Citizen Advisory Committee
South St. Petersburg Community Redevelopment Area

March 5, 2019
5:00 pm, Conference Room 100 of City Hall
175 5th Street North, St. Petersburg, Florida

I. Citizen Advisory Committee and Staff Introductions

II. Approval of December 4, 2018, CAC Meeting Minutes (Vote)

III. City of St. Petersburg Lot Disposition Program (Info)

IV. CRA Housing Program Roll-out (Info)

V. Recent Marketing Efforts in the South St. Petersburg CRA (Info)

VI. Commercial Grant Program Applications (Info)
   1. Funding Applications and Amounts
   2. Review Committee Meetings

VII. Roll-out of ABCD (Daycare Business Development Program) (Info)

VIII. Workforce Development Report

IX. Proposed Amendments to the Community Redevelopment Act (Info)

X. Updates on Development Projects (Info)
   1. Tangerine Plaza/TACRA
   2. 22nd Street South RFP

XI. Public Comment and Correspondence (3 minutes per speaker)

XII. New Business

XIII. 2019 Regular Meeting Schedule – April 2nd, May 7th and June 4th

XIV. Adjourn
The meeting was called to order at 5:00 p.m., a quorum was present.

I. Citizens Advisory Committee and Staff Introductions

Introductions were made by each Committee Member and City Staff member.

II. Approval of November 6, 2018, CAC Meeting Minutes (Vote)

Committee Member O’Hare moved, and Committee Member Howard seconded a motion that the November 6, 2018 minutes approved as written by a consensus vote.

III. Letter of Support for City Administration’s “Complete Streets” Application (Vote)
Committee Member Figgs-Sanders moved, and Committee Member O’Hare seconded for the Letter of Support for City Administration’s “Complete Streets” Application.

Motion passed by a vote of 8 to 1, with Committee Member Shedrick dissenting.

IV. Use of CRA Funds for City’s Foreclosure Program (Information)

Committee Member Nurse proposes no fees to nonprofits on the purchase of foreclosure lots, The City owns to encourage affordable housing. Committee Member Figgs-Sanders adds there also needs to be opportunities for women and minority owned businesses to compete on equal footing as contractors. Gerdes responds and is open to having no fees for the foreclose lots and potentially using CRA funds to acquire these lots.

V. Recommendation on CRA FY2018/2019 Budget (Vote)

Committee Member Nurse* moved, and Committee Member O’Hare seconded a motion that the Citizens Advisory Committee supports the CRA FY2018/2019 Budget.

Motion was approved by a consensus vote.

*Motion is contingent on Data reporting within 120 days of program.

VI. Selection/Ranking of Priority Corridors for Commercial Grant Cycle (Vote)

Committee Member Figgs-Sanders moved, and Committee Member Nurse seconded for the Selection/Ranking of Priority Corridors to be:

• 18th Avenue South               Priority #1
• 16th Street South              Priority #2
• Dr. Martin Luther King, Jr. Street South Priority #3

Motion passed by a vote of 8 to 1, with Committee Member Howard dissenting.

VII. Selection of CAC Members to Serve on 2019 Committees

CAC members volunteered as such:

1. Four Members to serve on Grant Review Committee – Figgs-Sanders, Howard, Hunter, Nurse
2. One Member to serve on Workforce Development RFP Committee - Shedrick
3. One Member to serve on Socioeconomic Impact Study RFP Committee - Davis

VIII. Updates on Development Projects
1. Commerce Park – Ground breaking on both projects earlier in November. Expecting final building permits in December.

2. Tangerine Plaza/TACRA – 6 proposals received and reviewed, however Mayor has declined the proposals at this time.

3. UPC – City Accepted Term sheet from UPC forwarded to City Council stating UPC will be expanding work force by 300 jobs. On the property on 800 block 2nd Ave South adjacent to Tropicana Field site. City Council did accept Term sheet. Also, there is workforce incentive specifically connected to hiring CRA residents

IX. Public Comment and Correspondence (3 minutes per speaker)
Veatrice Farrell representing Deuces Live announced several events in Deuces Live for the month of December.

X. New Business

No new business to report

XI. Invitation to “State of Economy” and “State of the City” Addresses

CAC members are invited to attend:

1. State of the Economy – January 9, 2019
2. State of the City – February 23, 2019

XII. 2019 Regular Meeting Schedule

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<td>January 8th</td>
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Note: Meetings after May 7th will be held in the Sunshine Center due to construction on City Hall.

XIII. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 7:10 p.m.
TO: Dr. Ricardo Davis, Chair, and Members of Citizen Advisory Committee  
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA

FROM: James A. Corbett, Director, Codes Compliance Assistance

DATE: February 26, 2019

SUBJECT: Affordable Housing Lot Disposition Program Policy Revision

BACKGROUND

In April 2018, the Codes Compliance Assistance department made a presentation to the Citizen Advisory Committee outlining a proposed policy for the Affordable Lot Disposition Program that was reviewed and recommended by the Citizen Advisory Committee in March 2018 and approved by City Council. A component of the proposed policy was to offer lots to approved developers at a cost of $4,000 to be paid at the closing of the sale at an affordable price to a qualified homebuyer whose income has been verified by the City to be at or below 120% AMI (as defined in City Code Chapter 17.5-97) (“Qualified Homebuyer”).

PROPOSED POLICY

Based on a review of the initial Lot Disposition process, Staff is recommending modifying the Lot Disposition policy to remove the requirement of payment to the City in the amount of $4,000 at closing, and make the lots available through the Lot Disposition Program for nominal cost of $10. Reducing this cost will better align policy with the goal of the program to make developing affordable housing more feasible by reducing the cost to acquire land.

Staff will present the proposed change in more detail at the Citizen Advisory Committee meeting on March 5, 2019.

CC: Robert Gerdes, Neighborhood Affairs Administrator
Attachments: Draft resolution
NO. 2019-_____  

A RESOLUTION APPROVING AND ADOPTING CHANGES TO THE POLICIES AND PROCEDURES THAT PROVIDE FOR DISPOSITION OF FORECLOSED REAL PROPERTY AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council has previously approved the administration to foreclose on real property with any or all of the following liens: Code Enforcement Board, Special Assessment and Utility; and

WHEREAS, on April 19, 2018, City Council approved (via Resolution 2018-211 and 2018-212) certain procedures, as described on the attachment hereto, to provide for the disposition of said property to specific purchasers under certain conditions and subject to specific terms with the goal of removing blight, and to place such property back into productive use and onto the tax rolls of Pinellas County; and

WHEREAS, Administration determined that the program would benefit by reducing the cost paid for the properties by the developer at closing from four thousand dollars ($4,000) to ten dollars ($10); and

WHEREAS, by lowering the cost, Administration hopes to increase participation in the program by reducing the costs involved, which in turn will facilitate the construction of new homes in a more timely manner.

NOW THEREFORE, BE IT RESOLVED that the attached changes to the policies and procedures for disposition of foreclosed real property (with additions indicated by underlining and deletions indicated by strikethrough) are hereby approved and adopted.

This Resolution shall become effective immediately upon its adoption.

LEGAL:  

APPROVED BY:

City Attorney (Designee)  
Rob Gerdes, Administrator  
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Neighborhood Affairs Administration
PROCEDURE FOR DISPOSITION OF FORECLOSURE PROPERTIES POLICY:

BACKGROUND

As one element of the City’s plan to reduce blight, the City has been addressing several abandoned, vacant and blighted properties through the foreclosure process. City Council, through Resolution No. 2016-13, authorized the Mayor or his designee to credit bid up to the just market value at foreclosure auctions. As the City continued to identify properties that presented a strong possibility of community improvement, the price for some properties at foreclosure auction rose and the City was outbid at a foreclosure auction. As a result, City Council further approved Resolution 2017-512, which permitted administration to credit bid up to the final judgement amount. To date, the City has acquired eight (8) properties through this process.

The City’s goal is always to transfer these properties back into productive use in such a manner as to improve the properties contribution to the revitalization of the surrounding neighborhood. The City also aims to address the growing concern that there are too few opportunities for members of the workforce to acquire affordable housing. The City is also keenly aware that for any program to be successful, it must be open and available to the community with which it aims to serve. Administration believes that the attached policy best achieves the desired goals while minimizing the likely concerns.
PROCEDURES

IDENTIFICATION OF PROPERTY

This procedure shall only apply to residential properties that are in the process of being acquired by the City through the foreclosure process, or have already been acquired by the City through the foreclosure process. For purposes of this procedure, the foreclosure process shall include any property that is acquired by the City, either at public auction or from an owner in response to the instigation or threat of foreclosure litigation. The properties to be included in this program shall be confirmed by City Council.

CRITERIA FOR DEVELOPERS

1. The City shall develop a List of Interested Developers (“LID”) for this program.
   a. The City shall conduct public outreach to attract people/businesses/organizations to take part in this program.
2. In order to be added to the LID, a prospective developer shall be required to submit proof of the following minimum qualifications:
   a. Solvency
   b. Legally entitled to own/operate a business in Florida
   c. Financial ability to build homes
   d. Basic business acumen necessary to successfully manage home construction from start to finish, including but not limited to obtaining the proper permits, hiring appropriate professionals, and managing accompanying liability or willingness to partner with someone who has such acumen.
3. Compliance with these criteria and addition to the LID shall be determined by the Foreclosure Properties Committee (“FPC”).
   a. The FPC shall consist of two administrative employees and a citizen selected by the Mayor or his designee.
   b. FPC meetings shall be conducted quarterly.
   c. All FPC meetings shall be noticed and open to the public.
4. The FPC may also from time to time request other information from an Interested Developer, including but not limited to, information related to the Relevant Criteria, as set forth below.
5. “Interested Developer” shall be defined as any prospective developer who is approved for addition to the LID, as well as any Qualified Homebuyers, as defined below, who express interest in Foreclosure Property and are able to adequately demonstrate to the City their ability to timely construct a compliant structure.

NOTIFICATION OF AVAILABLE PROPERTY

1. Once the City has acquired a property through the foreclosure process and City Council has confirmed its inclusion in this program, all Interested Developers on the LID shall be notified by email that a Foreclosure Property is available.
   a. This notification shall include the address and Parcel Identification Number of the Foreclosure Property.
   b. The notification shall also be posted on the City’s standard real estate disposition page and any other appropriate medium as determined by administration.
2. Administration shall also advertise the disposition of the Foreclosure Properties in compliance with Florida Statutes governing CRA property, if the property is located within a CRA.
3. Any Interested Developer shall have 30 days to respond, in writing, to the notice to be considered for any individual Foreclosure Property.
   a. This “Response” shall affirmatively state the Interested Developer’s interest in acquiring the Foreclosure Property and shall include appropriate information on all Relevant Criteria. Failure to address any Relevant Criteria in the Response shall be interpreted, at the sole discretion of the FPC, as an indication that the Interested Developer does not meet the Relevant Criteria.
4. The FPC shall review each Response submitted for each Foreclosure Property to determine the order of preference among all Interested Developers.
5. The order of preference of Interested Developers shall be determined by a point system, with points assigned by the FPC, with input from City staff, according to the following “Relevant Criteria”:
   a. Does the Interested Developer have experience working in the neighborhood of the Foreclosure Property?
   b. Does the Interested Developer have adequate experience and expertise building houses or a verified partner with such experience and expertise?
   c. Can the Interested Developer begin work promptly upon acquiring leasehold?
   d. Will the Interested Developer contribute to the improvement of the surrounding area?
   e. Does the Interested Developer have the capacity to take on the Foreclosure Property without adversely impacting its work on any other Foreclosure Properties?
   f. Is this the first Foreclosure Property on which the Interested Developer would acquire leasehold?
   g. Is the Interested Developer a non-profit?
   h. Is the Interested Developer using local labor employees and contractors?
   i. Is the Interested Developer a Qualified Homebuyer who has adequately demonstrated their ability to construct a compliant structure?
   j. Will the Interested Developer restrict the purchaser to 80% of the area median income?
6. The FPC shall, at its sole discretion, determine compliance with Relevant Criteria and assign points as it sees fit to determine an order of preference.
   a. The FPC may, but is not obligated to, contact any Interested Developer who sent a Response to ask further questions, or seek more information or assurances.
   b. The FPC shall resolve any ties and determine the final order of preference by considering any other relevant factors.
7. The FPC shall notify all Interested Developers who sent a Response of the final order of preference and all assigned points, including notifying the top preference and, if appropriate, the second preference.
   a. Notwithstanding the above, the FPC shall set a minimum number of points for Interested Developers to be considered to be offered a leasehold. This minimum may be amended by the FPC from time to time as appropriate based on experiences within the program.
   b. Additionally, the FPC may, but is not obligated to, request administration to engage with any Interested Developer to assist with their participation in the program.
8. Upon receiving notification from the City that an Interested Developer has preference, the Interested Developer shall respond within seven (7) days of their acceptance of the Foreclosure Property or the FPC, at their sole discretion, may remove the Interested Developer from consideration for the Foreclosure Property.
9. If there is no response from an Interested Developer on a specific property, the City may dispose of the property through the surplus property procedure at appraised value or higher or dispose of the property to a land trust at the same cost it would have been offered to an Interested Developer in this program.
DISPOSITION PROCESS

1. Once an Interested Developer, who was given preference for a Foreclosure Property, accepts the property as outlined above (“Selected Developer”) administration shall prepare a Lease with option to purchase (“Lease”) which shall be executed by the Selected Developer within 30 days of receiving the Lease from the City.

2. The Lease shall include the following terms:
   a. The Lease shall be for a term of 99 years to allow the Selected Developer to obtain financing to build a house (or renovate an existing house) on the Foreclosure Property.
   b. The Lease shall include a nominal rent of $10 per month for the first 18 months, and beginning on the first day of the 19th month, monthly rent in the amount of $500 shall be due to the City.
   c. The Lease shall include strict restrictions on code compliance and compliance with all laws during the term.
   d. The Lease shall include an option to purchase that is contingent on the following:
      i. A home is constructed or rehabilitated in compliance with the requirements set forth in an exhibit and a certificate of occupancy has been issued.
      ii. The leasehold interest has been transferred at an affordable price to a qualified homebuyer whose income has been verified by the City to be at or below 120% AMI (as defined in City Code Chapter 17.5-97) (“Qualified Homebuyer”).
   e. The Lease shall provide for closing as follows:
      i. The Selected Developer shall give to the Qualified Homebuyer all their interests under the Lease, except as may be set forth for payment.
      ii. The Qualified Homebuyer shall exercise the option to purchase the foreclosure property from the City and the City shall transfer to Qualified Homebuyer clear title.
      iii. Qualified Homebuyer and/or Selected Developer shall be responsible for all closing costs as set forth in the Lease.
      iv. From closing funds, City is paid $4,000 $10, and the remainder of the funds are transferred to the Selected Developer. Each year, the FPC will review this amount in relation to costs for the City to acquire property and recommend any necessary changes to City Council.
      v. At closing, the City shall attach a restrictive covenant on the property limiting its resale to income eligible buyers for 7 years, or the current required number of years if homebuyer assistance is provided by the City, whichever is higher. If the property is in the CRA, then other restrictions imposed by law or outlined in the CRA plan may also be attached.
A bill to be entitled
An act relating to community redevelopment agencies;
amending s. 112.3142, F.S.; specifying ethics training
requirements for community redevelopment agency
commissioners; amending s. 163.356, F.S.; establishing
procedures for appointing members of the board of the
community redevelopment agency; providing reporting
requirements; deleting provisions requiring certain
annual reports; requiring a referendum to create a
community redevelopment agency; amending s. 163.357,
F.S.; revising community redevelopment agency
membership; amending s. 163.367, F.S.; requiring
ethics training for community redevelopment agency
commissioners; amending s. 163.370, F.S.; establishing
procurement procedures; creating s. 163.371, F.S.;
providing annual reporting requirements; requiring
publication of notices of the reports; requiring
reports to be available for inspection in designated
places; specifying information that must be included
in the reports; requiring a community redevelopment
agency to post annual reports and boundary maps on its
website; requiring updates upon specified changes to a
boundary or total acreage; creating s. 163.3755, F.S.;
providing termination dates for certain community
redevelopment agencies; requiring a referendum to
create a community redevelopment agency after a date
certain; providing a phase-out period for existing
community redevelopment agencies under specified
circumstances; creating s. 163.3756, F.S.; providing
legislative findings; requiring the Department of
Economic Opportunity to declare inactive certain
community redevelopment agencies under specified
circumstances; providing hearing procedures;
authorizing certain financial activity by a community
redevelopment agency that is declared inactive;
requiring community redevelopment agencies to follow
specified provisions applicable to inactive special
districts; requiring the Department of Economic
Opportunity to maintain a website identifying inactive
community redevelopment agencies; amending s. 163.387,
F.S.; specifying the level of tax increment financing
that the governing body may establish for funding the
redevelopment trust fund; revising requirements for
the expenditure of redevelopment trust fund proceeds;
revising requirements for the annual budget of a
community redevelopment agency; requiring municipal
community redevelopment agencies to provide annual
budget to county commission; specifying allowed
expenditures from the annual budget; revising
requirements for use of moneys in the redevelopment
trust fund for specific redevelopment projects;
revising requirements for the annual audit; requiring
the audit to be included in specified reports;
amending s. 218.32, F.S.; requiring county and
municipal governments to submit community
redevelopment agency annual audit reports; revising
criteria for finding that a county or municipality
failed to file a report; requiring the Department of
Financial Services to provide to the Department of
Economic Opportunity a list of certain community
redevelopment agencies; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 112.3142, Florida
Statutes, is amended to read:

112.3142 Ethics training for specified constitutional
officers and elected municipal officers.—

(2)(a) All constitutional officers must complete 4 hours
of ethics training each calendar year which addresses, at a
minimum, s. 8, Art. II of the State Constitution, the Code of
Ethics for Public Officers and Employees, and the public records
and public meetings laws of this state. This requirement may be
satisfied by completion of a continuing legal education class or
other continuing professional education class, seminar, or
presentation if the required subjects are covered.

(b) Beginning January 1, 2015, all elected municipal officers must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation if the required subjects are covered.

(c) Beginning October 1, 2019, each commissioner of a community redevelopment agency under part III of chapter 163 must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation if the required subjects are covered.

(d) The commission shall adopt rules establishing minimum course content for the portion of an ethics training class which addresses s. 8, Art. II of the State Constitution and the Code of Ethics for Public Officers and Employees.

(e) The Legislature intends that a constitutional
officer or elected municipal officer who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer or elected municipal officer assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer or elected municipal officer assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 2. Subsections (1), (2), and (3) of section 163.356, Florida Statutes, are amended, and a new subsection (5) is added to that section, to read:

163.356 Creation of community redevelopment agency.—
(1) Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a "community redevelopment agency" subject to approval at a referendum, as set forth in subsection (5). A charter county having a population less than or equal to 1.6 million may create, by a vote of at least a majority plus one of the entire governing
body of the charter county, more than one community
redevelopment agency. Each such agency shall be constituted as a
public instrumentality, and the exercise by a community
redevelopment agency of the powers conferred by this part shall
be deemed and held to be the performance of an essential public
function. Community redevelopment agencies of a county have the
to function within the corporate limits of a municipality
only as, if, and when the governing body of the municipality has
by resolution concurred in the community redevelopment plan or
plans proposed by the governing body of the county.

(2) As of the creation date of a community redevelopment
agency, the governing When the governing body adopts a
resolution declaring the need for a community redevelopment
agency, that body shall, by ordinance, appoint a board of
commissioners of the community redevelopment agency, which shall
consist of not fewer than five or more than nine commissioners.
The terms of office of the commissioners shall be for 4 years,
except that three of the members first appointed shall be
designated to serve terms of 1, 2, and 3 years, respectively,
from the date of their appointments, and all other members shall
be designated to serve for terms of 4 years from the date of
their appointments. A vacancy occurring during a term shall be
filled for the unexpired term. As provided in an interlocal
agreement between the governing body that created the agency and
one or more taxing authorities, one or more members of the board
of commissioners of the agency may be representatives of a
taxing authority, including members of that taxing authority's
governing body, whose membership on the board of commissioners
of the agency would be considered an additional duty of office
as a member of the taxing authority governing body.

(3)(a) A commissioner shall receive no compensation for
services, but is entitled to the necessary expenses, including
teach expenses, incurred in the discharge of duties. Each
commissioner shall hold office until his or her successor has
been appointed and has qualified. A certificate of the
appointment or reappointment of any commissioner shall be filed
with the clerk of the county or municipality, and such
certificate is conclusive evidence of the due and proper
appointment of such commissioner.

(b) The powers of a community redevelopment agency shall
be exercised by the commissioners thereof. A majority of the
commissioners constitutes a quorum for the purpose of conducting
business and exercising the powers of the agency and for all
other purposes. Action may be taken by the agency upon a vote of
a majority of the commissioners present, unless in any case the
bylaws require a larger number. Any person may be appointed as
commissioner if he or she resides or is engaged in business,
which means owning a business, practicing a profession, or
performing a service for compensation, or serving as an officer
or director of a corporation or other business entity so

CODING: Words stricken are deletions; words underlined are additions.
engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.

(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

(d) An agency authorized to transact business and exercise powers under this part shall file with the governing body of the county or municipality a report as required under s. 163.371(1) on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.
At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

On or after October 1, 2019, a community redevelopment agency may only be created by a county-wide referendum held during a primary or general election, as defined in s. 97.021, and held in the county in which the agency will be located. The referendum shall require the approval of two-thirds of the qualified electors voting on the ballot question for passage.

Section 3. Paragraph (a) of subsection (1) of section 163.357, Florida Statutes, is amended to read:

163.357 Governing body as the community redevelopment agency.—

(1)(a) As an alternative to the appointment of not fewer than five or more than seven members of the agency, the governing body may, at the time of the adoption of a resolution under s. 163.355, or at any time thereafter by adoption of a resolution, declare itself to be an agency, in which case all the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body of the county or municipality, subject to all responsibilities and liabilities imposed or incurred.
Section 4. Subsection (1) of section 163.367, Florida Statutes, is amended to read:

163.367 Public officials, commissioners, and employees subject to code of ethics.—

(1)(a) The officers, commissioners, and employees of a community redevelopment agency created by, or designated pursuant to, s. 163.356 or s. 163.357 shall be subject to the provisions and requirements of part III of chapter 112.

(b) Commissioners of a community redevelopment agency must comply with the ethics training requirements in s. 112.3142.

Section 5. Subsection (5) is added to section 163.370, Florida Statutes, to read:

163.370 Powers; counties and municipalities; community redevelopment agencies.—

(5) A community redevelopment agency shall procure all commodities and services using the same purchasing processes and requirements that apply to the county or municipality that created the community redevelopment agency.

Section 6. Section 163.371, Florida Statutes, is created to read:

163.371 Reporting requirements.—

(1) Beginning March 31, 2020, and no later than March 31 of each year thereafter, each community redevelopment agency shall file an annual report with the county or municipality that created the agency and post the report on the agency's website.
At the time the report is filed and posted on the website, the agency shall also publish in a newspaper of general circulation in the community a notice that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the county or municipality, in the office of the community redevelopment agency, and on the agency's website. The report must include the following information:

(a) The most recent audit report for the community redevelopment agency prepared pursuant to s. 163.387(8).

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the year being reported, including the:

1. Total number of projects started, total number of projects completed, and estimated project cost for each project.

2. Total expenditures from the redevelopment trust fund.

3. Assessed real property values of property located within the boundaries of the community redevelopment agency as of the day the agency was created.

4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the year being reported.

5. Earliest data available as of the date the agency was created, providing total commercial property vacancy rates within the community redevelopment agency.
6. Total commercial property vacancy rates within the boundaries of the community redevelopment agency.

7. Assessed real property values for redeveloped properties within the boundaries of the community redevelopment agency as of January 1 of the year being reported.

8. Earliest data available as of the day the agency was created, providing total housing vacancy rates within the boundaries of the community redevelopment agency.

9. Total housing vacancy rates within the boundaries of the community redevelopment agency.

10. Total number of code enforcement violations within the boundaries of the community redevelopment agency.

11. Total amount expended for affordable housing for low and middle income residents, if the community redevelopment agency has affordable housing as part of its community redevelopment plan.

12. Name of the sponsor or donor and total amount sponsored or donated for sponsorships and donations that were made to the community redevelopment agency.

13. Ratio of redevelopment funds to private funds expended within the boundaries of the community redevelopment agency.

(2) By January 1, 2020, each community redevelopment agency shall post on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If a change is made to the boundaries or
total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect.

Section 7. Section 163.3755, Florida Statutes, is created to read:

163.3755 Termination of community redevelopment agencies; prohibition on future creation.—

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter as of October 1, 2019, or on September 30, 2039, whichever is earlier. However, the governing body of the county or municipality that created the community redevelopment agency may approve the agency's continued existence by a two-thirds vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a two-thirds vote, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the earlier of the termination date of the agency or September 30, 2039, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency...
redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.

(3) On or after October 1, 2019, a community redevelopment agency may be created only pursuant to s. 163.356. A community redevelopment agency in existence before October 1, 2019, may continue to operate as provided in this part.

Section 8. Section 163.3756, Florida Statutes, is created to read:

163.3756 Inactive community redevelopment agencies.—

(1) The Legislature finds that a number of community redevelopment agencies continue to exist but reported no revenues, no expenditures, and no outstanding debt in their annual reports to the Department of Financial Services pursuant to s. 218.32.

(2)(a) A community redevelopment agency that reported no revenues, no expenditures, and no debt under s. 218.32 or s. 189.016(9), for 3 consecutive fiscal years beginning on October 1, 2016, shall be declared inactive by the Department of Economic Opportunity. The department shall notify the agency of the declaration of inactive status under this subsection. If the agency does not have board members or agents, the notice of inactive status must be delivered to the governing board or commission of the county or municipality that created the agency.
(b) The governing board of a community redevelopment agency declared inactive under this subsection may seek to invalidate the declaration by initiating proceedings under s. 189.062(5)(b) within 30 days after the date of the receipt of the notice from the department.

(3) A community redevelopment agency declared inactive under this section is authorized only to expend funds from the redevelopment trust fund as necessary to service outstanding bond debt. The agency may not expend other funds without an ordinance of the governing body of the local government that created the agency consenting to the expenditure of funds.

(4) The provisions of s. 189.062(2) and (4) do not apply to a community redevelopment agency that has been declared inactive under this section.

(5) The provisions of this section are cumulative to the provisions of s. 189.062. To the extent the provisions of this section conflict with the provisions of s. 189.062, this section prevails.

(6) The Department of Economic Opportunity shall maintain on its website a separate list of community redevelopment agencies declared inactive under this section.

Section 9. Paragraph (a) of subsection (1), subsection (6), paragraph (d) of subsection (7), and subsection (8) of section 163.387, Florida Statutes, are amended to read:

163.387 Redevelopment trust fund.—
(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. A community redevelopment agency may not receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the redevelopment trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:

1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and
2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

However, the governing body of any county as defined in s. 125.011(1) may, in the ordinance providing for the funding of a trust fund established with respect to any community redevelopment area created on or after July 1, 1994, determine that the amount to be funded by each taxing authority annually shall be less than 95 percent of the difference between subparagraphs 1. and 2., but in no event shall such amount be less than 50 percent of such difference.

(6) Beginning October 1, 2019, moneys in the redevelopment trust fund may be expended only from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the following purposes stated in this subsection, including, but not limited to:
(a) Except as provided in this subsection, a community redevelopment agency shall comply with the requirements of s. 189.016.

(b) A community redevelopment agency created by a municipality shall submit its operating budget to the board of county commissioners for the county in which the agency is located within 10 days after the date such budget is adopted and submit amendments of its operating budget to the board of county commissioners within 10 days after the date the amended budget is adopted. Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.

(c) The annual budget of a community redevelopment agency may provide for payment of the following expenses:

1. Administrative and overhead expenses directly or indirectly necessary to implement a community redevelopment plan adopted by the agency.

2. Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.

3. The acquisition of real property in the redevelopment area.

4. The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within
or outside the community redevelopment area as provided in s. 163.370.

5. (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

6. (f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.

7. (g) The development of affordable housing within the community redevelopment area.

8. (h) The development of community policing innovations.

9. Expenses that are necessary to exercise the powers granted under s. 163.370, as delegated under s. 163.358.

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the redevelopment trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

(d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be reappropriated pursuant to the next annual budget.
adopted by the board of commissioners of the community
redevelopment agency which project will be completed within 3
years from the date of such appropriation.

(8)(a) Each community redevelopment agency with revenues
or a total of expenditures and expenses in excess of $100,000,
as reported on the redevelopment trust fund financial
statements, shall provide for a financial audit of the trust
fund each fiscal year and a report of such audit shall to be
prepared by an independent certified public accountant or firm.
Each financial audit provided pursuant to this subsection shall
be conducted in accordance with rules for audits adopted by the
Auditor General which are in effect as of the last day of the
community redevelopment agency's fiscal year being audited.

(b) The audit such report shall:

1. Describe the amount and source of deposits into, and
the amount and purpose of withdrawals from, the trust fund
during the such fiscal year and the amount of principal and
interest paid during such year on any indebtedness to which
increment revenues are pledged and the remaining amount of such
indebtedness.

2. Include a complete financial statement identifying the
assets, liabilities, income, and operating expenses of the
community redevelopment agency as of the end of such fiscal
year.

3. Include a finding by the auditor determining whether
the community redevelopment agency complied with the requirements of subsections (6) and (7).

(c) The audit report for the community redevelopment agency shall be included with the annual financial report submitted by the county or municipality that created the agency to the Department of Financial Services as provided in s. 218.32, regardless of whether the agency reports separately under s. 218.32.

(d) The agency shall provide by registered mail a copy of the audit report to each taxing authority.

Section 10. Subsection (4) is added to section 218.32, Florida Statutes, to read:

218.32 Annual financial reports; local governmental entities.—

(4)(a) A local governmental entity that does not include with its annual financial report submitted to the department the audit report required by s. 163.387(8) for each community redevelopment agency created by the reporting entity shall be deemed to have failed to submit an annual financial report. The department shall report such failure to the Legislative Auditing Committee and the Special District Accountability Program of the Department of Economic Opportunity.

(b) By November 1 of each year, the department must provide the Special District Accountability Program with a list of each community redevelopment agency that has reported no
revenues, no expenditures, and no debt for the community redevelopment agency's previous fiscal year.

Section 11. This act shall take effect July 1, 2019.
By Senator Lee

A bill to be entitled
An act relating to community redevelopment agencies; creating s. 112.327, F.S.; defining terms; prohibiting a person from lobbying a community redevelopment agency until he or she has registered as a lobbyist with that agency; providing registration requirements; requiring an agency to make lobbyist registrations available to the public; requiring a database of currently registered lobbyists and principals to be available on certain websites; requiring a lobbyist to send a written statement to the agency canceling the registration for a principal that he or she no longer represents; authorizing an agency to remove the name of a lobbyist from the list of registered lobbyists under certain circumstances; authorizing an agency to establish an annual lobbyist registration fee, not to exceed a specified amount; requiring an agency to be diligent in ascertaining whether persons required to register have complied, subject to certain requirements; requiring the Commission on Ethics to investigate a lobbyist or principal under certain circumstances, subject to certain requirements; requiring the commission to provide the Governor with a report of its findings and recommendations in such investigations; authorizing the Governor to enforce the commission’s findings and recommendations; authorizing community redevelopment agencies to adopt rules to govern the registration of lobbyists; amending s. 112.3142, F.S.; requiring ethics training
for community redevelopment agency commissioners; specifying requirements for such training; amending s. 163.340, F.S.; revising the definition of the term “blighted area”; amending s. 163.356, F.S.; revising reporting requirements; deleting provisions requiring certain annual reports; amending s. 163.367, F.S.; requiring ethics training for community redevelopment agency commissioners; amending s. 163.370, F.S.; revising the list of projects that are prohibited from being financed by increment revenues; requiring community redevelopment agencies to follow certain procurement procedures; creating s. 163.371, F.S.; requiring a community redevelopment agency to publish certain digital boundary maps on its website; providing annual reporting requirements; requiring a community redevelopment agency to publish the annual reports on its website; creating s. 163.375, F.S.; providing termination dates for certain community redevelopment agencies; creating s. 163.3756, F.S.; providing legislative findings; requiring the Department of Economic Opportunity to declare inactive community redevelopment agencies that have reported no financial activity for a specified number of years; providing hearing procedures; authorizing certain financial activity by a community redevelopment agency that is declared inactive; providing applicability; providing for construction; requiring the department to maintain a website identifying all inactive community redevelopment agencies; amending s. 163.387,
Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 112.327, Florida Statutes, is created to read:

112.327 Lobbying before community redevelopment agencies; registration and reporting.—

(1) As used in this section, the term:
(a) “Agency” or “community redevelopment agency” means a public agency created by, or designated pursuant to, s. 163.356 or s. 163.357 and operating under the authority of part III of chapter 163.

(b) “Lobby” means to seek to influence an agency with respect to a decision of the agency in an area of policy or procurement or to attempt to obtain the goodwill of an agency official or employee on behalf of another person. The term must be interpreted and applied consistently with the rules of the commission adopted pursuant to s. 112.3215(15).

(c) “Lobbyist” has the same meaning as in s. 112.3215.

(d) “Principal” has the same meaning as in s. 112.3215.

(2) A person may not lobby an agency until he or she has registered as a lobbyist with that agency. Such registration is due upon the person initially being retained to lobby and is renewable on a calendar-year basis thereafter. Upon registration, the person shall provide a statement, signed by the principal or principal’s representative, stating that the registrant is authorized to represent the principal and identifying and designating its main business pursuant to a classification system approved by the agency. Any changes to the information required by this section must be disclosed within 15 days by filing a new registration form. An agency may create its own lobbyist registration forms or may accept a completed legislative branch or executive branch lobbyist registration form. In completing the form required by the agency, the registrant shall disclose, under oath, the following:

(a) His or her name and business address.

(b) The name and business address of each principal
(c) The existence of any direct or indirect business association, partnership, or financial relationship with any officer or employee of an agency with which he or she lobbies or intends to lobby.

(3) An agency shall make lobbyist registrations available to the public. If an agency maintains a website, a database of currently registered lobbyists and principals must be available on that website. If the agency does not maintain a website, the database of currently registered lobbyists and principals must be available on the website of the county or municipality that created the agency.

(4) Immediately upon a lobbyist’s termination of his or her representation of a principal, the lobbyist shall send a written statement to the agency canceling the registration. If the principal notifies the agency that the lobbyist is no longer authorized to represent that principal, an agency may remove the name of a lobbyist from the list of registered lobbyists.

(5) An agency may establish an annual lobbyist registration fee, not to exceed $40, for each principal represented. The agency may use registration fees only for the purpose of administering this section.

(6) An agency shall be diligent in ascertaining whether persons required to register under this section have complied. An agency may not knowingly authorize an unregistered person to lobby the agency.

(7) Upon receipt of a sworn complaint alleging that a lobbyist or principal has failed to register with an agency or has knowingly submitted false information in a report or
registration required under this section, the commission shall investigate the lobbyist or principal pursuant to the procedures established in s. 112.324. The commission shall provide the Governor with a report of its findings and recommendations in any investigation conducted pursuant to this subsection, and the Governor may enforce them.

(8) Community redevelopment agencies may adopt rules to govern the registration of lobbyists, including rules governing the adoption of forms and the establishment of the lobbyist registration fee.

Section 2. Section 112.3142, Florida Statutes, is amended to read:

112.3142 Ethics training for specified constitutional officers, and elected municipal officers, and commissioners.—

(1) As used in this section, the term “constitutional officers” includes the Governor, the Lieutenant Governor, the Attorney General, the Chief Financial Officer, the Commissioner of Agriculture, state attorneys, public defenders, sheriffs, tax collectors, property appraisers, supervisors of elections, clerks of the circuit court, county commissioners, district school board members, and superintendents of schools.

(2)(a) All constitutional officers must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation if the required subjects are covered.
(b) Beginning January 1, 2015, all elected municipal officers must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation if the required subjects are covered.

(c) Beginning October 1, 2019, each commissioner of a community redevelopment agency created under part III of chapter 163 must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject material is covered by the class.

(d) The commission shall adopt rules establishing minimum course content for the portion of an ethics training class which addresses s. 8, Art. II of the State Constitution and the Code of Ethics for Public Officers and Employees.

(e) The Legislature intends that a constitutional officer or elected municipal officer who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer or elected municipal officer assuming a new office or new term of office on or before March
31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer or elected municipal officer assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

(3) Each house of the Legislature shall provide for ethics training pursuant to its rules.

Section 3. Subsection (8) of section 163.340, Florida Statutes, is amended to read:

163.340 Definitions.—The following terms, wherever used or referred to in this part, have the following meanings:

(8) “Blighted area” means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years before prior to the finding of such conditions.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.
(f) Inadequate and outdated building density patterns.
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
(h) Tax or special assessment delinquency exceeding the fair value of the land.
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.
(p) Rates of unemployment higher in the area than in the remainder of the county or municipality.
(q) Rates of poverty higher in the area than in the remainder of the county or municipality.
(r) Rates of foreclosure higher in the area than in the remainder of the county or municipality.
remainder of the county or municipality.

(s) Rates of infant mortality higher in the area than in the remainder of the county or municipality.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, the term “blighted area” means an area as defined in this subsection.

Section 4. Paragraphs (c) and (d) of subsection (3) of section 163.356, Florida Statutes, are amended to read:

163.356 Creation of community redevelopment agency.—

(3)(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

(d) An agency authorized to transact business and exercise powers under this part shall file with the governing body the report required pursuant to s. 163.371(1), on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial
statement setting forth its assets, liabilities, income, and
operating expenses as of the end of such fiscal year. At the
time of filing the report, the agency shall publish in a
newspaper of general circulation in the community a notice to
the effect that such report has been filed with the county or
municipality and that the report is available for inspection
during business hours in the office of the clerk of the city or
county commission and in the office of the agency.

(e) At any time after the creation of a community
redevelopment agency, the governing body of the county or
municipality may appropriate to the agency such amounts as the
governing body deems necessary for the administrative expenses
and overhead of the agency, including the development and
implementation of community policing innovations.

Section 5. Subsection (1) of section 163.367, Florida
Statutes, is amended to read:

163.367 Public officials, commissioners, and employees
subject to code of ethics.—

(1) The officers, commissioners, and employees of a
community redevelopment agency created by, or designated
pursuant to, s. 163.356 or s. 163.357 are subject to
the provisions and requirements of part III of chapter 112, and
commissioners also must comply with the ethics training
requirements imposed in s. 112.3142.

Section 6. Paragraphs (d), (e), and (f) are added to
subsection (3) of section 163.370, Florida Statutes, and
subsection (5) is added to that section, to read:

163.370 Powers; counties and municipalities; community
redevelopment agencies.—
(3) The following projects may not be paid for or financed by increment revenues:

   (d) Community redevelopment agency activities related to festivals or street parties designed to promote tourism.
   (e) Grants to entities that promote tourism.
   (f) Grants to nonprofit entities that provide socially beneficial programs.

(5) A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.

Section 7. Section 163.371, Florida Statutes, is created to read:

163.371 Reporting requirements.—

(1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect.

(2) Beginning March 31, 2020, and no later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency’s website. The report must include the following information:

   (a) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8).
   (b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency
as of December 31 of the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each project.

2. Total expenditures from the redevelopment trust fund.

3. Original assessed real property values within the community redevelopment agency’s area of authority as of the day the agency was created.

4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.

5. Total amount expended for affordable housing for low-income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

Section 8. Section 163.3755, Florida Statutes, is created to read:

163.3755 Termination of community redevelopment agencies; prohibition on future creation.—

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency’s charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body
members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.

(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.

(c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.

Section 9. Section 163.3756, Florida Statutes, is created to read:

163.3756 Inactive community redevelopment agencies.—
(1) The Legislature finds that a number of community redevelopment agencies continue to exist, but do not report any revenues, expenditures, or debt in the annual reports they file with the Department of Financial Services pursuant to s. 218.32.

(2) (a) A community redevelopment agency that has reported no revenue, no expenditures, and no debt under s. 189.016(9) or s. 218.32 for 3 consecutive fiscal years beginning no earlier than October 1, 2016, must be declared inactive by the Department of Economic Opportunity, which shall notify the agency of the declaration. If the agency does not have board members or an agent, the notice of the declaration of inactive status must be delivered to the county or municipal governing board or commission that created the agency.

(b) The governing board of a community redevelopment agency
that is declared inactive under this section may seek to invalidate the declaration by initiating proceedings under s. 189.062(5) within 30 days after the date of the receipt of the notice from the Department of Economic Opportunity.

(3) A community redevelopment agency that is declared inactive under this section may expend funds from the redevelopment trust fund only as necessary to service outstanding bond debt. The agency may not expend other funds in the absence of an ordinance of the local governing body that created the agency which consents to the expenditure of such funds.

(4) The provisions of s. 189.062(2) and (4) do not apply to a community redevelopment agency that has been declared inactive under this section.

(5) The provisions of this section are cumulative to the provisions of s. 189.062. To the extent the provisions of this section conflict with the provisions of s. 189.062, this section prevails.

(6) The Department of Economic Opportunity shall maintain on its website a separate list of community redevelopment agencies declared inactive under this section.

Section 10. Paragraph (a) of subsection (1), subsection (6), paragraph (d) of subsection (7), and subsection (8) of section 163.387, Florida Statutes, are amended to read:

163.387 Redevelopment trust fund.—

(1)(a) After approval of a community redevelopment plan, there may be established for each community redevelopment agency created under s. 163.356 a redevelopment trust fund. Funds allocated to and deposited into this fund shall be used by the
agency to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan. No community redevelopment agency may receive or spend any increment revenues pursuant to this section unless and until the governing body has, by ordinance, created the trust fund and provided for the funding of the redevelopment trust fund until the time certain set forth in the community redevelopment plan as required by s. 163.362(10). Such ordinance may be adopted only after the governing body has approved a community redevelopment plan. The annual funding of the redevelopment trust fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds of each taxing authority derived from or held in connection with the undertaking and carrying out of community redevelopment under this part. Such increment shall be determined annually and shall be that amount equal to 95 percent of the difference between:

1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of a community redevelopment area; and

2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.
However, the governing body of any county as defined in s. 125.011(1) may, in the ordinance providing for the funding of a trust fund established with respect to any community redevelopment area created on or after July 1, 1994, determine that the amount to be funded by each taxing authority annually shall be less than 95 percent of the difference between subparagraphs 1. and 2., but in no event shall such amount be less than 50 percent of such difference.

(6) Effective October 1, 2019, moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the following purposes specified in paragraph (c), including, but not limited to:

(a) Except as otherwise provided in this subsection, a community redevelopment agency shall comply with the requirements of s. 189.016.

(b) A community redevelopment agency created by a municipality shall submit its annual budget to the board of county commissioners for the county in which the agency is located within 10 days after the adoption of such budget and submit amendments of its annual budget to the board of county commissioners within 10 days after the adoption date of the amended budget. Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.

(c) The annual budget of a community redevelopment agency
may provide for payment of the following expenses:

1. Administrative and overhead expenses directly or indirectly necessary to implement a community redevelopment plan adopted by the agency. However, administrative and overhead expenses may not exceed 18 percent of the total annual budget of the community redevelopment agency.

2. (b) Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.

3. (c) The acquisition of real property in the redevelopment area.

4. (d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.

5. (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.

6. (f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.

7. (g) The development of affordable housing within the community redevelopment area.

8. (h) The development of community policing innovations.

9. Infrastructure improvement, building construction, and
building renovation, including improvements, construction, and
renovation related to parking lots, parking garages, and
neighborhood parks.

10. Grants and loans to businesses for facade improvements, signage, sprinkler system upgrades, and other structural improvements.

(7) On the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses pursuant to subsection (6) for such year shall be:

(d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be reapportioned pursuant to the next annual budget adopted by the board of commissioners of the community redevelopment agency which project will be completed within 3 years from the date of such appropriation.

(8) (a) Each community redevelopment agency with revenues or a total of expenditures and expenses in excess of $100,000, as reported on the trust fund financial statements, shall provide for a financial audit of the trust fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm. Each financial audit conducted pursuant to this subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General.

(b) The audit report must:

1. Describe the amount and source of deposits into, and the
amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness.

2. Include financial statements identifying the assets, liabilities, income, and operating expenses of the community redevelopment agency as of the end of such fiscal year.

3. Include a finding by the auditor as to whether the community redevelopment agency is in compliance with subsections (6) and (7).

(c) The audit report for the community redevelopment agency must accompany the annual financial report submitted by the county or municipality that created the agency to the Department of Financial Services as provided in s. 218.32, regardless of whether the agency reports separately under that section.

(d) The agency shall provide by registered mail a copy of the audit report to each taxing authority.

Section 11. Subsection (3) of section 218.32, Florida Statutes, is amended to read:

218.32 Annual financial reports; local governmental entities.—

(3)(a) The department shall notify the President of the Senate and the Speaker of the House of Representatives of any municipality that has not reported any financial activity for the last 4 fiscal years. Such notice must be sufficient to initiate dissolution procedures as described in s. 165.051(1)(a). Any special law authorizing the incorporation or creation of the municipality must be included within the notification.
(b) Failure of a county or municipality required under s. 163.387(8) to include with its annual financial report to the department a financial audit report for each community redevelopment agency created by that county or municipality constitutes a failure to report under this section.

(c) By November 1 of each year, the department must provide the Special District Accountability Program of the Department of Economic Opportunity with a list of each community redevelopment agency that does not report any revenues, expenditures, or debt for the community redevelopment agency’s previous fiscal year.

Section 12. Subsection (3) of section 163.524, Florida Statutes, is amended to read:

163.524 Neighborhood Preservation and Enhancement Program; participation; creation of Neighborhood Preservation and Enhancement Districts; creation of Neighborhood Councils and Neighborhood Enhancement Plans.—

(3) After the boundaries and size of the Neighborhood Preservation and Enhancement District have been defined, the local government shall pass an ordinance authorizing the creation of the Neighborhood Preservation and Enhancement District. The ordinance must contain a finding that the boundaries of the Neighborhood Preservation and Enhancement District comply with s. 163.340(7) or s. 163.340(8)(a)-(s) or do not contain properties that are protected by deed restrictions. Such ordinance may be amended or repealed in the same manner as other local ordinances.

Section 13. This act shall take effect July 1, 2019.