



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** April 14, 2022
FROM: Steve Kennedy, City Manager
SUBJECT: Council Discussion and Appointment of CRA Board Members from the City. *Steve Kennedy*

BACKGROUND

In February of 2022, the City Manager presented the City's proposal to develop a Community Redevelopment Area (CRA) within the City of Green Cove Springs to the Board of County Commissioners. As a result, of the discussion at the Board meeting, City staff has put together a statutorily required Finding of Necessity determination regarding the existence of slum and blight within the downtown and US 17 Corridor sections of the city.

The objective of the creation of a CRA is to revitalize slum and blighted areas through fostering new development, providing necessary infrastructure, creating job opportunities, and focusing public investment within the Community Redevelopment Area (CRA) to stimulate additional private investment. The creation of a CRA creates an additional funding source for infrastructure through the use of Tax Increment Financing.

Tax increment financing is a unique tool available to cities and counties for redevelopment activities. It is used to leverage public funds to promote private sector activity in the targeted area. The dollar value of all real property in the CRA is determined as of a fixed date, also known as the "frozen value." Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the frozen value. These frozen value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as "increment," are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. It is important to note that taxes collected through special districts such as the School Board or Water Management District are not affected by the creation of a CRA.

The first task in the creation of a CRA was the preparation of a Finding of Necessity (FON) Report for the City and identification of the proposed CRA boundaries area to determine eligibility as a Community Redevelopment Area under Chapter 163 Part III, Florida Statutes which was approved by City Council on April 19, 2022.

The next task was to receive approval from the Clay County Board of County Commissioners (BOCC) to delegate to the City the authority to create a CRA within the City limits. The BOCC approved the CRA with the condition that the BOCC appoint two members to the Community Redevelopment Agency Board, the City appoint two members and the four delegates would subsequently be responsible for choosing the fifth appointee. The appointees shall comply with the attached Florida Statutory requirements. The appointees shall either reside, or engage in business, which means owning a business, practicing a

profession or practice a profession within the City limits. The County is planning on discussing proposed appointees at their next BOCC meeting.

Upon completion of the appointments of the CRA Board, the next task shall be the creation of a Community Redevelopment Plan. Types of Redevelopment Activities (specific projects identified in the Downtown Master Plan)

- Streetscapes
- Roadway Improvements
- New Building Construction
- Flood Control Initiatives
- Water and Sewer Improvements
- Parking Lots and Garages
- Neighborhood Parks
- Sidewalks and Street Tree Plantings
- Redevelopment Incentives
- Grants and Loans for Façade and Sign Improvements

FISCAL IMPACT

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

RECOMMENDATION

RECOMMENDED MOTION:

City Council may appoint two members to the Community Redevelopment Agency Board.