



2020 ANNUAL REPORT

LARGO COMMUNITY REDEVELOPMENT AGENCY

LARGO.COM/REDEVELOPMENT



MAYOR'S MESSAGE

Our Vision to be the Community of Choice in Tampa Bay



The 2020 Fiscal Year has been a year of hard work for the Largo Community Redevelopment Agency (CRA) and the City of Largo is excited to showcase all of the activity happening in the West Bay Drive Community Redevelopment District.

There is no doubt that 2020 has been a difficult year for communities across the world. The effects of the COVID-19 pandemic have rippled throughout Pinellas County's local economy far and wide and Largo's small businesses and families have had to make difficult and challenging choices. When the Governor's orders closed non-essential businesses, the City worked quickly to provide commercial rent and commercial mortgage for those small businesses. The CRA worked quickly to create a program for businesses in the redevelopment district. Ninety-eight businesses received Business Continuity Program Grants City-wide, and eighteen businesses in the West Bay Drive Community Redevelopment District received CRA assistance. The resiliency, courage and creativity of Largo's businesses and residents during this pandemic time has been nothing short of inspirational.

Despite this challenging year, it is important to celebrate the community's wins, to have hope for a brighter future, and to build a more equitable future. We are fortunate that the previous and current leadership of the CRA had the wisdom and foresight to establish the foundation for a livable, mixed-use downtown with diverse housing opportunities under the Plans of both the West Bay Drive Community Redevelopment District, and the Clearwater-Largo Redevelopment District. This past year, Largo made greater strides towards that vision, with new diverse housing opportunities in The Rosery Apartments and the Alta Belleair Apartments, the completion of safe, walkable streets on Rosery Road, and completion of major pedestrian improvements with the West Bay Drive Corridor Improvements that started in Fiscal Year 2019. This important work will continue to be a priority in the City's Strategic Plan and as Largo works towards expansion of the Clearwater-Largo Road Community Redevelopment District.

Looking ahead, we are excited for what lies in store for these special districts. In Fiscal Year 2021, renovations on the West Bay Drive Trailhead will begin and will feature a new mural by artist Cecilia Lueza to bring additional color and vibrancy to this important community asset. The design phase of the West Bay Drive Complete Streets Joint Project Agreement will begin with the goal to bring safe, convenient, and comfortable travel and access for all ages and abilities regardless of the mode of transportation to those that traverse West Bay Drive. The planned Complete Street will connect the Western portion of Largo to the downtown corridor and trailhead, developing a more active and interconnected downtown. The CRA Board and I are thrilled that the City will continue to work to bring a new City Hall back downtown. In Fiscal Year 2021 the properties will be assembled and the City will engage with the residents and businesses on their vision for a sustainable, efficient, multi-functional and mixed-use building. The design work will be completed in Fiscal Year 2021, with construction anticipated in Fiscal Year 2022, and completed in Fiscal Year 2023. All these projects in the pipeline are important to the community's vision: To Be the Community of Choice in Tampa Bay.

Sincerely,

Mayor Woody Brown

CRA FINANCIALS

For the Year Ending in September 30, 2020

City of Largo, Florida Largo Community Redevelopment Agency

Balance Sheet

Assets

Cash and investments	\$2,261,176
Receivables	
Accrued interest	10,729
Property held for resale	<u>1,009,669</u>
Total assets	<u>\$3,281,574</u>

Liabilities

Accounts payable	\$167,313
Accrued payroll	1,519
Due to other funds	<u>532,000</u>
Total liabilities	<u>700,832</u>

Fund balances

Restricted	\$2,580,742
Total fund balances	\$2,580,742
Total liabilities and fund balances	\$3,281,574

Statement of Revenues, Expenditures and Changes in Fund Balance

Revenues

Taxes	\$605,938
Intergovernmental	580,485
Investment earnings	64,001
Sale of property held for resale	--
Other	<u>2,828</u>
Total revenues	<u>1,253,252</u>

Expenditures

Current	
Economic development	157,533
Capital outlay	<u>2,864,379</u>
Total expenditures	<u>3,021,912</u>

Net change in fund balance (1,768,660)

Fund balance - beginning 4,349,402

Fund balance - ending \$2,580,742



PROJECT EXPENDITURES

For the West Bay Drive Community Redevelopment District

Downtown Multimodal Improvements: West Bay Drive Corridor Improvements and West Bay Drive Trailhead

Largo has made a significant number of investments into Downtown Multimodal Improvements in the West Bay Drive Community Redevelopment District over the past several years. In Fiscal Year 2018 the City initiated the West Bay Drive Corridor improvements and reconstructed sidewalks from Missouri avenue/Seminole Boulevard to Clearwater-Largo Road, installed benches, bike racks, bus shelters, and two mid-block crossings. The work was completed in Fiscal Year 2020. A secondary component of the Multimodal Improvements included the the Gateway Plaza project initiated in Fiscal Year 2018, on the corner of Seminole Boulevard and West Bay Drive to serve as a gateway art piece.

In Fiscal Year 2020, the aesthetic improvements to the the Pinellas Trail overpass at West Bay Drive were initiated to develop a trailhead on both sides of West Bay Drive; make modifications to 12th Street SW to include on-street parking; and to construct four (4) additional trail connections to the surrounding community for pedestrians and bicycle traffic. The Pinellas Trail improvement portion is the first time that the Largo has worked with the Florida Department of Transportation (FDOT) on a Local Agency Program (LAP) Certification for the project. FDOT is the steward of the federal funds and is responsible for oversight of the funded project on behalf of the Federal Highway Administration (FHWA). This makes Largo eligible for reimbursement for the services provided to the traveling public for the LAP project.

Largo solicited competitive bids for this project in June 2019, but received only one bid with a proposal significantly over the budget. Due to FDOT's regulations on LAP projects, Largo was required to re-bid construction of the project. In addition to the LAP process, FDOT provided Largo a grant to fund trailhead connections. Because Largo was required to re-bid the project, the funds appropriated for this project were re-budgeted to FY 2020 along with an additional \$600,000 for the Pinellas Trail Trailhead. Largo worked with FDOT to finalize construction plans and conduct a bid solicitation for approval. When the project was advertised for competitive bid only one construction company bid, and the contractor was selected by the City. Contract requirements by FDOT resulted in a further delay, therefore the project was again, re-budgeted to Fiscal Year 2021. Construction will begin in November 2021.

Funding Breakdown:

<u>FY 2020 Expenditures for Downtown Multimodal</u>		<u>FUND</u>	<u>FY 2021 Budget for West Bay Drive</u>
<u>FUND</u>	<u>Improvements: West Bay Drive Corridor Improvements</u>		<u>Trailhead</u>
	<u>(Carried over from FY 2019).</u>		
WBD-CRD Fund	\$2,367,835.04	WBD-CRD Fund	\$959,430.74
LOST Fund	\$49,991.50	LOST Fund	\$271,280.79
Tree Fund	\$41,560.18	Tree Fund	\$197,130.71
CGT Fund	\$798,938.25	Stormwater Fund	\$56,968.97
Total	\$3,258,324.98	Federal Funds	\$1,182,606.00
		Project Total	\$2,667,416.21

PROGRAM EXPENDITURES

For the West Bay Drive Community Redevelopment District

Grants

Downtown Largo Events and Promotion Assistance Program

The WBD-CRD helps underwrite events that bring activity to Downtown Largo. In Fiscal Year 2020 there were two events that were held and awarded a grant.

Grant Costs:

An Old Fashioned Christmas Parade: \$1,560
Posh Interiors & Design Grand Opening Celebration: \$200
Total: \$1,760

Business Continuity Grant Program

The City of Largo's Business Continuity Grant Program was established to assist small businesses that experienced economic injury resulting from the Governor's Executive Orders and Pinellas County's order mandating that they close or partially close due to the COVID-19 Pandemic.

The program provided a \$1,000 grant, on a first-come, first-served basis, for eligible businesses to assist with commercial rent or commercial mortgage assistance to aid in business continuity, community recovery, and to prevent business closures and the loss of jobs.

Ninety-eight businesses received grants city-wide awarded using General Fund monies, and eighteen businesses in the WBD-CRD received CRA assistance.

Grant Costs:

WBD-CRD Fund: \$18,000 (18 businesses were assisted with a grant of \$1,000 each):
Total: \$18,000

PROJECT EXPENDITURES

For the West Bay Drive Community Redevelopment District

Phase 1: Design of Mixed-Use Municipal Center & Public Parking

Garage

In Fiscal Year 2020, the City contracted with architect group ASD|SKY to complete Phase 1 of the project process. Phase 1 required ASD|SKY to evaluate three (3) potential site locations in the West Bay Drive Community Redevelopment District and three (3) different proposals of layouts for each site. The design team interviewed City administration and staff, and performed a review and analysis of space needs and allocation, mixed-use commercial space potential, and future growth planning. Sites in Downtown Largo were identified for their site development potential. The next step, Phase 2 will begin in Fiscal Year 2021, and will include the design, schematic portion of the project, and Community Engagement.

Project Cost for Phase 1:

General Fund: \$421,500



PROJECT EXPENDITURES

For the Clearwater-Largo Road Community Redevelopment District

Project Costs

CGT Fund: \$948K
TIF-7A Fund: \$11K
LOST Fund: \$1.99M
Stormwater Fund: \$3.027M
Wastewater Fund: \$993K
Tree Trust Fund: \$66K
Total: \$7.035 Million

Rosery Road Improvements - Phase 1

Construction for this project began in Fiscal Year 2019 with the majority of Phase 1 being recently completed in the fourth Quarter of 2020. The project included creating a community street and improving and repairing the .8-mile corridor stretching from the Pinellas Trail to Missouri Avenue. The project involved replacing sanitary sewer and storm water pipes including replacement of the failed storm drainage system on 11th Avenue NW and limited storm drainage improvement on 7th St NW. Drainage improvements also included new curb and curb inlets. New asphalt being poured from the Pinellas Trail to the CSX tracks and CSX tracks to Missouri Avenue. A new sidewalk was constructed on the North side of the project and a multi-use path was constructed on the South side of Rosery Road.

Left to complete is the Northside sidewalk and Southside multi-use path at the CSX tracks. New features also include bus shelters and multi-modal fixtures such as bike racks. Other improvements included replacement of a Pinellas County potable watermain (at the County's expense) and Duke Energy has committed to pay to move overhead utilities underground on the South side of Rosery Road from the Pinellas Trail to Clearwater-Largo Road. A raised median is being built at 2nd Street NW and the Aldi/Wawa entrances in order to act as refuge for pedestrians. The remainder of Phase 1 is expected to be complete in February 2021.



STUDY EXPENDITURES

For the Clearwater-Largo Road Community Redevelopment District

Clearwater-Largo Road Community Redevelopment District Expansion Area Finding of Necessity

The City Commission approved a Professional Services Agreement in June 2020 with Kimley-Horn and Associates Inc. for professional services for a Finding of Necessity Analysis for the Clearwater-Largo Road Community Redevelopment District (CLR-CRD) Expansion Area. Expansion of the existing District was proposed in 2016 to include the Missouri Avenue Corridor with the intent to establish a Tax Increment Financing (TIF) District. Expansion of the CLR-CRD was placed on hold, pending County approval of the 15 Year Review of the West Bay Drive Community Redevelopment District.

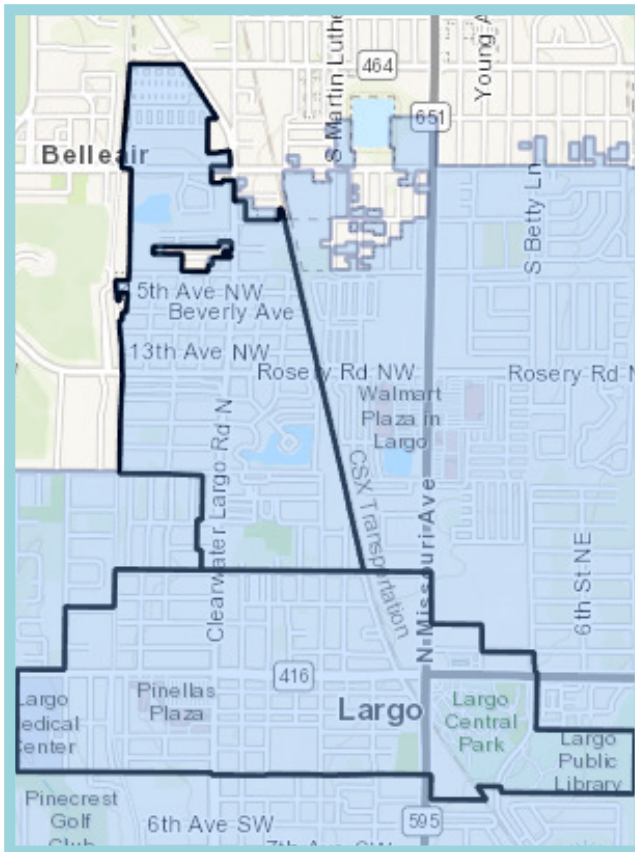
The Finding of Necessity report is required as the first step in obtaining delegation of redevelopment authority from the Pinellas County Board of County Commissioners (BOCC) to proceed with the expansion of the CLR-CRD and to establish a TIF District. Using available data from the City, County, and other sources, the Find of Necessity Report establishes the existence of certain conditions, identifies the specific problems that may be addressed through adoption of a Redevelopment Plan; and importantly, creates the findings necessary to designate the area as blighted and delegating authority for creation of a redevelopment district. The Finding of Necessity Analysis will be presented to the City Commission in Fiscal Year 2021.

Cost of Contract

General Fund - \$53,500

DISTRICT PROFILES

For the Clearwater-Largo Road and the West Bay Drive Community Redevelopment Districts



The Redevelopment Districts

The CRA manages two community redevelopment districts. The WBD-CRD is primarily funded through tax increment revenues, and most of those funds are dedicated to infrastructure improvements. Properties located in the WBD-CRD do not pay additional property taxes. Rather, a portion of the annual City and County taxes collected in the redevelopment area are transferred to the CRA for a trust fund for redevelopment activities.

Largo's Tax Increment Financing (TIF) District for the WBD-CRD was established in 2000 and is used to leverage public funds to promote private sector activity, redevelopment and infrastructure projects in accordance with the redevelopment plan.

While Largo continues to make investments from the City's General Fund and other sources in the CLR-CRD, no TIF funding is currently in place for the CLR-CRD.

Expansion of the Clearwater-Largo Road Community Redevelopment District (CLR-CRD)

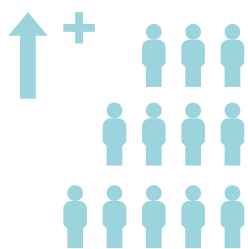
The City has begun the process of expanding the CLR-CRD and creating a TIF fund. A Professional Services Agreement with Kimley-Horn and Associates, Inc. was approved for the completion of a Finding of Necessity analysis for the CLR-CRD Expansion Area. In 2021, the City is expected to begin the process for consultant services to develop a public involvement process and new redevelopment plan for the existing and expanded District. Adoption of the updated redevelopment plan is expected to occur in 2023.

Opportunity Zones

Investors that focus on businesses and properties in the two Community Redevelopment Districts can utilize a tool created under the Federal Tax Cuts and Jobs Acts of 2017. The US Treasury approved Largo for five Opportunity Zones and two are located within Downtown Largo. Investors utilizing the benefits of the Opportunity Zones may be able to defer taxes on realized capital gains and reduce tax liabilities on investments made into eligible economic and community re-investment projects. More information is available at largo.com/business.

DISTRICT PROFILES

Source: ESRI, 2020



Population

WBD-CRD: 1,766
CLR-CRD: 3,908



Households

WBD-CRD: 843
CLR-CRD: 1,642



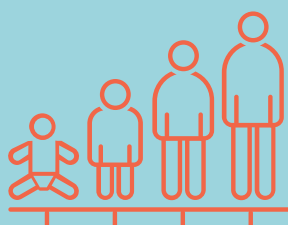
Average Household Income

WBD-CRD: \$58,797
CLR-CRD: \$49,223



Housing Units

WBD-CRD: 966
CLR-CRD: 2,042



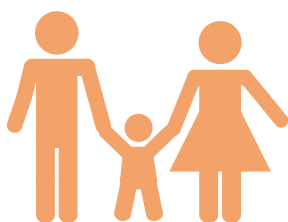
Median Age

WBD-CRD: 45.4
CLR-CRD: 43.5



Median Home Value

WBD-CRD: \$181,075
CLR-CRD: \$85,870



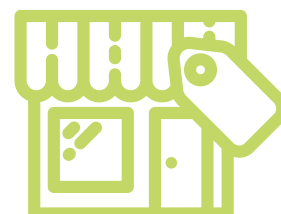
Families

WBD-CRD: 422
CLR-CRD: 773



Daytime Population

WBD-CRD: 3,646
CLR-CRD: 3,434



No. of Businesses

WBD-CRD: 366
CLR-CRD: 108

DISTRICT PROFILE

Largo Library, Central Park and Central Park Performing Arts Center



Central Park Performing Arts Center (CPPAC)

The Central Park Performing Arts Center is the area's premier cultural and entertainment facility, hosting the Eight O'Clock Theater, the Children's Educational Series sponsored by the Suncoast Performing Arts Foundation, and many other headliners each year. Due to COVID-19 many of the events had to be cancelled or postponed to the following year.

- In FY 2020 CPPAC hosted 86 performances
- 22,208 people attended performances
- 5,685 people utilized the rentals at the facility
- 27,893 people were entertained and served at the facility
- The average ticket price was \$33
- 4,109 youth participated in the Youth Programming

Largo Library

The Largo Library is the largest municipal library in Pinellas County, and is located within the Central Park Complex. The Library offers a Children's Wing, Genealogy Department, a teen room, a 3D Printer, a cafe, *English as a Second Language* (ESL) classes, events, event space, meeting rooms and study rooms, and more.

- In 2020 there were 308,729 visitors at the Largo Library
- A total of 3,537 library cards were distributed
- There were 12,531 youth served through various programs
- The circulation in Largo was 696,166



DISTRICT PROFILE

Events in the West Bay Drive Community Redevelopment District

Events

Every year, the City of Largo hosts thousands of visitors at events in the West Bay Drive Community Redevelopment District. Due to COVID-19 many of these events were cancelled or postponed to the following year.

- Halloween Spooktacular, Largo Central Park, attendance: 30,000
- Largo Car Show, Largo Central Park: Postponed to 2021
- Holiday Stroll, Largo Central Park, attendance: 50,000
- Holiday Lights, Largo Central Park, attendance: approximately 1,000 per night from November 28th- January 23rd
- North Pole Express, Largo Central Park, attendance: 1,200
- Movies in the Park, Largo Central Park, attendance: 600
- Shamrockn' Run, Ulmer Park and Downtown Largo: *Cancelled*
- Touch a Truck/Playing Unplugged, Largo Central Park, attendance: 15,000
- Largo Live Concert Series: *Cancelled*
- Memorial/Veterans Day Ceremony, Largo Central Park: *Held virtually*
- Independence Day Celebration: *Cancelled*



“Holiday Lights at Largo Central Park is my favorite time of the year at this park. It's a must see!”
-Google Review

“We've been going to their Halloween Spooktacular for 13 years, haven't missed one.”
-Google Review

NEW DEVELOPMENT

Our Vision is To Be the Community of Choice in Tampa Bay

Rosery Apartments

Located at 811 Rosery Road, the new 224-unit apartment complex was completed November 2020. The developer entered into an Affordable Housing Density Bonus Agreement with the City for the ability to develop an additional 12 units in exchange for reserving 20% of units for workforce housing for 30 years. The developer of the project, Rangewater Real Estate, has invested over \$11 Million dollars into the new apartment home community.

Apartments feature modern finishes such as contemporary open kitchens and luxe baths. Complex amenities include a resort style pool, social club, expansive fitness center, and much more. The development features a public plaza.



NEW DEVELOPMENT

Our Vision is To Be the Community of Choice in Tampa Bay

ALTA Belleair

Located on the North side of the Clearwater-Largo Road Community Redevelopment District is a new 255-unit apartment complex currently under construction. The parcel was previously a Mobile Home Park in which the developer worked with the City's Housing Division to help residents transition out. The developer entered into an Affordable Housing Density Bonus Agreement with the City and committed to reserving 15% of units for workforce housing for 30 years. The remaining units will be market rate. The project will feature new pedestrian/bike access from Clearwater-Largo Road to the Pinellas Trail on the West side. The project investment is nearly \$8 Million.



HOUSING PROJECTS

Our Vision is To Be the Community of Choice in Tampa Bay

511 Cleveland Avenue

In May 2018 the City authorized the foreclosure of a vacant, abandoned home at 511 Cleveland Ave. In June 2019 the foreclosure sale occurred and the City of Largo obtained possession of the property. In October 2019 the abandoned house was demolished and the lot was cleared for redevelopment. The lot was then transferred from the City to the WBD-CRA in November 2019 to enable the sale for residential infill purposes and to meet the goals of the WBD-CRD Plan. The CRA reimbursed the City for the legal costs related to the foreclosure in the amount of \$18,727.

The CRA posted an advertisement announcing a RFP to purchase and construct a single-family residence. Minimum qualifications for the project were a minimum bid of \$24,000 and the home must be a two-story single-family home with Neo-traditional design, a functional porch, a pitched roof, and rear access parking.

The CRA selected the ranking proposals and chose Varvaro Homes who offered \$30,000. The residential contract for sale and purchase was approved and the property will close in FY 2021 (December 2020).

The agreement required submission of a site plan for the property no later than six months from closing and a building permit for the single-family home will be required no later than a year from closing. The construction of the house must be completed with a certificate of occupancy within a year of the permit.



HOUSING PROJECTS

For Clearwater-Largo Road and the West Bay Drive Community Redevelopment Districts

Home Rehabilitation

The City of Largo's Housing Division is working with Tampa Bay Community Development Corporation to rehab the home located at 410 4th Ave NW. The house was gutted and then left to put up for sale. The project will bring the property into code compliance and once complete will be re-sold for affordable housing to provide a first-time homebuyer a home. The project rehabilitation is being done using Community Development Block Grant (CDBG) funds and should begin in December 2020. The property is located in the WBD-CRD.

Lot Purchase

The City of Largo's Housing Division purchased two vacant lots on Braginton Street in September 2020 using CDBG funds and will be donating the lots to Habitat for Humanity for two affordable single-family homes. The lots are located in the CLR-CRD.

Street Improvements

The City of Largo's Housing Division is currently in the design phase for a sidewalk and lighting improvement project on Washington Avenue just north of Mildred Helms Elementary. The new sidewalk will have a tie-in to the new Trailhead project through a connection on 11th Street SW. Construction is expected to begin Spring 2021 using CDBG funds.



HEART OF LARGO

For the West Bay Drive Community Redevelopment District

Public Art Piece

The City of Largo's Recreation, Parks & Arts department commissioned artist Clayton Swartz to create a public art piece for the City of Largo located at Largo Central Park. The large scale aluminum sculpture titled "Heart of Largo" stands over 10 feet tall and is painted with vibrant colors. The public art is an interactive sculpture and allows visitors to walk through the art work. The sculpture invokes feelings of joy, hope, love, and peace. The sculpture cost \$50,000 and was funded through the General Fund. It was dedicated on June 9th, 2020.



NEW BUSINESSES

Our Vision is To Be the Community of Choice in Tampa Bay

Open for Business

The redevelopment districts are home to a diverse mix of restaurants, services, and shops. Fiscal Year 2020 saw businesses open in the districts, even during the COVID-19 pandemic, including the following:

- Express Lunch & Catering, 400 West Bay Dr
- The French Nest, 351 West Bay Dr
- Fresca Vida, 1757 Clearwater-Largo Rd N
- Bay Area Heart, Vascular & Vein Center, 200 Clearwater-Largo Rd N
- Fansler Reynolds Surgical, 251 Clearwater-Largo Rd N



PROJECT EXPENDITURES

For the West Bay Drive Community Redevelopment District

Downtown Multimodal Improvements Project

The Downtown Multimodal Improvements Project design began in Fiscal Year 2018. Largo solicited competitive bids for this project in June 2019, but received only one bid with a proposal significantly over the budget. Because the project is a Local Agency Program (LAP) Certified under the Florida Department of Transportation (FDOT), the contract negotiations resulted in a further delay, therefore the project was again, re-budgeted to Fiscal Year 2021. Construction will begin in November 2021. The project improvements include:

- Gateway and aesthetic enhancements to the Pinellas Trail overpass at West Bay Drive
- Developing a trailhead on both sides of West Bay Drive
- Modifications to 12th Street SW, with on-street parking
- Four (4) additional trail connections to the surrounding community for pedestrians and bicycle traffic.

Since Largo received LAP designation for the project, LAP agencies are eligible for reimbursement under Federal-Aid Highway Program funds for the services provided to the traveling public through compliance with applicable Federal statutes, rules and regulation.

Project Funding Breakdown:

<u>FUNDING SOURCES</u>	<u>FY 2021 Available Amount</u>	<u>Awarded Amount</u>	<u>FDOT Reimbursement</u>
WBD-CRD Fund	\$959,430.74	\$1,788,771.79	
LOST Fund	\$271,280.79	\$271,280.97	\$774,356.24
Tree Fund	\$197,130.71	\$80,000.00	\$271,280.79
Stormwater Fund	\$56,968.97	\$56,968.97	\$80,000.00
Federal Funds	<u>\$1,182,606.00</u>	-----	\$56,968.97
Total	\$2,667,416.21	\$2,197,021.55	----- \$1,182,606.00

FUTURE IMPROVEMENTS

Our Vision is To Be the Community of Choice in Tampa Bay

Pinellas County - West Bay Drive Complete Streets Joint Project Agreement

Pinellas County's project includes planned roadway resurfacing with 11 foot travel lanes, installation of 12 foot medians and approximately 5 raised medians (100-200 ft long), crosswalks and a 10 foot sidewalk along the South side of the corridor. The City of Largo corridor limits are from Indian Rocks Road to Clearwater-Largo Road.



The Joint Project Agreement (JPA) allows the City to enter into an agreement with the County whereby the design of the City utilities will be incorporated into the County bid documents. Specifically, the JPA includes replacement of 3,800 feet of sanitary sewer piping and 18 manholes from 20th Street SW to 12th Street SW and prorated cost sharing of the multi-modal improvements and low maintenance/irrigation landscaping. Complete streets multi-modal improvements will provide a connection to the downtown corridor and trailhead and benefit businesses by encouraging people to walk and cycle to businesses as a destination. The design phase will begin in 2021 with construction expected to begin in 2023.

Project Funding Breakdown:

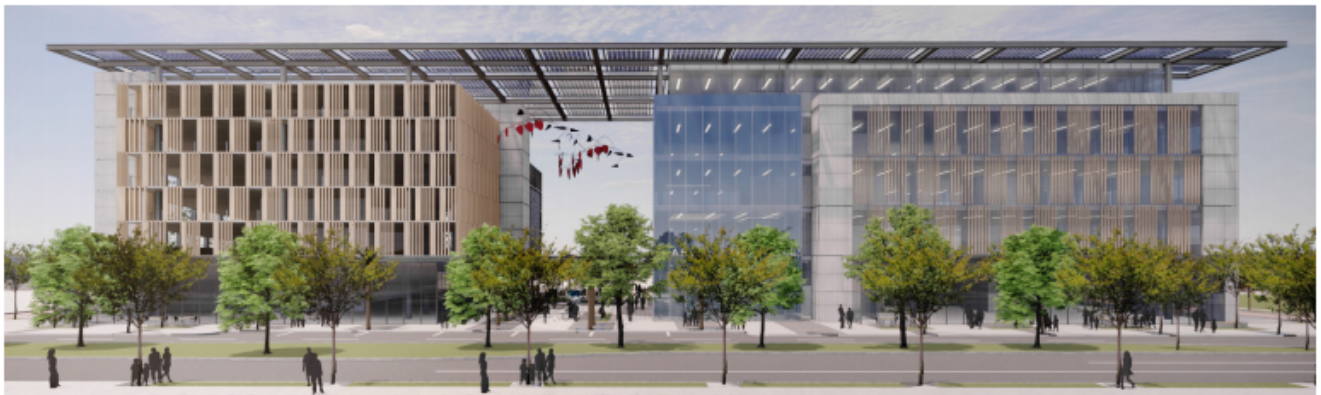
<u>FUND</u>	<u>FY 2021</u>	<u>FY 2022</u>
Wastewater Operations Fund	\$299,000	\$3,077,000
WBD-CRD Fund	\$316,000	\$2,184,000
Tree Impact Fee Fund	<u>\$6,000</u>	<u>\$99,000</u>
Project Total	\$621,000	\$5,360,000

FUTURE IMPROVEMENTS

Our Vision is To Be the Community of Choice in Tampa Bay

Mixed-Use Municipal Center & Public Parking Garage

The City is currently in Phase 2 of the new City Hall building and public parking garage. Phase 1 involved working with architecture firm ASD|SKY, which evaluated space needs and allocation, mixed-use commercial space potential, three (3) potential site locations and three (3) different proposals of layouts for each site. Phase 2 will include the design and schematic portion of the project and the Community Engagement portion. The City has approved Phase 2 and 3 contract with ASD|SKY for the design and construction management portion of the project in the amount of \$2,632,000. ASD|SKY will be ensuring that the building is being built per the specifications, as well as working to make any modifications to the plans as part of the construction. The City has also approved a contract with Biltmore Construction Co. for construction manager at risk (CMAR) services for the project in an amount not to exceed \$303,000. Phase 3 is expected to begin in the 1st Quarter of 2022 and will include the actual construction of the building and the parking ramp.



Funding Breakdown:

Pre-Construction Costs: \$5,265,500
Construction/Post Con Costs: \$45,822,291
Project Total: \$51,087,791*

*The CRA's contribution to this project at this time is unknown.

FUTURE IMPROVEMENTS

Our Vision is To Be the Community of Choice in Tampa Bay

Clearwater-Largo Road Multimodal Improvements

The City will be retrofitting the roadway between Clearwater-Largo Road (CLR) from West Bay Drive to 4th Ave SW with median islands, streetscape and pedestrian crossing improvements similar to the completed northern CLR segment. This project has been moved up in prioritization as a result of the Downtown Connectivity Strategic Plan Project. The project is expected to begin in FY 2023 with the WBD-CRD Fund contributing \$150,000 in FY 2023 and \$800,000 in FY 2024. The segment of the corridor would see enhanced pedestrian facilities to enhance multi-modal connectivity in the Downtown core.

Funding Breakdown:

<u>FUND</u>	<u>FY 2023</u>	<u>FY 2024</u>
WBD-CRD Fund	\$150,000	\$800,000
Project Total	\$150,000	\$800,000

Clearwater-Largo Road Regional Watershed Management

The Clearwater-Largo Road Drainage District Study developed strategies for mitigating the stormwater impacts associated with water quantity and water quality of existing development, and potential redevelopment within the West Bay Drive Community Redevelopment District and Clearwater-Largo Road Community Redevelopment District. In general, the study area is bordered on the east by 4th Street NE, on the north by Belleair Road, on the west by the Pinellas Trail, and extends south of 8th Avenue SW. Estimated cost of the project is \$350,000. This project will prevent flooding and damage, enhance water quality, and improve maintenance and operation access.

Funding Breakdown:

Unfunded.
Estimated Cost: \$350,000

FUTURE IMPROVEMENTS

Our Vision is To Be the Community of Choice in Tampa Bay

Clearwater-Largo Road Best Management Practices

The Clearwater-Largo Road Drainage District Study update, completed in 2013, proposed best management practice (BMP) alternatives to address areas that experienced significant flooding during seasonal summer rains and to comply with National Pollutant Discharge Elimination System (NDPES) regulations. Seven of the proposed BMP alternatives were identified for implementation based on jurisdictional considerations and general feasibility and include replacement or new construction of curb and gutter, swales, inlets, ponds and pipes. The project is expected to begin FY 2021. The Local Options Sales Tax Fund will contribute \$131,600 in FY 2021 and \$406,300 in FY 2022. This project will provide flood protection for residents and businesses along the Clearwater-Largo Road corridor.

Funding Breakdown:

<u>FUND</u>	<u>FY 2021</u>	<u>FY 2022</u>
LOST Fund	\$131,600	\$406,300
Project Total	\$131,600	\$406,300

ADDITIONAL REPORTING REQUIREMENTS

Our vision is To Be the Community of Choice in Tampa Bay

Community Redevelopment Agency Annual Report

Largo Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID **614**

Registered Agent	Mr. Henry Schubert
Mailing Address	Post Office Box 296, Largo, FL 33779-0296
Office Address	201 Highland Avenue NE, Largo, FL 33770
Telephone	(727) 586-7342
Fax	(727) 586-7413
Email	hschuber@largo.com
Website	www.largo.com/redevelopment
County(ies)	Pinellas
Local Governing Authority	City of Largo
Date Created / Established	Tuesday, April 16, 1991
Creation Documents	City Ordinance 91-29
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Tax Increment Financing
Most Recent Update	Wednesday, October 3, 2018

Total number of Activities started	6
Total number of Activities completed	4
Current Year Taxable Value in CRA	\$ 206,891,427.00
Actual expended increment revenue	\$ 3,023,000.00
Base Year Taxable Value in CRA	\$ 92,870,800.00
Current Year Tax Increment Value	\$ 611,036.54
Total amount expended for low and middle income affordable housing	\$ -

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA PLAN PAGE
Administrative/Operations	
Transportation	3
Transportation	3
Infrastructure	3
Infrastructure	3
Infrastructure	3
Economic Development	1
Community Engagement	1
Infrastructure	3
Infrastructure	3

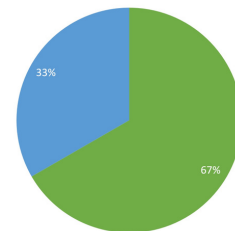
Community Redevelopment Agency Annual Report

COMPLETED (C) ACTIVITIES BY COUNT



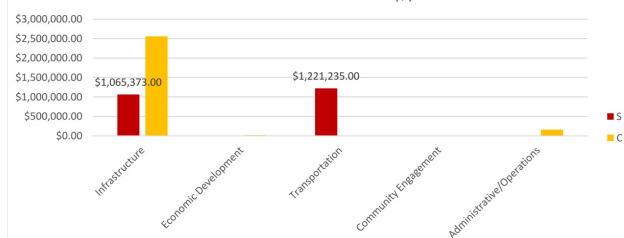
■ Community Engagement
■ Economic Development
■ Infrastructure
■ Administrative/Operations

STARTED (S) ACTIVITIES BY COUNT



■ Infrastructure ■ Transportation

ACTIVITIES SUMMARY (\$)



ADDITIONAL REPORTING REQUIREMENTS

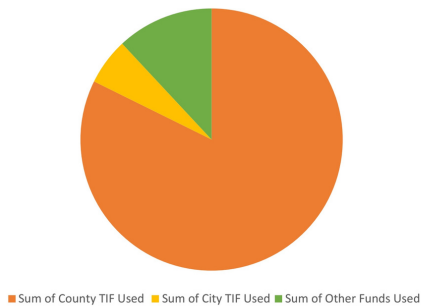
Our vision is To Be the Community of Choice in Tampa Bay

Community Redevelopment Agency Annual Report

Values

Sum of County TIF Used	\$2,557,696.00
Sum of City TIF Used	\$178,701.00
Sum of Other Funds Used	\$371,119.00

Sum of TIF Contributions by Entity

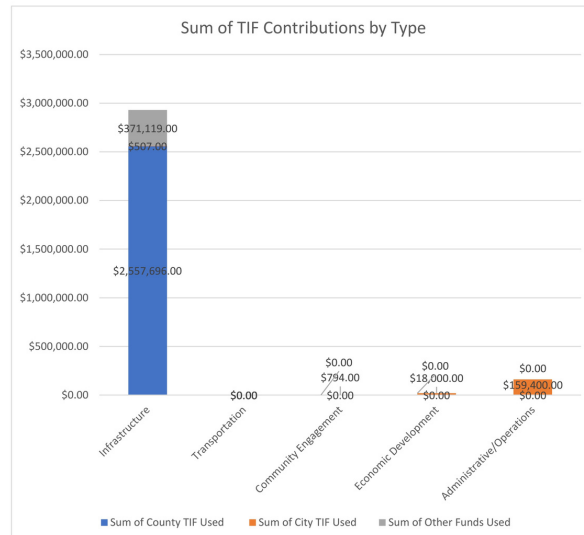


Community Redevelopment Agency Annual Report

Started (S) Completed (C) (Multiple Items)

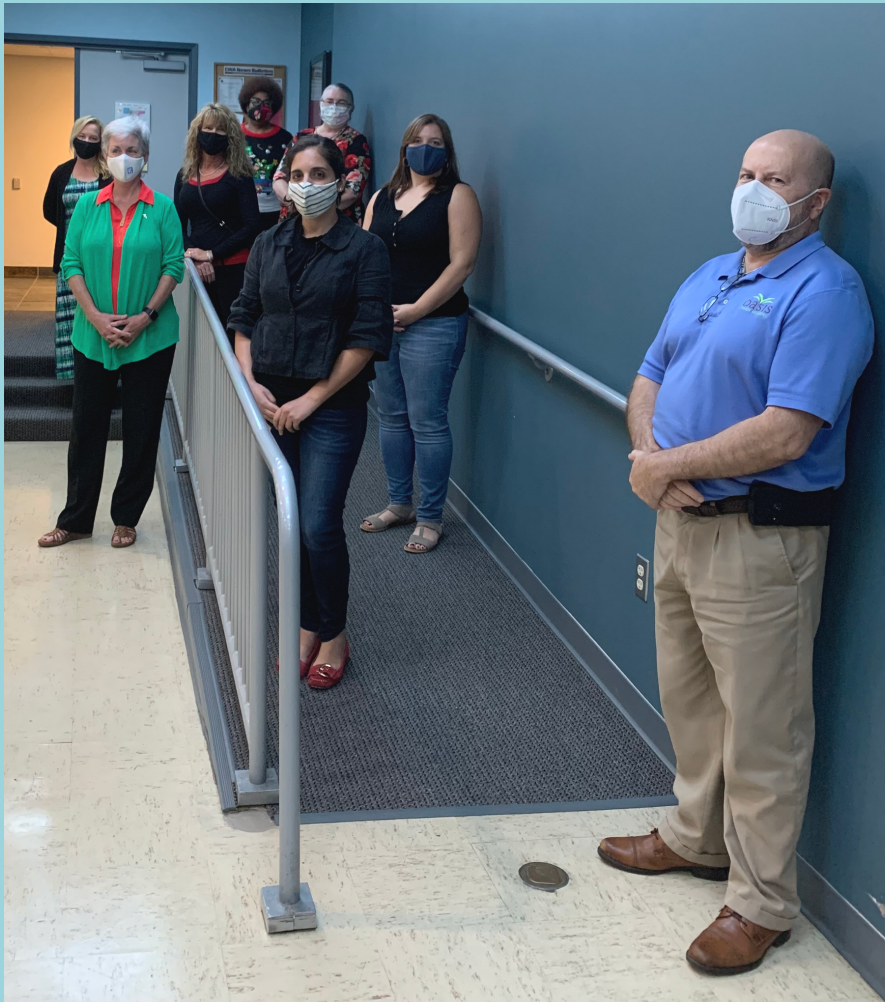
	Sum of County TIF Used	Sum of City TIF Used	Sum of Other Funds Used
Infrastructure	\$2,557,696.00	\$507.00	\$371,119.00
Transportation	\$0.00	\$0.00	\$0.00
Community Engagement	\$0.00	\$794.00	\$0.00
Economic Development	\$0.00	\$18,000.00	\$0.00
Administrative/Operations	\$0.00	\$159,400.00	\$0.00
Grand Total	\$2,557,696.00	\$178,701.00	\$371,119.00

Sum of TIF Contributions by Type



LARGO CRA

Our vision is To Be the Community of Choice in Tampa Bay



FY 2020 Community Redevelopment Agency Advisory Board

Beverly Gatewood Board Chair
Anita McHenry, Vice Board Chair
Brett Shortridge, Board Member
Krista Kosier, Board Member
Chris Desliets, Board Member
Maria Kadau, Board Member
Denise Fougere, Board Member
Darlene Sheets, Board Member
Laura Guroian, Board Member
Stacey Shaffer, Board Member
Mark Douglas, Board Member

FY 2020 Community Redevelopment Agency Board

Woody Brown, Mayor & CRA Board Chair
Donna Holck, Vice Mayor
John Carroll, City Commissioner
Curtis Holmes, City Commissioner
Samantha Fenger, City Commissioner
Jaime Robinson, City Commissioner
Michael Smith, City Commissioner

FY 2020 Community Redevelopment Agency Staff

Henry Schubert, City Manager
Maggie Paluch, Assistant City Manager
Robert Klute, Acting Director of Community Development
Karisa Rojas-Norton, Economic Development Manager
Isabella Nunez, Economic Development Coordinator