



City Council Workshop  
Fiscal Year 2013  
Proposed Budget

July 24, 2012

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.

## Organizational Chart

CRA Administrator (1)

Executive Assistant (1)

Position split 50/50 with Planning Services

## Community Redevelopment Agency (CRA)

- Created by the Pensacola City Council in 1980 pursuant to Chapter 163, Part III of Florida Statutes
- Within the two designated districts the CRA seeks to:
  - eliminate and prevent conditions of slum and blight
  - preserve and enhance the tax base
  - facilitate redevelopment activities by the private sector

## Community Redevelopment Agency (CRA)

- District projects and activities financed primarily from tax increment finance (TIF) revenues from the District deposited in the Districts' Redevelopment Trust Fund in accordance with Florida Statutes §163.387
- Expenditures of District Redevelopment Trust Fund (RTF) only for Projects and Activities
  - from the Districts' Community Redevelopment Plan as adopted by the Pensacola City Council
  - within the Districts' boundaries
  - that are not general government operating expenses
- District Plans outline short and long-term capital improvements, economic development, planning projects and other activities aimed at stimulating redevelopment



## Urban Core - NET\* Taxable Values

Calendar Year	Fiscal Year	Urban Core	% Change		DIB	% Change
2007	2008	409,789,939	3.10%		112,866,370	-4.32%
2008	2009	406,205,013	-0.87%		110,232,693	-2.33%
2009	2010	378,044,569	-6.93%		98,657,747	-10.50%
2010	2011	356,016,325	-5.83%		88,658,444	-10.14%
2011	2012	353,836,007	-0.61%		88,069,553	-0.66%
<b>Proposed Budget</b>						
2012	2013	353,836,007	0.00%		88,069,553	0.00%
<b>Revised Budget After Property Appraiser Estimates</b>						
2012	2013	338,079,330	-4.45%		84,451,968	-4.11%

*\*NET taxable value above base year - \$87,926,570 (CRA) \$49,010,270 (DIB)*

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.

## Urban Core Redevelopment Trust Fund

	<b>FY 2013 Budget</b>		
	<b><u>Proposed</u></b>	<b><u>Revised</u></b>	<b><u>Difference</u></b>
<b>Revenues</b>			
Tax Increment (City/County/DIB)	3,956,000	3,780,500	(175,500)
<b>Expenditures (Transfers Out)</b>			
CRA Fund	3,272,000	3,096,500	(175,500)
Community Maritime Park Constr	684,000	684,000	-
<b>Total Expenditures</b>	<b><u>3,956,000</u></b>	<b><u>3,780,500</u></b>	<b><u>(175,500)</u></b>

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.

## CRA Fund

	FY 2013 Budget		
	Proposed	Revised	Difference
<b>Revenues</b>			
Transfer In From Urban Core Trust Fund	3,272,000	3,096,500	(175,500)
Transfer in From Cmnty Maritime Park Constr Fund	800,000	800,000	-
Leased Property			
PSA Parking Lot	4,000	4,000	-
Cedar Street Parking Lot	24,900	-	(24,900)
16 S. Palafox Place	89,300	89,300	-
Plaza De Luna Concession	4,100	4,100	-
Miscellaneous/Interest	7,800	7,800	-
<b>Total Revenues</b>	4,202,100	4,001,700	(200,400)

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.



## CRA Fund

	<b>FY 2013 Budget</b>		
	<b>Proposed</b>	<b>Revised</b>	<b>Difference</b>
<b>Expenditures (Program Areas)</b>			
Administration and Planning	217,000	178,800	(38,200)
Asset Maintenance and Operation	68,600	156,100	87,500
Grants and Aids	141,800	-	(141,800)
Non-Capital Projects and Activities	404,300	296,400	(107,900)
NMTC - Project Support Payments	1,894,800	1,894,800	-
ECUA/WWTP Relocation	1,300,000	1,300,000	-
Allocated Overhead	175,600	175,600	-
<b>Total Expenditures</b>	<b>4,202,100</b>	<b>4,001,700</b>	<b>(200,400)</b>

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.

## CRA Fund Program Areas

- Administration and Planning
  - Personnel and General Operating Costs
  - Administration / Reporting
  - Research, Grant Writing, Grant Administration
  - Legal Services
  - Design and Planning Services
  - Contract Management
  - Budgeting, Finance and Accounts Payable/Receivable
  - Coordination with City Departments and Outside Agencies
  - Downtown Trash Receptacle Collection

## CRA Fund Program Areas

- **Asset Maintenance and Operation**
  - 16 Palafox Place
  - Plaza de Luna Concession
- **Non-Capital Projects and Activities**
  - Downtown Improvement Board (DIB Interlocal)
  - Downtown Improvement Board (Pelican Drop)

## CRA Fund FY 2013 Reductions

- Expenditures Must Equal Revenues

Administration and Planning	217,000	178,800	(38,200)
Asset Maintenance and Operation	68,600	156,100	87,500
Grants and Aids	141,800	-	(141,800)
Non-Capital Projects and Activities	404,300	296,400	(107,900)
<b>Total</b>	<u>4,202,100</u>	<u>4,001,700</u>	<u>(200,400)</u>

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.

## Future Liabilities

- ECUA
  - \$1,300,000 per year, FY 2013-2027
- Community Maritime Park Bond
  - \$2,600,000 per year, FY 2013-2016
  - \$3,000,000 per year, FY 2017-2040
- Tech Park
  - TIF Rebate to City and County for land sales below appraised value - Up to \$10,325,000
- 16 S. Palafox Street
  - \$440,000 to City upon sale of building

## Property Valuation/TIF Revenue Projections

Fiscal Year	Property Valuation		TIF Revenue	
	Urban Core	% Change	Urban Core	% Change
<b>2012</b>				
<b>Beginning Budget</b>	<b>356,228,513</b>	<b>2.73%</b>	<b>3,980,800</b>	<b>2.73%</b>
<b>Actual</b>	<b>353,836,007</b>	<b>2.65%</b>	<b>3,953,997</b>	<b>2.65%</b>
<b>2013 (Revised)</b>	<b>338,079,330</b>	<b>-4.45%</b>	<b>3,778,600</b>	<b>-4.44%</b>
<b>2014</b>	<b>338,079,330</b>	<b>0.00%</b>	<b>3,778,600</b>	<b>0.00%</b>
<b>2015</b>	<b>341,460,100</b>	<b>1.00%</b>	<b>3,816,300</b>	<b>1.00%</b>
<b>2016</b>	<b>344,874,700</b>	<b>1.00%</b>	<b>3,854,500</b>	<b>1.00%</b>
<b>2017</b>	<b>348,323,400</b>	<b>1.00%</b>	<b>3,892,900</b>	<b>1.00%</b>

*\*Property Valuation above base year - \$87,926,570*

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.

# **Discussion**

This presentation is a general introduction to CRA and TIF. For further information contact the CRA at 435-1695.