



Agenda Item Details

Meeting	Jul 19, 2017 - City Commission Meeting & Summary
Category	13. POLICY FORMATION AND DIRECTION
Subject	13.07 Approval of Commission Policy 239, TEFRA Host Approval -- James O. Cooke, IV, City Treasurer-Clerk
Access	Public
Type	Action
Fiscal Impact	No
Budget Source	N/A
Recommended Action	Option 1: Adopt Commission Policy 239, TEFRA Host Approval

Public Content

For more information, please contact: Kent Olson, 850-891-8082

Statement of Issue

The Federal Tax Equity and Fiscal Responsibility Act of 1982 provided a mechanism for non-profit charitable corporation to issue tax-exempt debt if they received Host Approval within the jurisdiction of a local or state government. Within the past few years, the City has been approached on multiple occasions to provide Host Approval for a non-profit corporation to issue tax-exempt debt to provide either affordable housing or a senior assisted living project. This Policy is designed to standardize the process for providing Host Approval and, in the case of a parcel that would be removed from the tax rolls, developing a Payment in Lieu of Taxes (PILOT) agreement. This Policy is the more comprehensive policy that was drafted to replace the outdated Commission Policy 1102, Tax-Exempt Housing Bond.

Recommended Action

Option 1: Adopt Commission Policy 239, TEFRA Host Approval.

Fiscal Impact

N/A

Supplemental Material/Issue Analysis

History/Facts & Issues

City Commission Policy 1102, Tax-Exempt Housing Bond Policy, was deleted on July 8, 2015, due to a number of deficiencies that made it more prudent to replace completely. While a replacement policy was drafted in July 2015, a lawsuit challenging the provisions of a PILOT Agreement in Largo, Florida, led us to postpone bringing a new policy forward until the lawsuit was resolved. In March 2017, the Supreme Court ruled in favor of Largo's PILOT Agreement, and we once again revised the draft Policy as a result of the Court's ruling.

Options

Option 1: Adopt Commission Policy 239, TEFRA Host Approval.

Option 2: Provide staff with additional guidance.

Attachments/References

Commission Policy 239 TEFRA Host Approval

[Commission Policy 239 as proposed 071917.pdf \(79 KB\)](#)