

RESOLUTION NO. 19 - 99

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, DIRECTING AND AUTHORIZING INITIATION OF THE PROCESS NECESSARY FOR CITY COUNCIL CONSIDERATION OF THE IMPOSITION AND COLLECTION OF SPECIAL ASSESSMENTS BEGINNING WITH THE NEXT FISCAL YEAR TO ANNUALLY DEFRAY FUNDING, IN PART, FOR MAINTENANCE, OPERATION AND ADMINISTRATION COSTS WITHIN THE FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AREA; TAKING AND DIRECTING ACTIONS SPECIFICALLY ANTICIPATED AND PROVIDED FOR BY THE REDEVELOPMENT PLAN AS BOTH PRIMARY AND COMMUNITY OBJECTIVES; AND, PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Chapter 166, Florida Statutes, the Municipal Charter of the City (the "Charter"), sections 166.021 and 166.041, Chapter 163, Part III Florida Statutes, the Front Beach Road Community Redevelopment Plan (the "Plan") and other applicable provisions of law (collectively, the "Act").

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared that:

(A) As a follow up to the March 14, 2019, City Council direction and authorization, the City Manager and staff have consulted with GAI Consultants, Inc. (in particular, Dr. Owen M. Beitsch), Mark G. Lawson, P.A. and Ennead, LLC (collectively, the "Assessment Professionals"), each of whom played a fundamentally supportive role in the original creation, adoption and validation of the Plan well over 15 years ago. The Assessment Professionals have reviewed the circumstances and history associated with the Front Beach Road Community Redevelopment Plan, the final judgment approving and confirming this transformative project, the commitments and obligations of the City and its redevelopment agency, and developed an approach and means to further accomplish the obligations and requirements of the Plan and Act.

(B) In furtherance of the City Council's March 14, 2019, direction, Dr. Beitsch has prepared a preliminary executive summary, developed over several weeks in concert with the Assessment Professionals and City staff. The approach summarized

shares some administrative costs per parcel, and describes a multi-faceted apportionment approach designed to reasonably share a portion of operations and maintenance costs among all properties, and is fairly designed to proportionately charge larger more favorably impacted properties more than smaller less favorably impacted properties based on weighted relative attributes of improved square footage, overall improvements, and, to a much lesser degree, land value -- all as reasoned proxies to fairly address sharing the costs this community's redevelopment initiative. The approach is smartly repeatable and self-correcting annually using available data.

(C) This action has been anticipated since 2001 with the inception of this very successful community redevelopment project associated with Front Beach Road and its surrounds; and, the redevelopment area was in fact created and approved by the local court using factors associated with adjacency and likely benefits from the Redevelopment Plan's objectives. Also, the City's financial advisors have independently studied and recommended that this action is necessary to accomplish prudent fiscal stewardship over the next decades so that more increment funds are available to be used for capital before they run out, and so the City does not make a long-term error in over-reliance upon the community redevelopment tax increment revenue source that is not permanent.

(D) The City Council recognizes the need to timely act to initiate the process necessary for consideration of the imposition and collection of such assessments, apportioned substantially in accord with the method set forth in the preliminary executive summary, in order to generate assessment revenue to begin to more diversely fund a portion of these administrative, operation and maintenance costs starting in Fiscal Year 2019-20.

SECTION 3. DIRECTION.

(A) The Mayor, City Manager or his functional administrative equivalent or designee, CRA Director, City Attorney and other necessary City officials and employees along with the Assessment Professionals are directed and authorized to undertake the actions contemplated to promptly and more fully develop tax parcel specific information, the documents and schedule to implement and incorporate same in the upcoming FY 2019-20 budget process to fund a portion of operations, maintenance related budget in Fiscal Year 2019-20.

(B) The City Manager, CRA Director, City Attorney and City staff are hereby authorized to assist in such undertaking and to provide such information and assistance as may be necessary in order for the City Council at a later date this summer to promptly consider and determine to fund, implement and collect, if the City Council


then so determines after a public hearing, a net amount of approximately \$480,000 through the imposition of such assessments for operations, maintenance and redevelopment area administration costs associated with the community's Front Beach Road redevelopment initiative apportioned and refined in substantially in the manner set forth in the preliminary executive summary, together with an amount of \$5 per tax parcel to defray associated development, advertising, implementation and similar City costs.

(C) As implementation proceeds, the City Manager and City staff are directed and authorized to prepare and present to the City Council necessary budget amendments to accomplish the development and use of such revenues. If necessary or reasonable such costs may be amortized over a period of years.

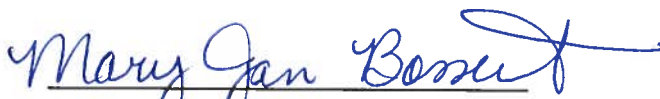
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

ADOPTED THIS 27th day of June 2019.

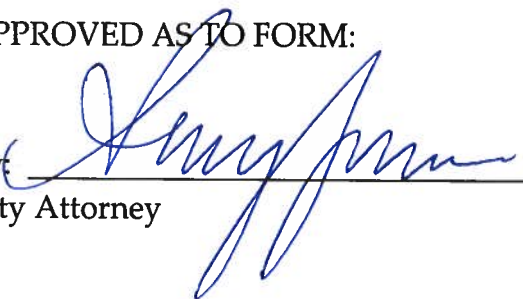
CITY OF PANAMA CITY BEACH, FLORIDA

By: 
Mike Thomas, Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:

By: 
City Attorney