

Board of County Commissioners

Discussion Item

Apopka

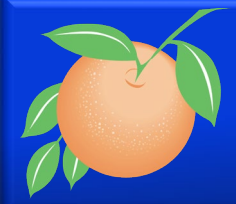
Community Redevelopment Agency

December 12, 2023



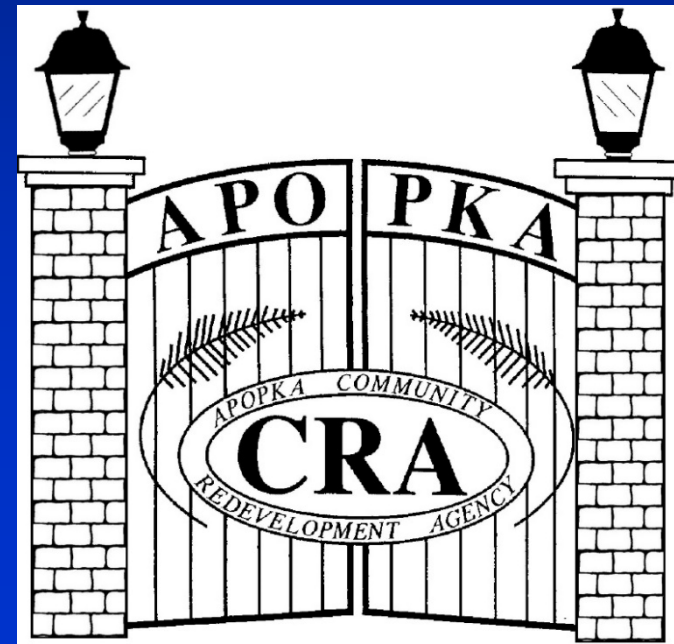
Background and Purpose

- Apopka CRA (Community Redevelopment Agency) is scheduled to sunset on January 1, 2024
- City of Apopka is requesting to extend the CRA for three years, and eventually seven more years to continue their redevelopment efforts
- The County reviews and approves requests for most CRAs to reauthorize for additional terms
- Today's presentation will provide a synopsis of CRAs, review the Apopka CRA and the request, and present the requested action



Presentation Outline

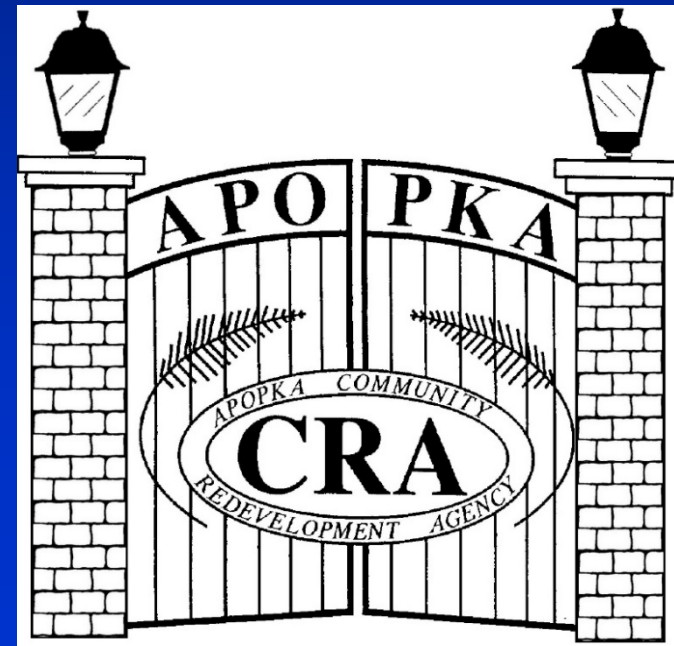
- Background about CRAs
- Apopka CRA Overview
- CRA and Redevelopment Plan Extension
- Resolutions and Inter-local Agreement
- Requested Action





Presentation Outline

- **Background about CRAs**
- **Apopka CRA Overview**
- **CRA and Redevelopment Plan Extension**
- **Resolutions and Inter-local Agreement**
- **Requested Action**





Background about CRAs

- **Local governments designate a redevelopment area based on a finding of necessity and establish a CRA to implement a redevelopment plan**
 - Authorized by § 163, Fla. Stat.
 - Foster redevelopment of targeted areas (§ 163.340, Fla. Stat.)
- **Redevelopment plan identifies projects to revitalize the area**
 - Substandard building structures, shortage of affordable housing, inadequate, infrastructure/parking, and insufficient roadways
- **Source of funding is tax increment financing (TIF)**
- **Public investment spurs private sector investment**



Background about CRAs

▪ Requirements

- A charter county is granted exclusive authority to create CRA districts within their jurisdiction (§ 163.410, Fla. Stat.)
- A charter county may delegate such authority to municipalities within its boundaries via an inter-local agreement

▪ Governance

- CRA Governing Board- BCC or City Council + County Representative
- Advisory Committee
 - Makes Recommendations to governing board



Background about CRAs

- **Orange County CRAs- 2**

- BCC is the Board of Directors

- Orange County (Orange Blossom Trail) CRA and International Drive CRA

- **Municipal CRAs- 7**

- Board of Directors is the city council or the city council plus one or two additional appointed members, one of which is appointed by the Board

- Oversee 13 areas

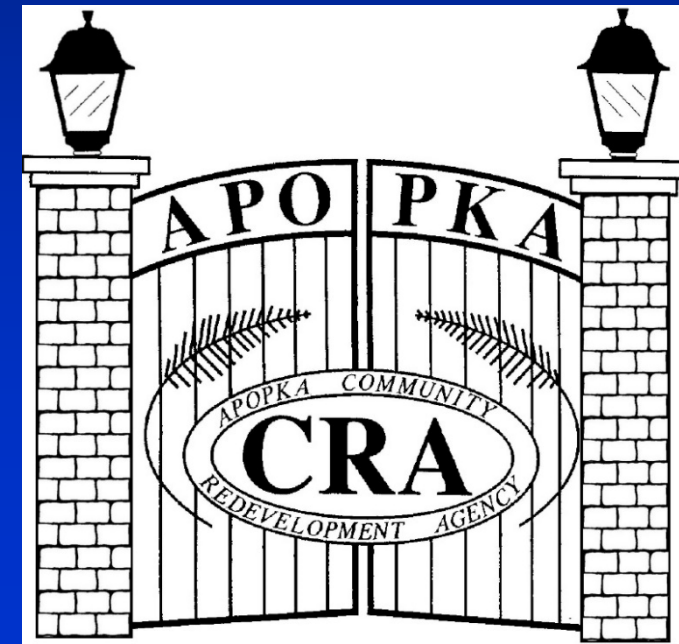
- Apopka, Eatonville, Maitland, Ocoee, Orlando, Winter Park, and Winter Garden





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Apopka CRA Overview

- In 1993, the Apopka CRA was created and the CRA Redevelopment Plan adopted to revitalize the area in and around the City's downtown
 - Initial term of the plan was for 30 years, ending January 1, 2024
- In 2017, the Updated Redevelopment Plan was adopted
 - Did not extend CRA sunset date

The image shows the cover of a report titled "City of Apopka Community Redevelopment Agency CRA Redevelopment Plan 2017 ~ update". The cover is divided into three horizontal sections: a green top section with the agency name, an orange middle section with the title, and a yellow bottom section with logos and dates. The logos include the City of Apopka CRA logo (a gate with "APOPKA" and "CRA" text) and the City of Apopka Florida logo (a circular seal with "1892 CITY OF APOPKA FLORIDA"). The date "June 2017" and the preparer "S&ME" are also visible.

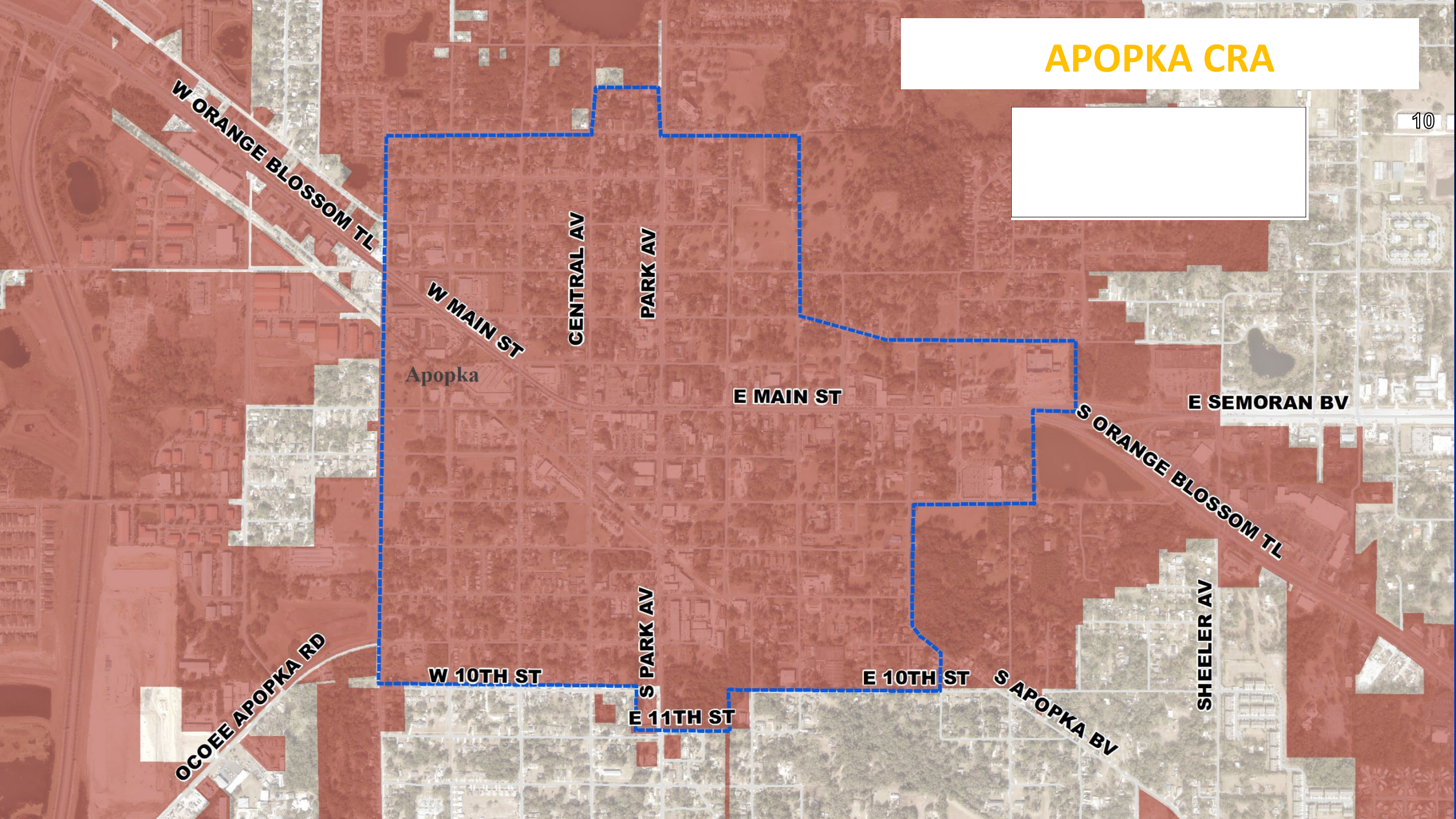
City of Apopka
Community
Redevelopment Agency

CRA Redevelopment Plan
2017 ~ update

June 2017

PREPARED BY:
S&ME

APOPKA CRA





Apopka CRA Overview

- **CRA Board- 7 members**
 - Mayor Nelson and 4 City Commissioners
 - Orange County appointee
 - City appointee
- **City Staff**
 - Works with CRA Board to implement the plan and manage the tax increment funding
 - CRA funds are not used for administrative or personnel costs





Apopka CRA Overview

Financials

–Apopka CRA is funded by tax increment financing (TIF)

- Captures the growth of the ad valorem tax revenues in the CRA

–Rebate provision- County payment greater than...

- \$1 million, 30% of excess rebated to County
- \$2 million, 50% of excess rebated to County

History of Payments to the Apopka CRA

Fiscal Year	City Payment	County Payment
2013	\$91,032	\$114,814
2014	\$86,629	\$110,627
2015	\$83,092	\$112,084
2016	\$102,073	\$137,688
2017	\$141,948	\$166,199
2018	\$166,782	\$195,277
2019	\$222,473	\$244,354
2020	\$260,797	\$286,447
2021	\$327,260	\$338,487
2022	\$380,231	\$402,668
2023	\$455,676	\$482,564
2024	\$547,711	\$580,030



Apopka CRA Overview

▪ TIF Projections

–FY 2024-2026 (3 years)

- Based on the 2017 redevelopment plan (prepared by S&ME)
- City contribution- \$736,770
- County contribution- \$862,645

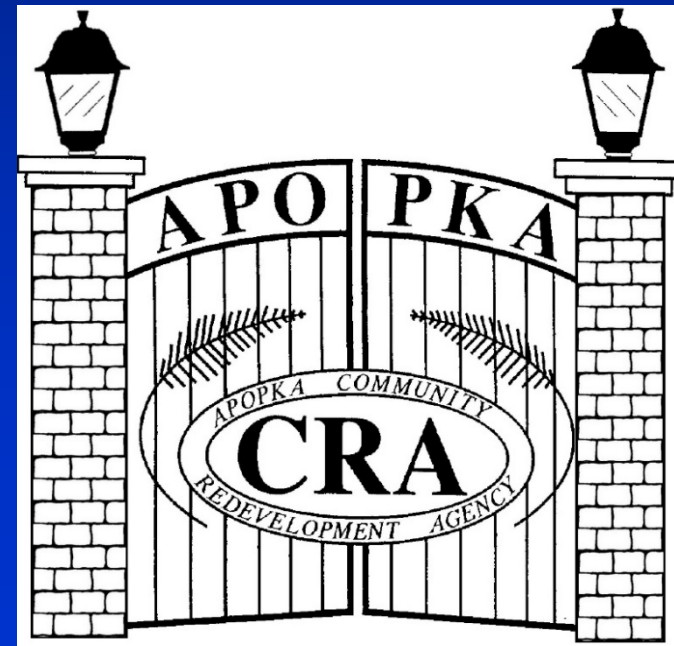
–FY 2024-2026 (3 years)

- Based on Orange County OMB's analysis
 - 10% growth per year
- City contribution- \$1,181,923
- County contribution- \$1,919,899



Presentation Outline

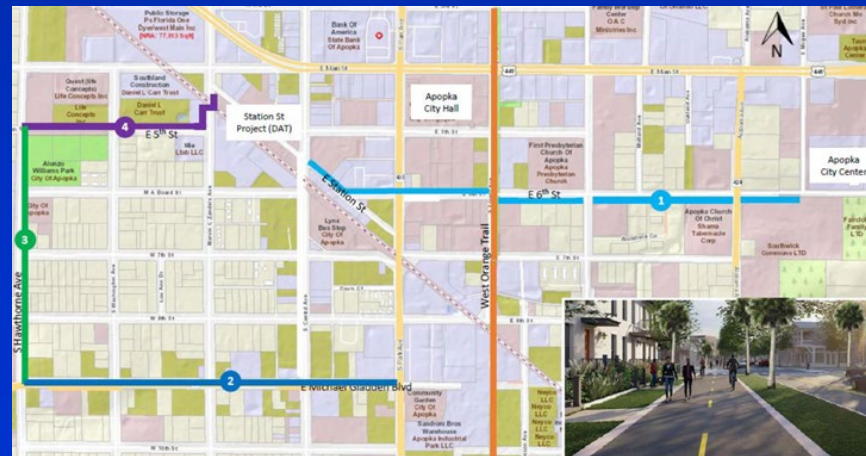
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CRA and Redevelopment Plan Extension

- Apopka is requesting to extend the CRA and redevelopment plan for three years, and eventually seven years, to continue redeveloping the downtown area
- Upcoming Projects
 - Downtown Apopka Trail
 - Parks- skate park/BMX track, City Hall Park, and 8th Street neighborhood park
 - Wayfinding signage
 - Streetscapes





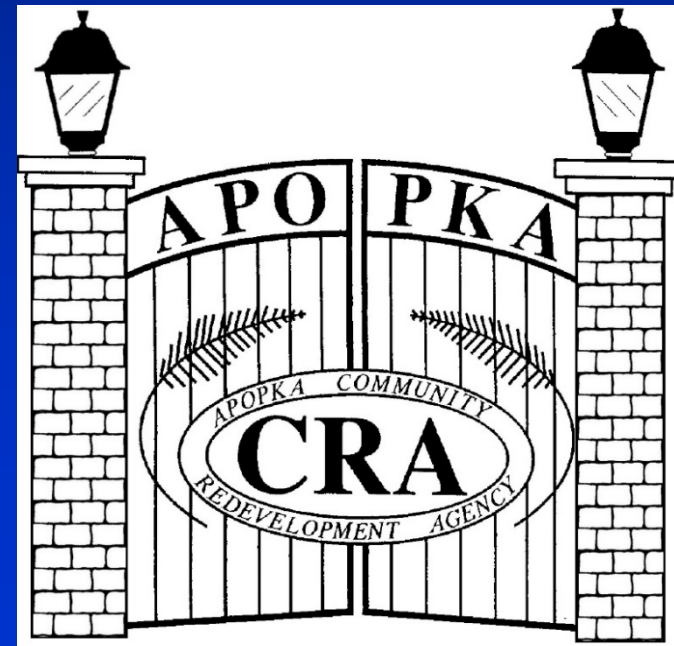
CRA and Redevelopment Plan Extension

- Staff supports extending the CRA for three years, with the option to extend for an additional seven years based, in part, on the following conditions:
 - County is recognized, alongside the City, for capital improvement projects and major accomplishments using TIF revenue
 - Apopka provides annual updates to the County
 - City expends 50% or more of TIF revenues generated each year
 - At the end of the three years, the City expends 50% of all TIF revenue, including roll over



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Resolutions and Inter-local Agreement

▪ Apopka CRA and City Council Resolution

– Extends CRA and Redevelopment Plan to January 1, 2027

- Adopted December 6, 2023

▪ Orange County Resolution

– BCC consents to extend the CRA and Redevelopment Plan to 2027

– Extending the CRA from 2027 to 2034 is based on the following conditions

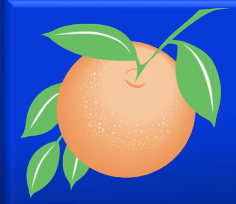
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Resolutions and Inter-local Agreement

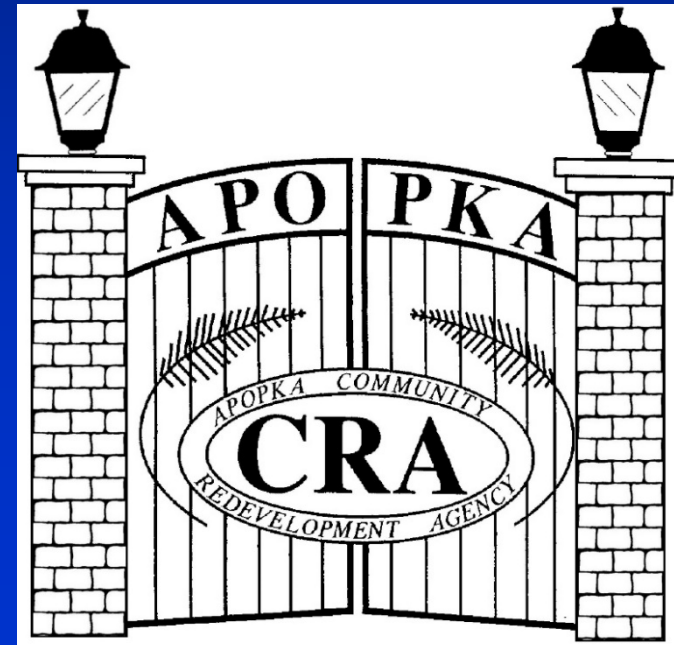
▪ Inter-local Agreement

- First amendment to inter-local redevelopment agreement
- Approved by Apopka and the CRA on December 6, 2023
- County agrees to extend the CRA Plan for three years, with the option to extend for an additional seven years subject, in part, to the following
 - County is recognized, alongside the City, for capital improvement projects and major accomplishments using TIF revenue
 - Apopka provides annual updates to the County
 - City expends 50% or more of TIF revenues generated each year
 - After the three years, the City expends 50% of all TIF revenue, including roll over



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Requested Action

Approval and execution of Resolution of the Orange County Board of County Commissioners regarding the City of Apopka Community Redevelopment Agency; Consenting to Amendment of the Community Redevelopment Plan to extend the CRA's sunset date to January 1, 2027, with the Potential to extend to January 1, 2034;

Approving the First Amendment to Inter-local Redevelopment Agreement among Orange County, City of Apopka, and the Apopka Community Redevelopment Agency. District 2.