

ORDINANCE NO. 0-82-5

AN ORDINANCE RELATING TO COMMUNITY REDEVELOPMENT; CREATING A COMMUNITY REDEVELOPMENT AGENCY; CREATING A BOARD OF COMMISSIONERS OF SAID AGENCY; PROVIDING FOR THE APPOINTMENT, TERMS OF OFFICE, AND QUALIFICATIONS OF THE MEMBERS OF SAID BOARD; PROVIDING FOR THE QUORUM AND VOTING REQUIREMENTS OF SAID BOARD; PROVIDING FOR THE FILLING OF VACANCIES OF SAID BOARD; PROVIDING FOR DESIGNATION OF CHAIRMAN AND VICE CHAIRMAN OF SAID BOARD; PROVIDING FOR THE ELECTION OF OTHER OFFICERS AND MEETINGS; PROVIDING FOR THE POWERS OF SAID COMMUNITY REDEVELOPMENT AGENCY; PROVIDING POWERS OF EMINENT DOMAIN OF SAID AGENCY; PROVIDING FOR A COMMUNITY REDEVELOPMENT TRUST FUND; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING EFFECTIVE DATE.

WHEREAS, the Commission of the City of Alachua, Florida, has found and determined that one or more slum or blighted areas exist in the City of Alachua, Florida, and that the rehabilitation, conservation, or redevelopment of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Alachua, Florida; and

WHEREAS, the Commission of the City of Alachua, Florida, has found and determined that there is a need for a Community Redevelopment Agency in the City of Alachua, Florida, to carry out the rehabilitation, conservation, or redevelopment of such areas.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1: Community Redevelopment Agency - Created.

There is hereby created and established a Community Redevelopment Agency for the City of Alachua, Florida, which shall be an autonomous board having the powers and duties as stated herein.

Section 2: Board of Commissioners of the Community Redevelopment Agency - Created. There is hereby created and established a Board of Commissioners for the Community Redevelopment Agency.

Section 3: Same - Composition; Appointment; Term of Office; Qualifications; and Compensation. The Board of Commissioners of the Community Redevelopment Agency shall consist of five (5) members who shall be recommended by the Chamber of Commerce of the City of Alachua and confirmed by the City Commission of the City of Alachua for the following terms of office which shall extend from May 1, 1982:

Sarah Herring	-	1 year
Luanne Andrew	-	2 years
Jule Schmidt	-	3 years
DeeDee Painter	-	4 years
Jerry Smith	-	4 years

Subsequent commissioners shall be proposed by the Chamber of Commerce and confirmed by the City Commission for terms of four (4) years from the date of their appointment. Any person may be appointed commissioner if they reside or are engaged in business, which shall mean owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or

director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminus with the area of operation of the City of Alachua, Florida, and is otherwise eligible for appointment as provided in Part II of Chapter 163, Florida Statutes. Each Commissioner shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the Clerk of the City of Alachua, Florida. Commissioners shall receive no compensation for their services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of their duties.

Section 4: Same - Quorum Required; Voting. A majority of the commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless the By-Laws shall require a larger number.

Section 5: Same - Vacancies. Vacancies occurring during a term in the Board of Commissioners of the Community Redevelopment Agency shall be filled by the recommendation of the Chamber of Commerce and confirmed by the City Commission for the unexpired term, as provided in the Agency By-Laws.

Section 6: Same - Appointment of Chairman and Vice Chairman. The following are hereby designated as the Chairman and

Vice-Chairman of the Board of Commissioners of the Community Redevelopment Agency for their respective terms:

Jerry Smith	-	Chairman
DeeDee Painter	-	Vice-Chairman

Section 7: Same - Election of Other Officers; Meetings. The Board of Commissioners of the Community Redevelopment Agency shall elect officers other than the Chairman and Vice-Chairman as may be necessary. Such Board and its officers shall meet once every month and at such other times as the Board or Chairman deems necessary. Subsequent Chairmen and Vice-Chairmen shall also be designated by the City Commission of the City of Alachua, Florida.

Section 8: Community Redevelopment Agency - Powers; to be Exercised by the Board of Commissioners. The Community Redevelopment Agency shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of Part III of Chapter 163, Florida Statutes, as provided in §163.370, Florida Statutes, except the following which shall continue to vest in the City Commission of the City of Alachua, Florida:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for a community redevelopment project; and to hold any public hearings required with respect thereto;

(2) The power to grant final approval to community redevelopment plans and modifications thereof;

(3) The power to authorize the issuance of revenue bonds as set forth in §163.385, Florida Statutes; and

(4) The power to approve the acquisition, demolition, removal or disposal of property as provided in §163.370(2), Florida Statutes, and the power to assume the responsibility to bear loss as provided in §163.370(2), Florida Statutes, unless such power is approved by the Alachua City Commission.

Section 9: Powers of Eminent Domain. The Community Redevelopment Agency shall have the power to acquire by eminent domain any real property together with any improvement thereon pursuant to §163.375, Florida Statutes.

Section 10: Community Redevelopment Trust Fund.

(a) There is hereby established a trust fund, to be separately administered and accounted for, to be known as the Community Redevelopment Trust Fund.

(b) Such trust fund shall also be used for the deposit of all tax increment funds obtained by the Agency to finance or refinance community redevelopment projects within the Community Redevelopment projects within the Community Redevelopment Area and all such funds shall be used to carry out redevelopment activities included in the Community Redevelopment Plan.

(c) Until all redevelopment projects included in the Community Redevelopment Plan are completed and paid for, such trust fund shall receive the annual tax increment, as hereinafter defined,

from all taxing authorities except school districts, for the area to be described as the Community Redevelopment Area.

(d) Pursuant to §163.387, Florida Statutes, the tax increments to be allocated annually to such trust fund is the difference between:

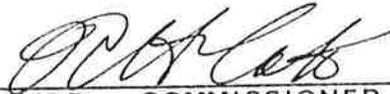
(1) The amount of ad valorem taxes levied each year by all taxing authorities except school districts on taxable real property contained within the geographic boundaries of the community redevelopment project; and

(2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities except school districts upon the total of the assessed value of the taxable property in the community redevelopment project as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance approving the community redevelopment plan.

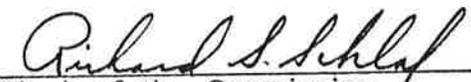
(e) Until such time as the redevelopment plan is completed and paid for, the City of Alachua shall, and all other taxing authorities except school districts are called upon to, annually appropriate to the trust fund created hereby the tax increment described above for the area to be described as the Community Redevelopment Area.

Section 11: Repealer. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

Section 12: Effective Date. This ordinance shall take effect immediately upon its adoption.

  
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MAYOR - COMMISSIONER

ATTEST:

  
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Clerk of the Commission

Dated this 5<sup>th</sup> day of April, A.D. 1982.