



Citizen Advisory Committee
South St. Petersburg Community Redevelopment Area

November 2, 2021, at 5:00 p.m.
City Council Chambers, 175 5th Street North

- I. **Citizen Advisory Committee and Staff Introductions**
- II. **Approval of October 5, 2021, CAC Meeting Minutes (Vote)**
- III. **Recommendation on Revised FY 2022 CRA Budget (Vote)**
- IV. **Update on FY 2021 Commercial Matching Grant Cycle (Information)**
- V. **Public Comment and Correspondence (3 minutes per speaker)**
- VI. **New Business**
- VII. **Remaining 2021 Regular Meeting Date – December 7th**
- VIII. **2022 Regular Meeting Dates (with alternative dates)**

| | | |
|---|--|---|
| January 4 th | February 1 st | March 1 st |
| April 5 th | May 3 rd | June 7 th |
| <u>July 5th</u> (wk of June 27 th) | August 2 nd | <u>September 6th</u> (wk of Aug 29 th) |
| October 4 th | <u>November 1st</u> (wk of Oct 31 st) | December 6 th |
- IX. **Four Hours of Required Ethics Training (Reminder)**
- X. **Adjourn**



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

**Council Chambers
City Hall**

**October 5th, 2021
Tuesday, 5:02 p.m.**

MINUTES

Members Present: Ricardo Davis, Chair
Kelly Kirschner
Keesha Benson
Esther Eugene
Steven Morrison
Tara Centeno

Staff Present: Joshua Johnson, Housing and Community Development Director
Rick Smith, Manager, Economic & Workforce Development
Michael Dema, Assistant City Attorney
James A. Corbett, Codes Compliance Assistant Director
George Smith, ED Coordinator Economic & Workforce Development
Anthony Chan, ED Specialist, Economic & Workforce Development

The meeting was called to order at 5:02 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 August 3rd CAC Meeting Minutes (Vote)

Committee Member Kirschner moved, and Chairperson Davis seconded a motion that the August 03rd 2021 minutes approved as written by a consensus vote.

III. Recommendation on FY 2022 CRA Budget (Vote)

Rick Smith gave a PowerPoint presentation on the Budget plan for FY22 CRA Budget then answered questions from committee members. After discussion on the City's CRA Youth Development Program, *Committee Member Kirshner moved that an additional \$300,000 be added to the budget, and Chairperson Davis seconded the motion that the FY22 CRA budget recommendation by staff be approved with the aforementioned amendment. The motion was approved by a consensus vote.*

IV. Update on FY 2021 Commercial Matching Grant Cycle (Information)

a. Appointment of 4 Members to Committee

Committee Member Kirshner, Committee Member Eugene and Chairperson Davis confirmed for the Grant Review Committee.

b. Training on Grant Review Criteria – October 5, 2021

Anthony Chan gave a PowerPoint presentation training the Grant Review Committee on the program and review criteria. No questions were asked.

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

No Public Comment.

VI. New Business

No new business.

VII. Reschedule November 2nd Regular Meeting to November 1st (Vote)

Committee member Kirshner cannot make the November 1st date. An email will be sent to determine date by majority. No decision was made, no vote was called.

VIII. 2021 Regular Meeting Dates

November 2nd

December 7st

IX. Four Hours of Required Ethics Training (Reminder)

X. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 6:29pm.



MEMORANDUM

Citizen Advisory Committee for the South St. Petersburg CRA

Prepared by the Economic and Workforce Development Department

For Public Hearing and Executive Action at 5:00 pm on November 2, 2021

Request

City Administration is requesting that the Citizen Advisory Committee (CAC) for the South St. Petersburg Community Redevelopment Area make a recommendation on the FY 2022 South St. Petersburg CRA budget, which has been substantially revised since the CAC budget action on October 5, 2021, meeting. The City Administration-recommended revisions were made necessary by the following: reductions in budget commitments to ensure they aligned with expected revenue; reductions in FY 2022 CRA revenue resulting in a change in property value estimates from the Pinellas County Property Appraisers Office; and reductions in anticipated revenues from unencumbered funding from FY 2019, FY 2020 and FY 2021. (For more details, see pages 4 thru 6 below). To that end, City Administration is requesting the CAC recommend to the St. Petersburg Community Redevelopment Agency that St. Petersburg City Council **APPROVE** the following actions regarding the FY 2022 budget for the South St. Petersburg CRA Redevelopment District Fund:

- 1) Reallocate an estimated **\$4,709,081** in current unencumbered CRA funding from the following prior budget years indicated below into the FY 2022 CRA Budget Plan.

| | |
|------------|-------------|
| FY 2018/19 | \$ 749,875 |
| FY 2020 | \$2,178,160 |
| FY 2021 | \$1,781,046 |

- 2) Appropriate an estimated **\$8,299,957** in FY 2022 tax increment financing revenue for use in the FY 2022 South St. Petersburg CRA Budget Plan. (Estimate is based on Pinellas County Property Appraiser's "2021 Taxable Value by Tax Increment Financing District, as of July 1, 2021".)
- 3) Allocate the combined revenue from #1 and #2 above, totaling an estimated **\$13,009,038**, for use in the FY 2022 South St. Petersburg CRA Budget according to the following allocations:

| | |
|---|---------------------|
| Workforce Development and Education | \$ 2,697,022 |
| Housing & Neighborhood Revitalization | \$ 1,850,660 |
| Business and Commercial Development | \$ 5,115,634 |
| CRA Communications, Operations and Evaluation | \$ 3,345,722 |
| Total | \$13,009,038 |

Background on the South St. Petersburg CRA Budget

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax increment financing (TIF) district for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H). TIF directs a percentage of future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district into a special redevelopment fund. This increased revenue, known as the “increment”, is then used to fund eligible redevelopment projects within the boundaries of the TIF district. The fund provides a sustainable source of revenue for revitalization programs identified in the South St. Petersburg Plan.

Each fiscal year the Citizen Advisory Committee (CAC) for the South St. Petersburg CRA is asked to make a budget recommendation for the South St. Petersburg Redevelopment Fund. This recommendation is made to the St. Petersburg Community Redevelopment Agency (Agency) which, in turn, recommends a CRA budget to City Council. City Council will approve a budget for the Redevelopment fund allocating the anticipated TIF contributions from the City of St. Petersburg and Pinellas County and any appropriated but unencumbered funding from prior budgets. The final budget is then forwarded to the Pinellas County Board of County Commissioners within ten days of action.

Based on the increase in property values in the South St. Petersburg CRA since its establishment in 2015, the TIF district is expected to yield **\$8,299,957** in revenue for FY 2022. (The official amount will be determined after the final tax roll in spring 2022.) The City payment into the redevelopment fund is estimated at **\$4,821,966**, while the County will be contributing an estimated **\$3,470,491**. (An estimated **\$7,500** in accrued interest is also included in the FY 2022 total revenue.) In addition, an estimated **\$749,875** in appropriated but unspent funding from the FY 2018/19 budget is available for use in the FY 2022 budget, as is **\$2,178,160** from the FY 2020 budget and **\$1,781,046** from the FY 2021 budget. The total of these amounts is estimated at **\$13,009,038**.

City Administration Recommendations on FY 2022 CRA Budget

City Council is being asked to recommend TIF allocations into the four major budget categories identified in the South St. Petersburg Plan. These budget categories are

- Business and Commercial Development
- Housing and Neighborhood Revitalization
- Education, Job Readiness and Workforce Development
- Communications, Evaluation and Operations

In the first two years of the redevelopment initiative, the City budgeted and expended primarily for Business and Commercial Development and Education and Workforce Development. By FY 2019, the increase in the tax increment allowed for the City to provide substantial resources for all three pillars of the CRA. For the FY2018/19 CRA budget, City Council approved an equal split between the three major budget categories. For the FY 2020 and FY 2021 budgets, City Council

focused on providing 40 percent of funding for affordable housing and 40 percent toward education and workforce development. Table 1 below shows the CRA budgeted amounts since inception.

Table 1. CRA Budget Allocation among the Major Budget Categories since FY 2016

| Program | FY16 | FY17 | FY18/19 | FY20 | FY21 | Total |
|-----------------------|------------------|--------------------|--------------------|--------------------|---------------------|---------------------|
| Business & Commercial | \$230,898 | \$487,681 | \$1,749,493 | \$1,201,069 | \$1,988,516 | \$5,567,657 |
| Education & Workforce | 50,000 | 609,601 | 1,749,493 | 2,473,015 | 3,902,623 | 8,784,732 |
| Housing | 187,265 | 121,920 | 1,749,493 | 2,399,036 | 3,957,822 | 8,433,536 |
| CRA Operations | NA | NA | 238,300 | 174,155 | 407,778 | 820,233 |
| Total | \$468,163 | \$1,219,202 | \$5,486,780 | \$6,247,275 | \$10,274,739 | \$23,696,158 |

In past budget cycles, City Administration recommended - and City Council approved - percentage allocations across the three major budget pillars for the South St. Petersburg CRA. For FY 2022, City Administration based its budget on existing and projected commitments in the Housing and Neighborhood and Business and Commercial Development budgets as well as the introduction of new initiatives which are described below. Table 2 depicts this recommendation.

Table 2. Allocation of FY 2022 TIF Revenue among the Major Budget Categories

| Budget Category | \$ Allocation | % Allocation |
|--|---------------------|---------------|
| Education, Job Readiness and Workforce | \$2,697,022 | 20.7% |
| Housing & Neighborhood Revitalization | \$1,850,660 | 14.2% |
| Business and Commercial Development | \$5,115,634 | 39.3% |
| CRA Communications, Evaluations & Operations | \$3,345,722 | 25.7% |
| Uses | \$13,009,038 | 100.0% |

These allocations will allow the City to continue its “CRA-dle to Career” initiative with nearly **\$2.7 million** earmarked for early childhood education and teen job readiness programs as well as continued funding for the workforce development contract awarded to St. Petersburg College in fall 2020. This workforce development contract expands CRA services beyond its current focus on “hard-to-hire” focus. Included in this approach is on-the-job training subsidies that will allow employers and the City to share the cost of new hires to ensure they are provided the skills for sustainable career driven employment. These subsidies will be available to businesses throughout the region that hire CRA residents. In addition, the approach will fund scholarships for CRA residents to attend career-driven education and certification classes outside of employer driven training. Finally, the approach will fund the wrap around services that CRA residents may need to take advantage of training and employment opportunities. In addition, the funding recommendations will provide over **\$1.85 million** for affordable housing through single-family and multifamily housing construction and renovation. These allocations support Mayor Kriseman’s “St. Petersburg Housing Plan” which calls for significant investment in affordable housing throughout the city by constructing and preserving 2,400 multifamily units, expanding homeownership for 500 low-income households, enabling 3,200 homeowners to stay in their homes by remedying code violations, constructing 300 accessory

dwelling units and increasing construction of single-family units by making available 150 lots for developers of affordable housing.

While the Plan focuses on providing affordable housing throughout St. Petersburg, the South St. Petersburg CRA is important to this effort both in terms of funding source and policy priorities. The Plan calls for an investment of \$8.5 million in CRA funding over ten years for the construction and preservation of affordable multifamily units. In addition, the current South St. Petersburg CRA housing programs align closely with the Mayor's Plan through its down payment assistance, housing rehabilitation and developer incentive programs. An emphasis for this year's budget will be funding the construction and preservation of multifamily units as well as incentivizing the renovations of single-family and multifamily housing for low-to-moderate income households.

City Administration is also recommending more than **\$5.1 million** be appropriated for the Business and Commercial Development program. This includes \$700,000 for undergrounding utilities on 22nd Street South from 6th Avenue South to I-275 to support commercial revitalization efforts at Sankofa, Manhattan Casino and the Deuces Main Street District. In addition, the proposal includes a multiyear funding commitment of \$300,000 annually for the proposed Sankofa project on 22nd Street South as well as up to \$1.5 million for the commercial buildout at Tangerine Plaza. More than \$990,000 in funding will support the Commercial Matching Grant program, which consists of the Commercial Site Improvement Grant and Commercial Building Interior and Tenant Improvement Grant programs. Another \$250,000 is recommended for the Commercial Revitalization Program. City Administration is recommending an \$1.35 million be budgeted for the Redevelopment MicroFund Program to assist smaller businesses that are not able to raise enough capital to apply for the Commercial Matching Grant Program or Commercial Revitalization Program. This program will be launched in mid-November beginning the marketing of the program to South St. Petersburg businesses with applications being accepted in January 2022.

Finally, City Administration is seeking more than **\$3.35 million** in funding for "CRA Communications, Operations and Evaluation" budget category to implement the priorities of the South St. Petersburg Community Redevelopment Plan. This would include salary costs for CRA personnel, travel, and training costs as well as increased marketing costs to promote the various CRA programs. In addition, \$1.5 million has been recommended to build two parks and streetscape enhancements for 22nd Street South to implement the Deuces/WADA Improvement Plan. Major investments also include more than \$580,000 for corridor revitalization plans for 34th Street South, Dr. M.L. King, Jr. Street South, 16th Street South and Grand Central. Finally, Administration is recommending nearly \$180,000 to pay for employees to augment the efforts of the N-Team – primarily staffed with volunteers – in the CRA.

1. CRA Budget Revisions Since Recommendation by the CAC

On October 5, 2021, City Administration presented a budget recommendation to the Citizen Advisory Committee (CAC) for the South St. Petersburg that included not only the projected revenue for FY 2022 – an estimated \$17.35 million - but also identified potential

commitments that might need funding over the next two fiscal years. The CAC recommended approval of Administration’s budget of \$20.98 million with the addition of \$300,000 to be appropriated for youth development programs. By far the largest budget category was for Housing and Neighborhood Revitalization where more than \$8.8 million was identified in potential funding needs over the next two fiscal years. Adding these commitments to the three other budget categories created a \$3.4 million deficit that would need to be reconciled with the projected FY 2022 revenue.

Since the CAC recommendation, City Administration has needed to revise its budget recommendation due to several issues. First, Administration is amending its budget recommendation to City Council to ensure that the FY 2022 budget commitments are in alignment with the FY 2022 revenue estimates. Secondly, the TIF revenue estimates from the Pinellas County Property Appraisers Office for the South St. Petersburg CRA were reduced from \$8.357 million to \$8.299 million, thereby needing to further reduce commitments. Third, on October 14, 2021, City Council approved a \$2.0 million CRA incentive for the Jordan Park Redevelopment Plan the funding for which was encumbered from the FY 2021 budget and included available funding from FY 2019 and FY 2020. Finally, staff had to reduce available unencumbered funding from FY 2021 by \$2.3 million due to internal miscommunication.

The sum total of these actions reduced available revenue from an estimated \$17,350,383 to an estimated \$13,009,038. To close the gap between sources and uses, City Administration focused on reducing commitments in the CRA Operations, Business and Commercial Development, and Housing and Neighborhood Revitalization budgets. In the CRA Operations budget, staff reduced commitments to redevelopment planning studies from \$1.2 million to \$745,000, postponing until FY 2023 investments in the update to the South St. Petersburg Community Redevelopment Plan as well as two commercial corridor plans.

In the Business and Commercial Development budget, City Administration reduced the budget by \$850,000. The reductions made to the budget are as follows:

Table 3. Reductions in Business and Commercial Development Budget since CAC Meeting

| Uses of Funds | CAC Recommended Budget | Revised Administration Budget |
|------------------------------------|-------------------------|-------------------------------|
| Total Budget | \$5,965,634 | \$5,115,634 |
| <i>Budget Items Reduced</i> | | |
| Property Acquisition | 500,000 | 0 |
| Commercial Matching Grant | 550,000 | 450,000 |
| Commercial Revitalization Program | 500,000 | 250,000 |
| <i>Budget Reduction</i> | <i>1,550,000</i> | <i>700,000</i> |

Most of the reductions came from the Housing and Neighborhood Revitalization budget, namely the “Affordable Loan Program” which included removal of the \$2.0 million Jordan Park Redevelopment Plan that was encumbered under the FY 2021 budget as well as projects that would not receive funding until completion such as Tangerine Plaza and Sankofa. In addition, Administration scaled back funding for projected development that

was based on expected demand for programs. Table 4 below depicts the changes Administration made to the housing budget.

Table 4. Reductions in the Housing & Neighborhood Revitalization Budget since October 2021 CAC Meeting

| Uses of Funds | CAC Recommended Budget | Revised Administration Budget |
|---|------------------------|-------------------------------|
| | \$8,807,660 | \$1,850,660 |
| Property Acquisition/Site Preparation | 500,000 | 0 |
| Acquisition of Vacant Residential Land | 500,000 | |
| Affordable Incentive Program | 5,661,698 | 724,660 |
| <u>Affordable Redevelopment Loan Program</u> | 4,957,000 | 235,000 |
| Jordan Park Redevelopment | 2,000,000 | |
| Developer Incentive Payments (16 units) | 320,000 | 160,000 |
| Tangerine Plaza Residential (100 units) | 1,000,000 | |
| Sankofa Residential (26 units) | 600,000 | |
| Shell Dash Agreement Amendment (10 units) | 72,000 | |
| Amherst (~10 units) | 100,000 | |
| MLK and 18 th Avenue South (9 units) | 90,000 | |
| FY 21 LIHTC Contribution (76 units) | 75,000 | 75,000 |
| FY 22 LIHTC Contribution | 700,000 | |
| <u>Affordable Residential Improvement (RRR+)</u> | 704,698 | 489,660 |
| Pipeline RRR+ (16 units) | 304,698 | 289,660 |
| Projected RRR+ (10 units) | 400,000 | 200,000 |
| Single Family Residential Programs | 2,646,000 | 1,126,000 |
| <u>Affordable Homeownership Programs</u> | 2,220,000 | 700,000 |
| Sankofa Residential DPA (26 units) | 260,000 | |
| Namaste DPA (11 units) | 110,000 | |
| Shell Dash DPA (10 units) | 100,000 | |
| Pipeline SF Projects (~12 units) | 900,000 | 500,000 |
| Projected SF Projects (5 units) | 450,000 | 200,000 |
| Projected DPAs - Developer Incentive Projects | 200,000 | |
| DPAs for Projected SF Projects | 200,000 | |
| <u>SF Façade Improvement Grant</u> | 344,000 | 344,000 |
| Pipeline Façade Grants (23 units) | 184,000 | 184,000 |
| Projected Façade Grants (25 units) | 160,000 | 160,000 |
| <u>Paint Your Heart Out/N-Team</u> | 82,000 | 82,000 |

2. Commitments to Commercial Development Projects

City Administration is recommending \$5.12 million in budgetary commitments for commercial development projects in the South St. Petersburg CRA. Of note, is a \$1.5 million contribution to the renovation of the commercial space at Tangerine Plaza and \$700,000 to underground the utilities along 22nd Street South from 6th Avenue South to Interstate 275. This project will support the City's investment in the Sankofa and new Carter G. Woodson

Museum. Another major investment is a multi-year commitment of \$300,000 to support the commercial buildout of the Sankofa development on the Deuces. Finally, the City is committing \$1.35 million to the Redevelopment MicroFund Program, which will help microbusinesses and startups receive funding from the CRA without needing matching funds. In prior years, these businesses would have only been eligible for funding through the CRA Commercial Matching Grant program which requires awardees to pay for half of their grant-funded project and complete it before being reimbursed by the City. City Administration is proposing to launch the marketing of the program in November after City Council's approval of the budget and begin accepting applications in January 2022.

3. Deuces/WADA Joint Action Plan Improvements

Completed in 2018, the Deuces Live/Warehouse Arts District Joint Action Plan identified major public improvement projects along 22nd Street South (Deuces Live Main Street) and within the Warehouse Arts District to support commercial revitalization efforts. Major project goals include completing the walkable infrastructure; making 22nd Street S and 5th Avenue S into livable streets; featuring the trail address; creating active parks and pop up spaces; expressing art, industry and culture through design; and guiding the development of successful urban places.

City Administration is recommending use of \$1.5 million in CRA funding to assist in funding three "transformational" projects for this budget year. These are the Deuces Main Street Core and two park improvements for the Deuces and Warehouse Arts District. The Main Street Core project includes \$3.5 million for a "festival street" that would raise 22nd Street S from 9th Avenue South to 11th Avenue South as well as \$1.3 million allocated to construct the Deuces Park on City-owned land at the northeast corner of 22nd Street *South and 9th Avenue South. The \$1.0 million District Park will be located also on City-owned land at the northeast corner of 22nd Street South and 5th Avenue South.

The South St. Petersburg Community Redevelopment Plan does allow for CRA dollars to be used to help implement neighborhood plans. To enable funding for improvements, the CAC will need to make a finding that the Deuces/WADA Joint Action Plan is consistent with the redevelopment plan.

4. Additional Funding for Youth Development Initiatives

At its October 5, 2021, meeting the Citizen Advisory Committee for the South St. Petersburg CRA made recommendations on the FY 2022 South St. Petersburg CRA budget plan. While unanimously recommending approval of City Administration's budget recommendations, the CAC also recommended increasing funding for the Youth Job Readiness program, increasing to \$442,022. City Administration's original budget of \$142,022 was to pay for stipends to youth involved in the Enoch Davis Youth Farm. The increase recommended by the CAC is to fund other youth development initiatives currently in the City as well as those that may emerge in the next administration. City Administration supports the CAC's recommendation.

5. Neighborhood Team (N-Team) Funding

City Administration is proposing to increase the capacity of the Neighborhood Team (N-Team) to conduct repairs on homeowner occupied housing by funding four positions at a cost of nearly \$180,000 annually. These positions would be housed in the Codes Compliance Department of the Neighborhood Services Administration but be funded by CRA dollars and would operate solely in the South St. Petersburg CRA. Currently, there are a significant number of projects on the waiting list and the wait can be significant depending on the type of repair needed. Approximately 53% of the properties requesting N-Team assistance are located in the CRA.

6. Increased CRA Marketing Budget

Unlike the Intown and Intown West redevelopment plans, which were created to fund public improvements financed through municipal bonds to attract private investment in downtown, most of the South St. Petersburg CRA programs are “demand driven”, relying on businesses, property owners and homeowners to apply for programs to receive funding. While this is a more equitable approach and allows more individuals and families to take advantage of public financing to support business development and housing, it also requires a more systematic and sustained marketing effort to increase the knowledge of funding programs in the CRA and prepare interested parties in applying to the programs. City Administration is proposing to expand the budget up to \$400,000 to pay for outside consultant(s) to promote the CRA. The consultant(s) would be selected through a competitive procurement process.

7. Redevelopment Planning Expenses

City Administration’s proposed budget includes more than \$600,000 in redevelopment planning expenses which will be devoted to funding commercial corridor revitalization and/or improvement plans for the following corridors in the CRA:

- 16th Street South
- 34th Street South (3rd Avenue South to 30th Avenue South)
- Dr. M.L. King, Jr. Street South
- Grand Central

These plans will identify public improvements and programs potentially funded with TIF to support business and commercial development along the major corridors in the CRA. The goal is to incorporate these initiatives into the South St. Petersburg Community Redevelopment Plan when the amendment process begins in 2022/ 2023. Another \$150,000 is carried forward from earlier CRA budgets to fund a continuing socioeconomic survey of the CRA.

8. Community Safety Innovations

The Florida Community Redevelopment Act encourages communities to develop innovative strategies designed to improve the safety of residents and businesses in community redevelopment areas (s.163.340(23), F.S.). These strategies can include but are not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. City Administration proposes budgeting \$300,000 to fund a program that will be created under these guidelines to assist neighborhoods and businesses.

9. Reallocating Unencumbered Funds from Fiscal Years 2018/19, 2020 & 2021

A significant portion of prior CRA budgets is comprised of unencumbered funds, meaning that commitments have not been made by the City to expend them. These committed funds total **\$4,709,081** million, City Administration is recommending reallocating this amount for use in the FY 2022 South St. Petersburg CRA Budget according to the above budget categories and in the amounts allocated to the specific budget programs identified in Resolution Exhibit 1, Tables 1 through 4. The funds will be available after they are rolled over to the FY22 Budget as part of the FY21/22 Cleanup process.

Recommendation

The Citizen Advisory Committee for the South St. Petersburg Community Redevelopment Area recommends that St. Petersburg City Council approve the FY 2022 budget for the South St. Petersburg Redevelopment Trust Fund as reflected in Exhibit 1.

Attachment Exhibit 1 – FY 2022 Budget for the South St. Petersburg CRA Redevelopment Trust Fund, Tables 1 through 4

Exhibit 1

FY 2022 Budget Plan

South St. Petersburg CRA Redevelopment Fund

Exhibit 1

FY 2022 Budget Plan

South St. Petersburg CRA Redevelopment Fund

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

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

Exhibit 1

FY 2022 Budget Plan South St. Petersburg CRA Redevelopment Fund

Table 2. FY 2022 CRA Housing and Neighborhood Revitalization Budget

| | |
|---|------------------|
| Commitments | 1,850,660 |
| Property Acquisition and Site Preparation | 0 |
| Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget. | |
| <i>Property Acquisition</i> | |
| Affordable Residential Incentive Programs | 724,660 |
| Affordable Housing Redevelopment Loan | 235,000 |
| Provides funding through a variety of loan products to support affordable housing. | |
| Affordable Residential Property Improvement | 489,660 |
| Funds renovations that upgrade vital building systems and sustain the economic life of a structure. | |
| Affordable Multifamily Housing Development | TBD |
| Annual incentive up to 15-years for developers to renovate/construct new affordable housing in CRA. | |
| Single Family Residential Programs | 1,126,000 |
| Affordable Single-Family Homeownership | 700,000 |
| Provides CRA funding to support affordable homeownership for income-eligible households. | |
| Single-Family Façade Improvement Grant | 344,000 |
| Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties. | |
| “Paint Your Heart Out” | 82,000 |
| Funds City’s Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties. | |

Exhibit 1

FY 2022 Budget Plan South St. Petersburg CRA Redevelopment Fund

Table 3. FY 2022 CRA Business and Commercial Development Budget

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

Exhibit 1

FY 2022 Budget Plan

South St. Petersburg CRA Redevelopment Fund

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

| Commitments | 3,345,722 |
|---|------------------|
| Salary/Benefits for CRA Personnel | 388,554 |
| Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, & implementing grant agreements. Also includes funding of four staff members to support the N-Team's efforts in the CRA to remedy code violations and effect minor repair for homeowners. | |
| <i>Two CRA Coordinators</i> | 210,000 |
| <i>N-Team Employees (4 employees)</i> | 178,554 |
| Deuces/WADA Improvements | 1,500,000 |
| Funds the construction of improvements envisioned by the Deuces/Warehouse Arts District Plan developed in 2018. Includes two parks located on 22 nd Street South at 5 th Avenue South and 9 th Avenue South as well as festival street improvements from 9 th Avenue South to 13 th Avenue South. | |
| Community Safety Innovations | 300,000 |
| The Florida Community Redevelopment Act encourages communities to develop innovative strategies to improve the safety of residents and businesses in community redevelopment areas. These strategies can include but are not limited to community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. | |
| CRA Personnel Travel, Training and Education | 12,000 |
| Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment. | |
| CRA Marketing, Notices, and Grant Administration | 400,000 |
| Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral. | |
| Redevelopment Planning Expenses | 745,168 |
| Expenses allowed by Florida Statute Section 163.387(6)(c)2 for studies, construction documents, fiscal reports, market studies, etc. | |
| <i>Triennial CRA Socioeconomic Survey</i> | 150,000 |
| <i>Community Redevelopment Plan Update</i> | 0 |
| <i>Match for Federal Transportation Grant</i> | 10,000 |
| Commercial Corridor Plans | 450,000 |
| <i>16th Street South</i> | |
| <i>Dr. M.L. King, Jr. Street South</i> | |
| <i>34th Street South (3rd Avenue S to 30th Avenue)</i> | |
| <i>Grand Central</i> | |
| <i>Future Plans</i> | |