



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** April 18, 2023
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Revised CRA Interlocal Agreement. *Michael Daniels*

BACKGROUND

Pursuant to the requirements set forth in Florida Statutes the proposed interlocal agreement between the Green Cove Springs City Council and the Clay County Commission will establish the terms under which the City of Green Cove Springs can establish a Community Redevelopment Agency. A summary of the terms of the agreement are as follows:

- 1) The initial term of the Green Cove Springs CRA shall begin on January 1, 2023, and continue for 30 years from that date;
- 2) The city may extend the CRA Plan ~~based~~ on an affirmative vote of the City of Green Cove Springs and County Commission;
- 3) The "base year taxable property assessment roll, used to calculate the tax increment to be deposited into the CRA trust fund, shall be 2023;
- 4) The CRA Redevelopment Plan and all amendments must be approved by an affirmative vote of the County Commission and City Council;
 - a. The Redevelopment Plan and any amendments shall meet all requirements of state statutes, and contain a detailed statement of the projected costs of redevelopment;
 - b. Funds shall be used to fund all CRA projects included in the Redevelopment Plan;
 - c. Redevelopment activities and projects in the Plan must be designed to mitigate slum/blight conditions which were the basis of the Finding of Necessity;
- 5) The City shall deposit 95% of an amount based on the calculation of increment using the City's millage in that year into the CRA trust fund, unless otherwise provided by the Agreement.
- 6) The CRA may sell bonds and execute notes, and enter other forms of debt or leveraging, as well as collateral documents, to finance capital improvements deemed necessary by the CRA for redevelopment purposes. However, no debts may extend beyond the expiration date of the CRA Plan;
- 7) The CRA shall abide by the provisions of the Community Redevelopment Act;
- 8) The County shall, by resolution, delegate to the CRA the powers set forth in Section 3 of the interlocal agreement for redevelopment in the Community Redevelopment Act to the CRA Board;
- 9) The Composition of the CRA Board shall consist of two (2) members appointed by the City, two (2) members appointed by the Board of County Commissioners and one (1) at-large member appointed by the other four (4) members;
- 10) The City shall pass by ordinance the CRA Trust Fund.

Once the Redevelopment Plan is approved by the CRA, it will be required to be ratified by the City of Green Cove Springs and the Clay County Commission. In addition to the approval of the Redevelopment Plan, the City and County shall also be required to ratify an interlocal agreement pursuant to Section 163.410, Florida Statutes, the Clay County Commission delegated the authority to exercised community redevelopment powers to the City of Green Cove Springs via Resolution 2021/22-56, subject to the conditions in the interlocal agreement- see copy of Resolution 2021/22-56 in Sections 5,6,7 and 8, in Appendix.

City Council approved the interlocal agreement on the April 4th meeting. It has been revised pursuant to meetings between City and County legal review that address the following changes:

- Addition of Whereas Clause generally describing CRA location
- Addition of Whereas Clause adding FS 163.410 addressing the delegation of certain powers for the creation of CRA's from the County to the CRA
- Removal of Whereas clauses regarding the CRA and Planning and Zoning Meetings in October and November respectively
- Additional Whereas Clause including County Resolution 2021/2022 -56 to delegate additional community redevelopment powers to the City by Resolution
- Revising Whereas clause regarding the date of the CRA Board approval of the CRA Redevelopment Plan
- Section 3 was revised to identify all of the redevelopment powers specifically delegated to the CRA Board from the County
- Section 3 was revised to state that procurement requirements shall follow the same procurement policy as the City
- Section 4 A was revised to state that the Trust Fund shall be established by the City by Ordinance.
- Section 4H. was revised to begin the negotiations between the City and the County to "sunset" the CRA in October 2051.

Clay County Commission shall be voting on the CRA Redevelopment Plan and Interlocal Agreement at their April 25th meeting.

FISCAL IMPACT

The City and County shall deposit 95% of the calculation of the ad valorem increment using the City and County's millage in that year into the CRA Trust Fund.

An estimated \$18.9 to \$36.1 Million could be generated within the proposed Community Redevelopment Area if said area comes to fruition.

RECOMMENDATION

Staff is recommending approval of the revised CRA Interlocal Agreement between the City and the County

RECOMMENDED MOTION:

Motion to approve CRA Interlocal Agreement