Citizen Advisory Committee  
South St. Petersburg Community Redevelopment Area

May 7, 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 April 2, 2019, CAC Meeting Minutes (Vote)

III. City Council Approval of Workforce Development Contract with PERC (Info)

IV. Commercial Matching Grant Program Applications (Info)

V. Amendment to the Business and Commercial Development Budget (Info)

VI. Commercial Revitalization Program Grants (Info)

VII. Affordable Housing Programs

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

IX. Enoch Davis Youth Farm Project (Info)

X. RFP for Socioeconomic Impact Study of South St. Petersburg (Info)

XI. Legislative Amendments to the Florida Community Redevelopment Act (Info)

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

XIII. New Business

XIV. Next Meeting – June 4, 2019

XV. 2019 Regular Meeting Schedule – June 4th, July 2nd, August 6th, September 10th, October 1st, November 5th, and December 3rd

XVI. Adjourn
CITY OF ST. PETERSBURG  
CITIZEN ADVISORY COMMITTEE (CAC)  
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA  
PUBLIC MEETING

Room 100  
City Hall  
April 02, 2019  
Tuesday, 5:00 p.m.

MINUTES

Members Present: Deborah Figgs-Sanders, Vice-Chair  
Karl Nurse  
Arthur O’Hara  
Motez Robinson, Jr.  
Dr. Jason Shedrick  
Javan Turner  

Staff Present: Alan DeLisle, City Development Administrator  
Sophia Sorolis, Director, Economic & Workforce Development  
Rick Smith, Manager, Economic & Workforce Development  
Jessica Eilerman, Manager, Small Business Liaison  
Anthony Chan, ED Specialist, Economic & Workforce Development  

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 March 5, 2019, CAC Meeting Minutes (Vote)  
Committee Member Nurse moved, and Committee Member O’Hare seconded a motion that the March 5, 2019 minutes approved as written by a consensus vote.

III. Increased Funding for Workforce Development Contract with PERC (Information)  
Rick Smith spoke briefly about increasing funding while increasing the deliverables from PERC. Micheal Jalazo presented to the committee the current contract results and answering questions such as challenges with transportation and other forms of reporting.
IV. Commercial Grant Program Applications (Information)

1. Funding Applications and Amounts

$405K was budgeted for Commercial Grant Matching program 46 app 6 divert to various reason total funding requested: $807K In CRP budged $1.039M $450K funding requested.

2. Review Committee Meetings

The Grant Review Committee will meet on April 5th at 9am located at City Hall to finalize scoring of the applicants.

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

Jessica Eilerman spoke about the results of the rollout for the ABCD program. Upon advice from the committee their were4 additional slots available for participants who could not fit in the original schedule. There was 7 Centers who signed up with 12 participants. Committee Member Shedrick suggested that veteran centers would participate as mentors for the program. Committee Member Figgs-Sanders inquired on the names of the 7 centers. Jessica Eilerman also clarified this program currently is not available for Start-ups

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

Veatrice Farrell representing Deuces Live announced April movie schedule at the Royal Theatre.

VII. New Business

Committee Member Nurse requested project updates from Alan Delisle

Tangerine Plaza: The City did receive unsolicited proposal (Black Champion’s Museum)
Commerce Park: The City is currently in discussions with EMP, on moving forward. Currently the project is due on May 1st and there is a possibility of an extension if EMP is able to demonstrate the ability to satisfy the job requirements.

Committee Member Figgs-Sanders for transparency purposes disclosed to the Public a meeting with ED Specialist Anthony Chan to discuss innovative ways to assist the CRA. Rick Smith responded elaborating on the current direction for the CRA such as partnering with Tampa Bay Black Investment Corporation to assist businesses with bridge loans.

VIII. 2019 Regular Meeting Schedule May 7th, June 4th, July 2nd, August 6th, September 10th, October 1st, November 5th, and December 3rd

IX. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 5:45 p.m.
An act relating to community redevelopment agencies; amending s. 112.3142, F.S.; requiring ethics training for community redevelopment agency commissioners; specifying requirements for such training; 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.; requiring a community redevelopment agency 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. 163.3755, 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 construction; requiring the department to maintain a list on its website identifying all inactive community redevelopment agencies; amending s. 163.387, F.S.; specifying the level of tax increment financing that a governing body may establish for funding the redevelopment trust fund; effective on a specified date, revising requirements for the use of redevelopment trust fund proceeds; limiting allowed expenditures; revising requirements for the annual budget of a community redevelopment agency; 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 with the financial report of the county or municipality that created the community redevelopment agency; amending s. 218.32, F.S.; revising criteria for finding that a county or municipality failed to file a report; requiring the Department of Financial Services to provide a report to the Department of Economic Opportunity concerning community redevelopment agencies reporting no revenues, expenditures, or debts; providing an effective date.
Be It Enacted by the Legislature of the State of Florida:

Section 1. 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.
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 January 1, 2020, 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 2. 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)(d) 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 3. 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 shall be subject to
the provisions and requirements of part III of chapter 112, and
commissioners also must comply with the ethics training
requirements as imposed in s. 112.3142.

Section 4. 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 under the same purchasing processes and requirements that apply to the county or municipality that created the agency.

Section 5. 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 not 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). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.
(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 6. Section 163.3755, Florida Statutes, is created
to read:

163.3755 Termination of community redevelopment agencies.—

(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 7. 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

CODING: Words stricken are deletions; words underlined are additions.
no revenue, no expenditures, and no debt under s. 189.016(9) or s. 218.32 for 6 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 8. 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.
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. 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 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 trust fund financial statements, shall provide for an 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 such report must: shall

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 9. 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 10. This act shall take effect October 1, 2019.