FY2017 TIF Fund revenue for the South St. Petersburg Redevelopment Trust Fund, which will exceed \$1.2 million based on July 1, 2016, estimates from the Pinellas County Property Appraisers Office. The most notable application among these is for the Merriwether Building project (951 22<sup>nd</sup> Street South), whose owner is seeking \$80,000 in commercial CRA grants and \$90,000 in CRA housing grants to renovate a vacant and boarded Local Historic Landmark. Reserving FY2017 revenue for a FY2016 project would require approval from City Council.

Finally, Administration investigated reallocating surplus funding from Housing and Neighborhood Revitalization, where only one of the three submitted applications will require FY2016 funding, to Business and Workforce Development, where funding requests exceed available revenue by \$551,000. The effect of such a budget reallocation would provide an additional \$168,000 to fund business development projects. City Council must also approve reallocating funding between these two categories.

The net effect of these approaches increases available revenue to fund CRA commercial grant projects from \$180,898 to \$349,343, while decreasing funding obligations from \$731,981 to \$331,502. This yields a \$17,841 surplus, allowing the City to fully or partially fund nearly all of the applicants.

***Actions Requested of City Council***

In order to maximize funding for the CRA applicants, City Council would need to approve a resolution amending the FY2016 budget for the TIF Trust Fund of the South St. Petersburg Community Redevelopment Area (Fund 1104) rescinding \$168,505 from "Housing and Neighborhood Development" (Project 15382) and appropriating \$168,505 for transfer to "Business and Workforce Development" (Project 15381).

Secondly, City Council would need to approve a resolution approving \$170,000 in FY2017 revenue for the TIF Fund subject to future appropriation to provide assistance for renovating the Merriwether Building. Doing so would remove it from the list of projects to be funded from the FY2016 CRA budget, enable more funding to be dedicated to projects ready for construction, and allow the applicant to seek private financing with a demonstration of significant financial support from City Council. After the beginning of FY2017, City Administration will return to City Council with a signed grant agreement to seek formal approval of the appropriation.

**RECOMMENDATION**

Administration recommends City Council approve the attached Resolutions.

Attachments:     Resolution A: Amending the FY2016-2020 Budget for the South St. Petersburg Redevelopment Trust Fund  
                          Resolution B: Approving the future use of \$170,000 in FY2017 revenue to assist the renovation of the Merriwether Building (951 22<sup>nd</sup> Street South)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG AMENDING THE FY2016-2020 BUDGET FOR THE REDEVELOPMENT TRUST FUND OF THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (FUND 1104) TO RESCIND \$168,505 FROM "HOUSING AND NEIGHBORHOOD REVITALIZATION" (Project 15382) AND APPROPRIATE \$168,505 FOR TRANSFER TO "BUSINESS AND WORKFORCE DEVELOPMENT" (Project 15381); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, at its February 4, 2016, public meeting, the St. Petersburg City Council adopted Resolution 2016-48, which approved the FY2016-2020 Budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area, and a supplemental appropriation for FY2016 in the amount of \$487,369.58 from the unappropriated balance of the South St. Petersburg Redevelopment District (1104) to the General Capital Improvement Fund allocating 60 percent of the revenue to "Business and Workforce Development" (Project 15381), requiring at least \$48,737 be dedicated to workforce development, and allocating 40 percent of revenue to "Housing and Neighborhood Revitalization" (Project 15382);

WHEREAS, on February 4, 2016, City Council also approved the transfer of \$50,000 from Fund 1104 for use in the City's newly established Commercial Revitalization Program, which was approved on February 4, 2016 (Resolution 2016-46), thereby yielding the following funding levels by budget category within Fund 1104:

Business Development and Workforce Development	\$242,422
<i>Workforce Development</i>	\$50,000
<i>Commercial TIF Programs</i>	\$192,422
Housing and Neighborhood Revitalization	\$194,948
<b>Total FY2016 South St. Petersburg TIF Revenue</b>	<b>\$437,370</b>

WHEREAS, the final property tax roll for the South St. Petersburg CRA assessed by the Pinellas County Property Appraisers Office in March 2016 found a small reduction in property values and resulting tax increment financing revenue from the estimates on which Resolution 2016-48 were based, which reduced the FY2016 budget allocations in the following manner:

Business Development and Workforce Development	\$230,898
<i>Workforce Development</i>	<i>\$50,000</i>
<i>Commercial TIF Programs</i>	<i>\$180,898</i>
Housing and Neighborhood Revitalization	\$187,265
<b>Total FY2016 South St. Petersburg TIF Revenue (revised)</b>	<b>\$418,163</b>

WHEREAS, the budget allocations for the Commercial TIF Programs (\$180,898) and Housing and Neighborhood Revitalization Programs (\$187,265) would be used to fund the inaugural South St. Petersburg CRA Grant application cycle designed to facilitate business and multifamily housing investment in the CRA;

WHEREAS, City Administration issued a Notice of Funding Availability in March 2016 to the CRA community announcing that the City would begin accepting applications on June 2, 2016, and by July 2016 received more than \$890,000 in grant requests, including more than \$732,000 in requests for CRA commercial grant funding;

WHEREAS, the CRA commercial grant funding requests exceeded available revenue by more than \$551,000, while requests for CRA housing and neighborhood grant funding left a surplus of \$28,505 against revenue;

WHEREAS, it is the goal of City Administration to fund as many eligible FY2016 CRA grant applications as possible to spur reinvestment and this goal can be effectuated by rescinding \$168,505 from Housing and Neighborhood Revitalization (Project 15382) and transferring it to Business and Workforce Development (Project 15381);

WHEREAS, on August 9, 2016, the Citizen Advisory Committee for the South St. Petersburg CRA voted to **recommend/not recommend** that the St. Petersburg Community Redevelopment Agency recommend City Council approve amendments to the FY2016-2020 budget for the CRA redevelopment trust fund; and

WHEREAS, at its August 11, 2016, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve amendments to the FY2016-2020 budget for the CRA redevelopment trust fund.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council does hereby approve amendments to the FY2016-2020 Budget for the Redevelopment Trust Fund of

the South St. Petersburg Community Redevelopment Area, which rescinds \$168,505 from "Housing and Neighborhood Revitalization" (Project 15382) and appropriates \$168,505 for transfer to "Business and Workforce Development" (Project 15381) resulting in the following funding levels for each budget category.

Business Development and Workforce Development	\$399,403
<i>Workforce Development</i>	\$50,000
<i>Commercial TIF Programs</i>	\$349,403
Housing and Neighborhood Revitalization	\$18,760
<b>Total FY2016 South St. Petersburg TIF Revenue</b>	<b>\$418,163</b>

NOW, THEREFORE, BE IT FURTHER RESOLVED, that any revisions to the above funding allocation by category will require approval by City Council.

This resolution shall become effective immediately upon its adoption.

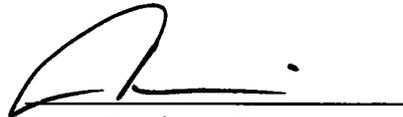
Passed by St. Petersburg City Council in regular session on the 11<sup>th</sup> day of August, 2016.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:



City Attorney (Designee)



Dave Goodwin, Director  
Planning and Economic Development



Tom Greene, Director  
Budget & Management

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FL, APPROVING \$170,000 OF REVENUE RECEIVED IN THE REDEVELOPMENT TRUST FUND OF THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (FUND 1104) IN FY2017 WILL BE AVAILABLE SUBJECT TO FUTURE APPROPRIATION TO PROVIDE ASSISTANCE FOR RENOVATING THE MERRIWETHER BUILDING, A LOCAL HISTORIC LANDMARK LOCATED AT 951 22<sup>ND</sup> STREET SOUTH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, the South St. Petersburg Plan calls for redevelopment and revitalization of South St. Petersburg's commercial corridors, which will promote the creation of and growth of small businesses, stimulate multifamily residential investment, revitalize their adjoining neighborhoods, provide an employment base and meet the consumer needs of the CRA and City;

WHEREAS, the 22<sup>nd</sup> Street South corridor, which has been a Florida Main Street Community since August 2001, is identified as one of the Primary Commercial Corridors in the CRA, and the Merriwether Building (951 22<sup>nd</sup> Street South), a local historic landmark designated in 2012 by the property owners, is located on the corridor;

WHEREAS, the owners of the Merriwether Building in December 2012 also purchased the Washington-Harden Grocery (901 22<sup>nd</sup> Street South) and the Moure Building (909 22<sup>nd</sup> Street South), both vacant and boarded at the time of purchase; listed both on the Local Register of Historic Places in 2013; and completed renovations that have allowed businesses to operate from them since 2014;

WHEREAS, the Merriwether Building has been vacant and boarded since 2007, but the current owners, who purchased the property in 2012, have been actively seeking to renovate the property and have received approval in 2012 of an ad valorem tax exemption for historic properties to renovate the Merriwether Building;

WHEREAS, on June 2, 2016, the owners of the Merriwether Building submitted three applications requesting a total of \$170,000 in grant assistance from the South St. Petersburg CRA Grant program to assist in the estimated \$2.13 million rehabilitation of the 9,000-SF building into a mixed-use project with nine second-floor dwellings and approximately 4,000 SF of retail space for dining and entertainment use;

WHEREAS, the Merriwether Building project is many months from completion and does not require funding out of the FY2016 CRA budget, but could be funded out of the FY2017 CRA budget, which is expected to have revenues in excess of \$1.2 million;

WHEREAS, it is the goal of City Administration to support the renovation of the Merriwether Building, by requesting City Council make available subject to future appropriation \$170,000 in FY2017 CRA revenue from the Redevelopment Trust Fund (Fund 1104) so that the property owners can seek additional private financing with a demonstration of significant financial support from the City;

WHEREAS, the use of tax increment financing and other public funds to further the economic development of the South St. Petersburg CRA through private investment constitutes a valid public purpose set forth in Ch. 163.345(1), F.S., which states that "any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise";

WHEREAS, on August 9, 2016, the Citizen Advisory Committee for the South St. Petersburg CRA voted to **recommend/not recommend** that St. Petersburg Community Redevelopment Agency recommend City Council make available subject to future appropriation \$170,000 from the FY2017 budget for the South St. Petersburg CRA for the Merriwether Building Project; and

WHEREAS, at its August 11, 2016, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve \$170,000, make available subject to future appropriation, from the FY2017 revenue received in the trust fund to provide assistance for renovating the Merriwether Building.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council approves \$170,000 subject to future appropriation from FY2017 revenue from Fund 1104 to provide assistance for renovating the Merriwether Building, a Local Historic Landmark located at 951 22<sup>nd</sup> Street South.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 11<sup>th</sup> day of August, 2016.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:



City Attorney (Designee)



Dave Goodwin, Director  
Planning and Economic Development



Tom Greene, Director  
Budget & Management



**st.petersburg**  
**www.stpete.org**

Community Redevelopment Agency  
Meeting of August 11, 2016

**CRA Case File: SSPCRP-2016-02**

## **REQUEST**

St. Petersburg Community Redevelopment Agency approval of resolutions recommending that 1) City Council approve an amendment to the FY2016 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area that rescinds \$168,505 from the "Housing and Neighborhood Revitalization" budget category and appropriates \$168,505 and transfers it to the "Business and Workforce Development" category; and 2) City Council approve \$170,000 in FY2017 revenue from the Trust Fund to be available subject to future appropriation to provide assistance for renovating the Merriwether Building, a Local Historic Landmark located at 951 22<sup>nd</sup> Street South.

## **OVERVIEW**

Since the beginning of June 2016, the City has been accepting applications for funding through the South St. Petersburg CRA grant program, which is supported from tax increment financing in the CRA Redevelopment Trust Fund (TIF Fund). The response to this first-ever CRA grant cycle has been considerable with more than \$890,000 in requests for funds divided between the commercial and housing budget categories in the South St. Petersburg CRA Redevelopment TIF Fund. In particular, commercial grant funding requests have been robust, representing nearly \$732,000. As will be illustrated below, these commercial requests exceed by more than \$551,000 the FY2016 budget approved by City Council for the South St. Petersburg Redevelopment Trust Fund. Administration is requesting approval of resolutions that transfers funding within the FY2016 CRA budget as well as approving the reservation of \$170,000 in FY2017 to support renovation of a local historic landmark, which reduces funding obligations from available FY2016 revenue.

### ***FY2016 Budget for the Redevelopment Trust Fund***

On February 4, 2016, St. Petersburg City Council approved Resolution 2016-48 adopting the FY2016 budget for the South St. Petersburg TIF Fund 1104. As part of the adoption, City Council agreed to combine the formerly separated budget categories of "Business Development" and "Education, Job Readiness and Workforce Development" into one combined budget category "Business and Workforce Development" (Project 15381). In addition, City Council specified that 60 percent of TIF Fund revenue be spent within Project 15381, and no less than \$48,737 be

CRA

allocated to education and workforce development. Finally, City Council also approved the transfer of \$50,000 from TIF Fund for use in the City’s newly established Commercial Revitalization Program, which was approved on February 4, 2016 (Resolution 2016-46). (This is a citywide program but TIF funding must only be used for projects within the CRA.) City Council also specified that 40% of revenue for Fund 1104 be spent within “Housing and Neighborhood Revitalization” (Project 15382). From these actions, the approved project funding allocations are

Project	%	Feb 4 <sup>th</sup>	**Aug 11 <sup>th</sup>
<b>FY2016 TIF Revenue for Fund 1104</b>		<b>\$437,370</b>	<b>\$418,163</b>
<b>Business &amp; Workforce Development (Project 15381)</b>	60%	<b>\$242,422</b>	<b>\$230,898</b>
<i>Workforce Development Program</i>		\$50,000	\$50,000
<i>Commercial TIF Programs</i>		\$192,422	\$180,898
<b>Housing &amp; Neighborhood Revitalization (Project 15382)</b>	40%	<b>\$194,948</b>	<b>\$187,265</b>
<b>Total Project Costs for Fund 1104</b>		<b>\$437,370</b>	<b>\$418,163</b>

*\*\*Please note that the difference in funding levels between February 4<sup>th</sup> and August 11<sup>th</sup> resulted from a lower taxable property value in the final tax roll of March 2016 than the preliminary tax roll from July 2015 on which the estimates for the February 4<sup>th</sup> City Council action were based.*

**2016 South St. Petersburg CRA Grant Cycle**

The budget allocations for the Commercial TIF Programs (\$180,898) and Housing and Neighborhood Revitalization Programs (\$187,265) would be used to fund the inaugural South St. Petersburg CRA Grant application cycle designed to facilitate business and multifamily housing investment in the CRA. In late March 2016, City Administration issued a Notice of Funding Availability to the CRA community announcing that the City would begin accepting applications on June 2, 2016, for five CRA TIF Grant programs. These programs, which were approved by City Council on February 4, 2016, (Res. 2016-47) are

- Commercial Site Improvement Grant
- Commercial Building Interior and Tenant Improvement Grant
- Commercial Revitalization Program
- Affordable Multifamily Housing Development Program
- Multifamily Residential Property Improvement Grant

To enable the broadest participation of the CRA community in the application process, Administration undertook an outreach campaign in April and May to market the programs. The effort included e-blasts to ~1,000 CRA business owners and ~400 CRA stakeholders; mailings to commercial and multifamily property owners; holding satellite office hours at the Childs Park YMCA and Enoch Davis Recreation Center weekly in April and May to answer technical questions on the application process; and convening an open forum on April 5, 2016, at Enoch Davis Recreation Center that was attended by more than 150 people. For nearly eight weeks after the open forum, staff met with over 85 potential applicants and answered over 250 phone

calls on the program. In addition, Greenhouse staff conducted door-to-door outreach on priority commercial corridors such as 49<sup>th</sup> Street, 34<sup>th</sup> Street, 22<sup>nd</sup> Street South, 16<sup>th</sup> Street South and Dr. Martin Luther King, Jr. Street South.

By July 14, 2016, Administration had received nearly sixty applications that were potentially eligible for funding with a total grant request of more than \$890,000. Nearly all of the applications were from businesses seeking to take advantage of commercial grant funding. Only three applications were for the CRA housing programs. The applications break down by program as follows:

<b>Program</b>	<b>#</b>	<b>Approved Budget</b>	<b>Funding Requested</b>	<b>Budget +/-</b>
Commercial TIF Programs	53	\$180,898	\$731,981	(\$551,083)
Housing/Neighborhood Revitalization	3	\$187,265	\$158,760	\$28,505
<b>Totals</b>	<b>56</b>	<b>\$368,163</b>	<b>\$890,741</b>	<b>(\$522,578)</b>

With the high level of demand and limited funding for this first grant cycle, Administration sought a path to fund as many projects as possible. First, Administration reviewed the budgets of all the applications and removed those costs that were ineligible or did not fully implement the relevant program. These included projects such as those focused only on resurfacing parking lots, interior improvements proposed for already operational space, or demolitions of structures that were not part of a larger redevelopment project. Administration also did not fund applications due to code or business tax issues; the applicant had submitted multiple applications and was approved for some CRA funding; or not enough information was submitted to approve the funding request at this time. These applicants will be referred to local financial institutions to explore other financing options.

Secondly, Administration identified project applications that did not require funding out of the FY2016 CRA budget because the proposed work is not expected to be completed for many months. Rather than encumbering funding from FY2016 for these projects - and not fund projects ready to begin construction - they could be funded out of FY2017 TIF Fund revenue for the South St. Petersburg Redevelopment Trust Fund, which will exceed \$1.2 million based on July 1, 2016, estimates from the Pinellas County Property Appraisers Office. The most notable application among these is for the Merriwether Building project (951 22<sup>nd</sup> Street South), whose owner is seeking \$80,000 in commercial CRA grants and \$90,000 in CRA housing grants to renovate a vacant and boarded Local Historic Landmark. Reserving FY2017 revenue for a FY2016 project would require approval from City Council.

Finally, Administration investigated reallocating surplus funding from Housing and Neighborhood Revitalization, where only one of the three submitted applications will require FY2016 funding, to Business and Workforce Development, where funding requests exceed available revenue by \$551,000. The effect of such a budget reallocation would provide an

additional \$168,000 to fund business development projects. City Council must also approve reallocating funding between these two categories.

The net effect of these approaches increases available revenue to fund CRA commercial grant projects from \$180,898 to \$349,343, while decreasing funding obligations from \$731,981 to \$331,502. This yields a \$17,841 surplus, allowing the City to fully or partially fund nearly all of the applicants.

***Actions Requested of the Community Redevelopment Agency***

In order to maximize funding for the CRA applicants, City Council would need to approve a resolution amending the FY2016 budget for the TIF Trust Fund of the South St. Petersburg Community Redevelopment Area (Fund 1104) rescinding \$168,505 from "Housing and Neighborhood Development" (Project 15382) and appropriating \$168,505 for transfer to "Business and Workforce Development" (Project 15381).

Secondly, City Council would need to approve \$170,000 in FY2017 revenue from the TIF Fund subject to future appropriation to provide assistance for renovating the Merriwether Building. Doing so would remove it from the list of projects to be funded from the FY2016 CRA budget, enable more funding to be dedicated to projects ready for construction, and allow the applicant to seek private financing with a demonstration of significant financial support from City Council. After the beginning of FY2017, City Administration will return to City Council with a signed grant agreement to seek formal approval of the appropriation.

**RECOMMENDATION**

Administration recommends that the Community Redevelopment Agency recommend City Council approve the attached Resolutions.

Attachments: Resolution A: Amending the FY2016-2020 Budget for the South St. Petersburg Redevelopment Trust Fund  
Resolution B: Approving \$170,000 in FY2017 revenue subject to future appropriation to assist the renovation of the Merriwether Building (951 22<sup>nd</sup> Street South)

A RESOLUTION BY THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT THE ST. PETERSBURG CITY COUNCIL AMEND THE FY2016-2020 BUDGET FOR THE REDEVELOPMENT TRUST FUND OF THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (FUND 1104) TO RESCIND \$168,505 FROM "HOUSING AND NEIGHBORHOOD REVITALIZATION" (Project 15382) AND APPROPRIATE \$168,505 FOR TRANSFER TO "BUSINESS AND WORKFORCE DEVELOPMENT" (Project 15381); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, at its February 4, 2016, public meeting, the St. Petersburg City Council adopted Resolution 2016-48, which approved the FY2016-2020 Budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area, and a supplemental appropriation for FY2016 in the amount of \$487,369.58 from the unappropriated balance of the South St. Petersburg Redevelopment District (1104) to the General Capital Improvement Fund allocating 60 percent of the revenue to "Business and Workforce Development" (Project 15381), requiring at least \$48,737 be dedicated to workforce development, and allocating 40 percent of revenue to "Housing and Neighborhood Revitalization" (Project 15382);

WHEREAS, on February 4, 2016, City Council also approved the transfer of \$50,000 from Fund 1104 for use in the City's newly established Commercial Revitalization Program, which was approved on February 4, 2016 (Resolution 2016-46), thereby yielding the following funding levels by budget category within Fund 1104:

\*\*\*

Business Development and Workforce Development	\$242,422
<i>Workforce Development</i>	\$50,000
<i>Commercial TIF Programs</i>	\$192,422
Housing and Neighborhood Revitalization	\$194,948
<b>Total FY2016 South St. Petersburg TIF Revenue</b>	<b>\$437,370</b>

WHEREAS, the final property tax roll for the South St. Petersburg CRA assessed by the Pinellas County Property Appraisers Office in March 2016 found a small reduction in property values and resulting tax increment financing revenue from the estimates on which Resolution 2016-48 were based, which reduced the FY2016 budget allocations in the following manner:

Business Development and Workforce Development	\$230,898
<i>Workforce Development</i>	\$50,000
<i>Commercial TIF Programs</i>	\$180,898
Housing and Neighborhood Revitalization	\$187,265
<b>Total FY2016 South St. Petersburg TIF Revenue (revised)</b>	<b>\$418,163</b>

WHEREAS, the budget allocations for the Commercial TIF Programs (\$180,898) and Housing and Neighborhood Revitalization Programs (\$187,265) would be used to fund the inaugural South St. Petersburg CRA Grant application cycle designed to facilitate business and multifamily housing investment in the CRA;

WHEREAS, City Administration issued a Notice of Funding Availability in March 2016 to the CRA community announcing that the City would begin accepting applications on June 2, 2016, and by July 2016 received more than \$890,000 in grant requests, including more than \$732,000 in requests for CRA commercial grant funding;

WHEREAS, the CRA commercial grant funding requests exceeded available revenue by more than \$551,000, while requests for CRA housing and neighborhood grant funding left a surplus of \$28,505 against revenue;

WHEREAS, it is the goal of City Administration to fund as many eligible FY2016 CRA grant applications as possible to spur reinvestment and this goal can be effectuated by rescinding \$168,505 from Housing and Neighborhood Revitalization (Project 15382) and transferring it to Business and Workforce Development (Project 15381);

WHEREAS, on August 9, 2016, the Citizen Advisory Committee for the South St. Petersburg CRA voted to **recommend/not recommend** that the St. Petersburg Community Redevelopment Agency recommend City Council approve amendments to the FY2016-2020 budget for the CRA redevelopment trust fund.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg Community Redevelopment Agency recommends that the St. Petersburg City Council approve amendments to the FY2016-2020 Budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area, which rescinds \$168,505 from "Housing and Neighborhood Revitalization" and appropriates \$168,505 for transfer to "Business and Workforce Development" resulting in the following funding levels for each budget category.

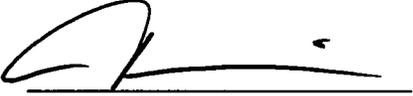
Business Development and Workforce Development	\$399,403
<i>Workforce Development</i>	\$50,000
<i>Commercial TIF Programs</i>	\$349,403
Housing and Neighborhood Revitalization	\$18,760
<b>Total FY2016 South St. Petersburg TIF Revenue</b>	<b>\$418,163</b>

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:

  
City Attorney (Designee)

  
Dave Goodwin, Director  
Planning and Economic Development

  
Tom Greene, Director  
Budget & Management

NO. 2016 - \_\_\_\_

A RESOLUTION BY THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT THE ST. PETERSBURG CITY COUNCIL APPROVE \$170,000 FROM FY2017 REVENUE FOR THE REDEVELOPMENT TRUST FUND OF THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (FUND 1104) WILL BE AVAILABLE SUBJECT TO FUTURE APPROPRIATION TO PROVIDE ASSISTANCE FOR RENOVATING THE MERRIWETHER BUILDING, A LOCAL HISTORIC LANDMARK LOCATED AT 951 22<sup>ND</sup> STREET SOUTH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, the South St. Petersburg Plan calls for redevelopment and revitalization of South St. Petersburg's commercial corridors, which will promote the creation of and growth of small businesses, stimulate multifamily residential investment, revitalize their adjoining neighborhoods, provide an employment base and meet the consumer needs of the CRA and City;

WHEREAS, the 22<sup>nd</sup> Street South corridor, which has been a Florida Main Street Community since August 2001, is identified as one of the Primary Commercial Corridors in the CRA, and the Merriwether Building (951 22<sup>nd</sup> Street South), a local historic landmark designated in 2012 by the property owners, is located on the corridor;

WHEREAS, the owners of the Merriwether Building in December 2012 also purchased the Washington-Harden Grocery (901 22<sup>nd</sup> Street South) and the Moure Building (909 22<sup>nd</sup> Street South), both vacant and boarded at the time of purchase; listed both on the Local Register of Historic Places in 2013; and completed renovations that have allowed businesses to operate from them since 2014;

WHEREAS, the Merriwether Building has been vacant and boarded since 2007, but the current owners, who purchased the property in 2012, have been actively seeking to renovate the property and have received approval in 2012 of an ad valorem tax exemption for historic properties to renovate the Merriwether Building;

WHEREAS, on June 2, 2016, the owners of the Merriwether Building submitted three applications requesting a total of \$170,000 in grant assistance from the South St. Petersburg CRA Grant program to assist in the estimated \$2.13 million rehabilitation of the 9,000-SF building into a mixed-use project with nine second-floor dwellings and approximately 4,000 SF of retail space for dining and entertainment use;

WHEREAS, the Merriwether Building project is many months from completion and does not require funding out of the FY2016 CRA budget, but could be funded out of the FY2017 CRA budget, which is expected to have revenues in excess of \$1.2 million;

WHEREAS, it is the goal of City Administration to support the renovation of the Merriwether Building, by requesting City Council make available subject to future appropriation \$170,000 in FY2017 CRA revenue from the Redevelopment Trust Fund (Fund 1104) so that the property owners can seek additional private financing with a demonstration of significant financial support from the City;

WHEREAS, the use of tax increment financing and other public funds to further the economic development of the South St. Petersburg CRA through private investment constitutes a valid public purpose set forth in Ch. 163.345(1), F.S., which states that “any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise”; and

WHEREAS, on August 9, 2016, the Citizen Advisory Committee for the South St. Petersburg CRA voted to **recommend/not recommend** that St. Petersburg Community Redevelopment Agency recommend City Council make available subject to future appropriation \$170,000 from the FY2017 budget for the South St. Petersburg CRA for the Merriwether Building.

NOW, THEREFORE, BE IT RESOLVED, the St. Petersburg Community Redevelopment Agency recommends that the St. Petersburg City Council approve \$170,000, subject to future appropriation, from FY2017 revenue from the redevelopment trust fund to provide assistance for renovating the Merriwether Building, a Local Historic Landmark located at 951 22<sup>nd</sup> Street South.

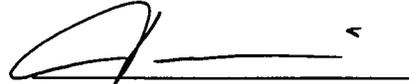
This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:



City Attorney (Designee)



Dave Goodwin, Director  
Planning and Economic Development



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