

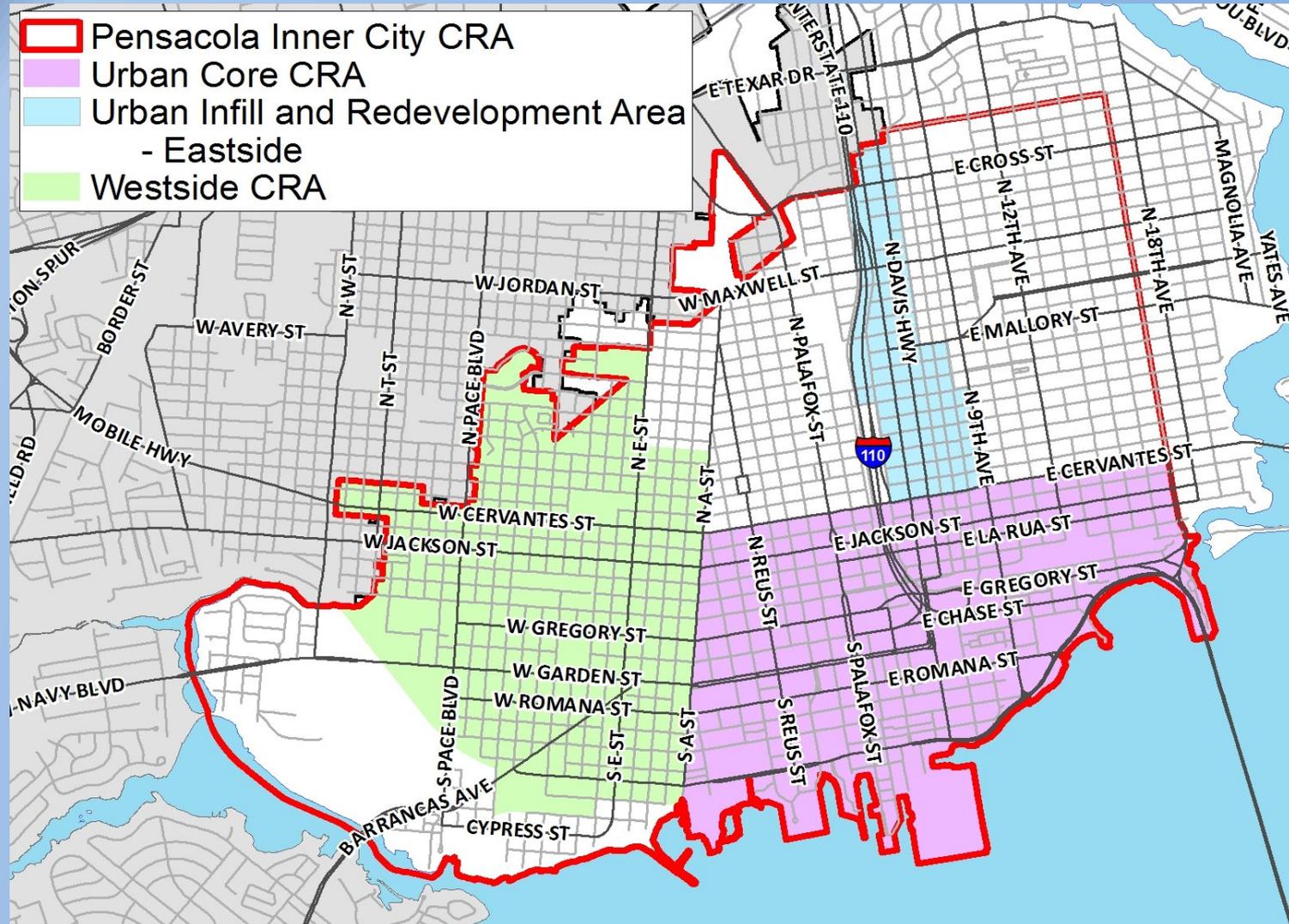
# CRA BEST PRACTICES AND STATE STATUTE COMPLIANCE



# CRA 3 REDEVELOPMENT AREAS

- Pensacola Inner City Community Redevelopment Area created in September 1980.
- 3 Redevelopment Areas funded by Tax Increment Financing (TIF) created:
  - Urban Core created in 1984
  - Urban Infill (Eastside) created in 2004
  - Westside created in 2007

# CRA Boundary and Redevelopment Areas



# FLORIDA STATE STATUTES

- CRA is a dependent special district of the City and is subject to FL State Statutes Chapter 189, *Uniform Special District Accountability Act*.
- CRA was created pursuant to FL State Statutes Chapter 163, Part III, *Community Redevelopment* and is subject to its provisions.

# TOPICS TO BE COVERED

- Governance
- Community Redevelopment Plan
- Budget
- Reporting
- Audit Requirements
- Operations

# GOVERNANCE

- CRA oversees all 3 TIF Redevelopment Areas.
- Each TIF Redevelopment Area has a separate redevelopment trust fund, accounting, uses and plans.
- Moneys in the redevelopment trust funds must be expended as described in the Plan (Section 163.387(6), FS).
- CRA Chair and Vice Chair designated by the governing body (City Council) (Section 163.356(c), FS and AGO 91-49).

# GOVERNANCE

- City Council may delegate powers to the CRA except the following (Section 163.358, FS):
  - Determine an area to be slum or blight.
  - Grant final approval to the community redevelopment plans and modifications.
  - Issuance of debt.
  - Approve the acquisition, demolition, removal or disposal of property in the CRA.
  - Approve the development of community policing innovations.
  - Eminent Domain.

# COMMUNITY REDEVELOPMENT PLAN

- CRA submits Plan and Plan Amendments to the Planning Board for review and recommendations (Section 163.360(4), FS).
- CRA approves Plan and Plan Amendments. Recommends to City Council for approval and forwards to all taxing authorities (Section 163.360(5), FS).
- City Council holds a public hearing on adoption of the Plan and Plan Amendments after public notice (163.360(6), FS).

# COMMUNITY REDEVELOPMENT PLAN

- Best Practice is to update the Redevelopment Plans every 5 years.
  - Urban Core Plan updated 2010
  - Eastside Redevelopment Plan adopted 2004
  - Westside Redevelopment Plan adopted 2007

# BUDGET

- CRA Board adopts budget by resolution and recommends the budget to City Council for approval and adoption by resolution (Section 189.016(3), FS).
- Since CRA is a special district, its budget is contained within the City's budget and specifically identified as the CRA budget (Section 189.016(5), FS).

# BUDGET

- Shall be posted on the official website 2 days prior to the budget hearing and 30 days after adoption (Section 189.016(4), FS).
- CRA Board adopts budget amendment if total appropriations of the fund are increased and recommends to City Council (Section 189.016(6), FS).

# BUDGET

- Any monies remaining in the Trust Funds at the end of the FY shall be (Section 163.387(7), FS):
  - Returned to the taxing authorities
  - Used to reduce indebtedness or deposited into escrow account
  - Appropriated to specific redevelopment projects included in the CRA plan to be completed within 3 years.

# REPORTING

- \$175 Annual Special District Fee due October (Section 189.018, FS)
- File a report of activities to the City by March 31<sup>st</sup> each year. Availability shall be published in the newspaper. The report must include a complete set of financial statements (Section 163.356(3)(c), FS).
- New legislation in 2014 for Special District web-based public access reporting (Section 189.069, FS)

# AUDIT REQUIREMENTS

- CRA is a dependent special district and may provide for a financial audit by being included in the audit of the City (Section 218.39(3), FS).
- Audit of the Redevelopment Trust Funds each FY. Accomplished by designating the Trust Funds as Majors Funds of the City (Section 163.387(8), FS).

# AUDIT REQUIREMENTS

- Audit report to Auditor General 45 days after completion of the audit or June 30<sup>th</sup> (Section 189.016(9), FS).
- Annual Financial Report with electronic audited financial statements due to Department of Financial Services (DFS) 45 days after completion of the audit or June 30<sup>th</sup> (Section 189.016(9), FS).
- Audit report to each taxing authority.

# OPERATIONS

- Current CRA Policy unless provided otherwise by law or action of the CRA, ordinance, policies and rules of procedure for the City shall apply to the CRA.

# CONCLUSION

