

CITY/COUNTY PERSPECTIVES ON COMMUNITY REDEVELOPMENT AREAS

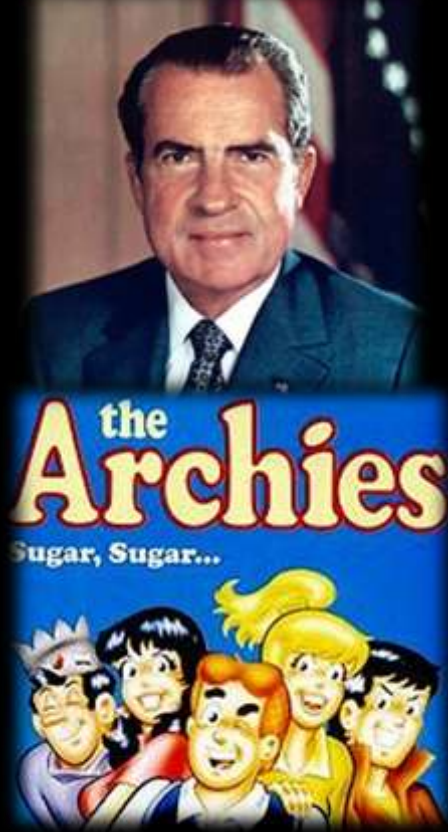


LAKE COUNTY
FLORIDA

Presented by: Lake County Department of Economic Growth and Redevelopment

History of CRA Legislation

When it all began....



*A bunch of people got together
and.....*

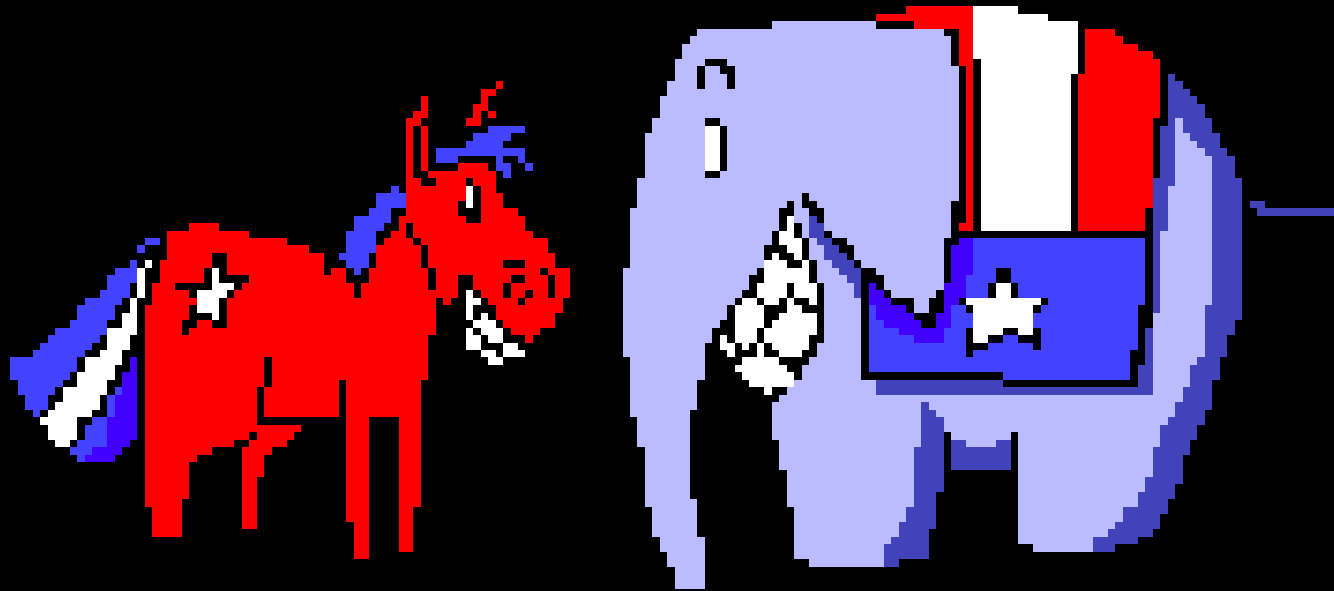


*CRA legislation was created under Chapter
163, Part III to encourage new investment
and revitalize a particular area*

History of CRA Legislation

- ✧ CRA law tested and finally passed by the Supreme Court in 1980
- ✧ Variety of CRA-related issues raised by FAC in 2002 but not resolved
- ✧ Issues raised again by FAC in 2004; negotiations attempted but not successful
- ✧ Lake County's ties to FAC redevelopment issues

History of CRA Legislation Continued...



⌘ In 2006, at the urging of the FAC, legislation was filed proposing greater statutory control over CRAs including:

History of CRA Legislation Continued...

- Statutory rules for cities on the use of county TIF contributions;
- Increased control by charter counties over expenditures/activities within municipal CRA;
- Increased authority/veto power by non-charter counties over city CRAs; and
- Statutory limitations on county TIF contributions to city CRAs.

Legislative Changes Resulting from 2006 Session

- ⌘ Limited size of CRA to 80% of municipal boundaries
- ⌘ Clarified definition of “taxing authority”
- ⌘ Gave non-charter counties the option of requiring jointly chaired public hearings for new or expanding CRAs not grandfathered-in

Legislative Changes Resulting from 2006 Session

- ✧ Gave non-charter counties ability to freeze tax increment paid to City CRAs after the 24th year
- ✧ Allows interlocal agreements to supersede provisions in the statute relating to redevelopment trust funds for charter and non-charter counties
- ✧ Clarifies timelines, applicability and grandfathering status

Lake County Florida

*Located within
Metro Orlando
region*

Population: 288,397

*Non-charter county
with 14
municipalities*



Affect of growth on Lake County's Support of Redevelopment Efforts

- ⌘ After 36% population increase between 2000-2006, Lake County created department of Economic Growth and Redevelopment
- ⌘ Purpose was to focus on diversifying the economy through high wage job creation and focus growth in cities and infill/redevelopment areas
- ⌘ Economy has delayed utilization of CRA's as redevelopment tools in unincorporated area
- ⌘ County comprehensive plan identifying infill/redevelopment area and policies
- ⌘ County works closely with municipal redevelopment agencies:
 - Legislative presentation
 - County Incentives for downtown redevelopment
 - Mobile tour of Lake County redevelopment areas

Lake County's CRAs

There are currently twelve (12) CRAs in Lake County.

The City of Mount Dora has the oldest CRA in the area. It was adopted in May of 1987. In 2007, the TIF revenue amounted to \$1,535,000. Since the city established the 420-acre CRA, they have completed projects such as roadway improvements and landscaping, directional signage, parking lot resurfacing, parking garage construction, Donnelly Park Improvements...



The City of Clermont established their 157-acre CRA on May 27, 1997. In 2007, the TIF has generated \$900,175. Over the years, Clermont has utilized their funds to complete projects such as streetscape, signage and infrastructure improvements.



Lake County's CRAs continued...

The City of Eustis created a 938-acre CRA in 1990. TIF revenues for Eustis last year resulted in \$518,000. Eustis has installed sidewalks, pedestrian crosswalks, and planted trees with their TIF Revenue.



Leesburg adopted their first CRA in December, 2001. The TIF on this 695-acre CRA generated \$619,437 in 2007. To date, Leesburg has completed roadway improvements, landscaping and pedestrian crossings. Since that time the City has adopted two additional CRAs including a highway corridor CRA and is in the process of issuing \$14 million in bonds to bury electrical lines along approximately 10 miles of state highway.



Lake County's CRAs continued...

A CRA has existed in The City of Tavares June 7, 1995. There are 396-acres within the CRA boundary. Their 2007 TIF revenues totaled \$224,255. Tavares has made roadway improvements, planted trees, installed decorative lighting and more with their funding, and they have big plans for the future!



Thank You



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