



Miami-Dade Board of County Commissioners  
Office of the Commission Auditor

**Housing and Social Services Committee (HSSC) Meeting**

January 17, 2017  
12:00 P.M.  
Commission Chambers

Thomas B. Davis, Esq.  
Director, Policy and Legislation  
Office of the Commission Auditor (OCA)  
111 N.W. First Street, Suite 1030  
Miami, FL 33128  
(305) 375-2524

**HSSC Meeting: January 17, 2018  
Research Notes**

**Item No. 2B  
File No. 172890**

**Researcher: AIP    Reviewer: TD**

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF THREE COUNTY-OWNED PROPERTIES TO ECOTECH VISIONS, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO LOW- AND MODERATE INCOME HOUSEHOLDS THROUGH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize the conveyance of three County-owned properties to Ecotech Visions, Inc. for the purpose of being sold to low and moderate income households as part of the Miami-Dade Infill Housing Initiative Program.

**APPLICABLE LEGISLATION/POLICY**

**Miami-Dade County Code Article VII Chapter 17** (Section 17-121 to 17-128) (*Infill Housing Initiative*):

<https://library.municode.com/FL/Miami> -

[Dade County/codes/Code of Ordinances?nodeId=PTIIIICOR\\_CH17HO\\_ARTVIIIINHOIN](https://library.municode.com/FL/Miami-Dade_County/codes/Code_of_Ordinances?nodeId=PTIIIICOR_CH17HO_ARTVIIIINHOIN)

**Administrative Order No. 8-4** (*Sale or Lease of County Real Property*) which gives the Board the authority to sell or lease or otherwise dispose of County-owned real property, adopted on May 5, 1981:

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

**Implementing Order 3-44** (*Infill Housing Program Initiative*):

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-44.pdf>

**Florida Statutes Section 125.379(1) and Florida Statutes Section 125.379(2)** (*County Organization and Intergovernmental Relations*):

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0100-0199/0125/Sections/0125.379.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.379.html)

**Florida Statutes Section 125.411** (*Conveyance of Land by County*) which states "IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid".

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0100-0199/0125/Sections/0125.411.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.411.html)

**Resolution No. R-974-09** (*Filing Closing Documents BCC Clerk*) Adopted on July 21, 2009, which directs any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County and attached by the Clerk of the Board to the authorizing resolution.

<http://intra/gia/matter.asp?matter=091900&file=true&yearFolder=Y2009>

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**Resolution No. R-376-11** (*County Owned Real Property Affordable Housing*) adopted on May 3, 2011, which directed that any resolution authorizing the rehabilitation, improvement or conveyance of County-owned real property appropriate for or to be used as affordable housing shall include detailed information on the property and the County's investment and future control. <http://intra/gia/matter.asp?matter=110684&file=true&yearFolder=Y2011>

**Resolution No. R-333-15** (*Market Value or Market Rental in Legislative Items*) adopted on April 21, 2015, which established a County policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility. <http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

**Resolution No. R-979-17** (*Resolution Declaring 226 County-Owned Properties Surplus*) adopted November 7, 2017, which declared various County-owned properties surplus and revised the inventory list of real property upon conclusion of a public hearing, to include the properties in accordance with section 125.379(1), Florida Statutes; authorizing the County Mayor or designee to include said properties in the Miami-Dade Infill Housing Initiative Program, subject to the consultation with each County Commissioner in whose district the properties are located; and waiving the requirements of Resolution Nos. R-376-11 and R-333-15. <http://intra/gia/matter.asp?matter=171574&file=true&yearFolder=Y2017>

**Resolution No. R-1416-08** (*Hope VI*) adopted on December 6, 2008, which requires the developer to give the former Scott/Carver residents the right of first refusal on all units to be sold in the target area. <http://intra/gia/matter.asp?matter=083584&file=true&yearFolder=Y2008>

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Barbara J. Jordan, District 1**

**Department/Requester: None**

This item has no procedural history.

**FISCAL IMPACT**

The County will receive \$10.00 USD. No other fiscal impact is associated with this item. The organization will take on the rehabilitation of the properties. Infill home sales prices range up to \$205,000 (private lots may be priced up to \$215,000). If someone decides to purchase a Habitat for Humanity of Greater Miami (Habitat) home, they are required to complete 'sweat equity' hours. Sweat equity hours consist of an average of 250 hours which are completed by helping build the home. The price range for a Habitat home is generally up to \$175,000 (subject to change).

| Property (Legal Description) | Address  | Lot Size (Square ft.) | Market Value (2017) | Annual Tax Revenue Generated |
|------------------------------|--|-----------------------|---------------------|------------------------------|
| 1) "Magnolia Sub"            | 2090 NW Ali Baba Ave<br>Opa-Locka, FL 33054              | 15,625                | \$121,074           | \$3,036.28                   |
| 2) "Venetian Gardens"        | 15800 NW 37 <sup>th</sup> Ave Miami<br>Gardens, FL 33054 | 8,500                 | \$50,836            | \$1,227.92                   |
| 3) "Biscayne River"          | 2481 NW 152 St Miami<br>Gardens, FL 33054                | 6,000*                | \$17,765            | \$691.97                     |

\*The table under attachment A in the item lists the third property as 6,500 sq. ft., while the report from the Property Appraiser's office lists the property as having a lot size of 6,000 sq. ft.

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**ANALYSIS**

This item seeks to convey three County-owned properties to provide housing for low to moderate income families. As per Administrative Order No. 8-4, Miami-Dade Internal Services Department has announced the availability of the County Properties to all County departments, and none showed interest in the County properties. The organization will have to follow the Infill Housing Initiative program guidelines for the conveyance, rehabilitation, and use of the properties. Echotech will have to complete the development within two years of the effective date of the conveyance, unless extended at the discretion of the Board.

Ecotech Visions, Inc. is located at 670 NW 112th St, Miami, FL 33168 (Primary Address). It is a co-working space located in Miami-Dade County, which encourages innovation in businesses that are eco-friendly and “green”. According to the Florida Department of State website, Sunbiz, [Ecotech Visions, Inc.](#) is listed as a “profit corporation”, despite being referred to as a “not-for profit” in both the item, and the attached deed. However, another organization, under “[Ecotech Visions Foundation, Inc.](#)” is registered as a “not-for-profit” in Sunbiz.

According to the Ecotech Website, Ecotech Visions is Miami’s first green incubator and makerspace. They assist entrepreneurs in creating, planning, and launching innovative and “green” manufacturing businesses in South Florida. They offer high-quality business resources, maker space, office space and event space to support the development of products made with recycled materials. Ecotech provides an intense incubation experience for entrepreneurs that enhances the potential for success upon launching into the market. Ecotech hopes to launch innovative and environmentally-conscious ideas that would otherwise remain dormant and inactive due to limited resource availability.

Currently, the organization is undertaking the creation of the first “green city” in America with goals of spreading the development framework globally. Their flagship location is within the Green corridor in Miami, Florida. The Green Corridor helps focus economic development in order to encourage companies and entrepreneurs dealing with renewable energy, energy efficiency, and environmentally beneficial technologies to locate within Miami-Dade County.

Ecotech Visions, Inc. Website: <http://ecotechvisions.com/about/>

**ADDITIONAL INFORMATION**

Miami-Dade County Infill Housing Initiative Program is located at 701 NW 1<sup>st</sup> CT, 16<sup>th</sup> Floor Miami, FL 33136. The purpose of the Infill Housing Program (Infill Program) is to increase the availability of affordable homes for very low-, low- and moderate-income persons and households, maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes. The Infill Program shall encourage the sale or transfer of County-owned properties to Infill Developers. The Infill Developers shall be required to build affordable homes to be sold to very low, low- and moderate-income persons. Although the Infill Program is primarily designed to create affordable homeownership of single family homes, the County, under limited circumstances, at its sole discretion, may allow Infill Developers to rent these homes to qualified very low-, low-, or moderate-income families.

Developers experience, qualifications and other evaluation criteria are reviewed as part of the RFP solicitation process or as otherwise required for participation in the Infill Program. Minimum requirements include, but not be limited to the following:

- 1) Relevant experience, qualifications, past performance and length of time in business;
- 2) Relevant experience and qualifications of key personnel, including key personnel of subcontractors, which will be assigned to the project, number of employees, and experience and qualifications of subcontractors;
- 3) Past performance on similar housing projects;

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- 4) Financial strength and ability to provide start-up operations.
- 5) Financial capacity to build the homes;
- 6) Sample Marketing plan and skills to reach out to Eligible Households;
- 7) Provide project budgets, architectural plans, project schedules, operation of property and meeting time schedules; proposed sales price consistent with program sales cap;
- 8) Specific key tasks necessary to concurrently develop multiple lots to complete on time and within budget;
- 9) Contracts (past and current) with the County and describe if developer met project goals, timelines, and within budget;
- 10) Payment of County real estate taxes, code compliance liens and other County fees when due.

The Developer submits the completed application, required documents, and fee(s) 60 days prior to the sale of an eligible home to a qualified first-time homebuyer. After the sale of the Infill home to a qualified first-time homebuyer, and after the Warranty Deed and buyer's Restrictive Covenant is recorded, the Department will record the Release of County Liens and Citations. Only qualified County liens and citations may be released.

Link to Miami-Dade County Infill Housing Developer Requirements: <http://www.miamidade.gov/housing/infill-housing-developers.asp>

Guidelines for the Miami-Dade County Infill Housing Initiative Program:  
<http://www.miamidade.gov/housing/library/guidelines/infill-housing.pdf>

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**Item No. 2C  
File No. 180012**

**Researcher: AIP    Reviewer: TD**

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF THREE COUNTY-OWNED PROPERTIES TO 34WAYS FOUNDATION, A LOUISIANA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO LOW- AND MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize the conveyance of three County-owned properties to 34ways Foundation. for the purpose of being sold to low and moderate income households as part of the Miami-Dade Infill Housing Initiative Program.

**APPLICABLE LEGISLATION/POLICY**

**Miami-Dade County Code Article VII Chapter 17** (Section 17-121 to 17-128) (*Infill Housing Initiative*):

[https://library.municode.com/FL/Miami -  
Dade County/codes/Code of Ordinances?nodeId=PTIIIICOR\\_CH17HO\\_ARTVIIIINHOIN](https://library.municode.com/FL/Miami_Dade_County/codes/Code_of_Ordinances?nodeId=PTIIIICOR_CH17HO_ARTVIIIINHOIN)

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[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0100-0199/0125/Sections/0125.411.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.411.html)

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**Research Notes**

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**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Barbara J. Jordan, District 1**  
**Department/Requester:**

This item has no procedural history.

**FISCAL IMPACT**

The County will receive \$10.00 USD. No other fiscal impact is associated with this item. The organization will take on the rehabilitation of the properties.

| <b>Property (Legal Description)</b> | <b>Address</b>                  | <b>Lot Size (Square ft.)</b> | <b>Market Value (2017)</b> | <b>Annual Tax Revenue Generated</b> |
|-------------------------------------|---------------------------------|------------------------------|----------------------------|-------------------------------------|
| 1) "Magnolia Gardens Consolidated"  | 2121 Rutland St                 | 5,000                        | \$42,642                   | \$1,597.99                          |
| 2) "Kings Gardens"                  | Adjacent East of 4501 NW 194 St | 13,068                       | \$26,136                   | \$733.66                            |
| 3) "Rainbow Park"                   | Adjacent East of 1751 NW 151 St | 5,000                        | \$20,000                   | \$483.96                            |

**ANALYSIS**

This item seeks to convey three County-owned properties to provide housing for low to moderate income families. As per Administrative Order No. 8-4, Miami-Dade Internal Services Department has announced the availability of the County Properties to all County departments, and none showed interest in the County properties. The organization will have to follow the Infill Housing Initiative program guidelines for the conveyance, rehabilitation, and use of the properties. 34ways Foundation will have to complete the development within two years of the effective date of the conveyance, unless extended at the discretion of the Board.

According to the letter from the foundation to Commissioner Barbara J. Jordan, the organization has committed itself to finishing the homes within one year after the permit for construction is approved. Each design will have 3 bedrooms, 2 bath and 1 car garage minimum and meet all applicable building codes. The design and construction team will be



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TJJA Architects and Poinciana Development Group, Inc. has over 0 years of industry experience. Both firms are local to Miami and have completed various projects within District 1.

The 34ways Foundation is a Louisiana nonprofit organization, founded in 2001 by National Football League (NFL) New Orleans Saints cornerback Mike McKenzie. It is not an active Sunbiz non-for-profit organization. The organization was founded as a support organization to provide guidance and encouragement to children through football camps, activities and programs. Its mission is to help kids by promoting sports, academics and other mentoring programs that build character, teach discipline, and encourage good health and education. The foundation desires to enrich communities and inner cities by providing fun and edifying opportunities to youth ages 11- 18. All funding and contribution are used solely for the programs and activities of 34 Ways Foundation.

**Board of Directors:**

- Mike McKenzie: Founder
- Rachel McNeil, MBA: Executive Director
- Tanya Bowley: Program Manager
- Antoinette de Alteriis Event Development
- Robin N. Kindrick, Liaison
- Mechelle Murray: Event Coordinator
- Raynard Sanders: Mentor of Youth development
- Ronald Gearing: Honorary Athletic Director
- Hotel Romeo Design: Technical Advisor

Foundation Website: <http://34waysfoundation.org/>

**ADDITIONAL INFORMATION**

Miami-Dade County Infill Housing Initiative Program is located at 701 NW 1<sup>st</sup> CT, 16<sup>th</sup> Floor Miami, FL 33136. The purpose of the Infill Housing Program (Infill Program) is to increase the availability of affordable homes for very low-, low- and moderate-income persons and households, maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes. The Infill Program shall encourage the sale or transfer of County-owned properties to Infill Developers. The Infill Developers shall be required to build affordable homes to be sold to very low, low- and moderate-income persons. Although the Infill Program is primarily designed to create affordable homeownership of single family homes, the County, under limited circumstances, at its sole discretion, may allow Infill Developers to rent these homes to qualified very low-, low-, or moderate-income families.

Developers experience, qualifications and other evaluation criteria are reviewed as part of the RFP solicitation process or as otherwise required for participation in the Infill Program. Minimum requirements include, but not be limited to the following:

- 1) Relevant experience, qualifications, past performance and length of time in business;
- 2) Relevant experience and qualifications of key personnel, including key personnel of subcontractors, which will be assigned to the project, number of employees, and experience and qualifications of subcontractors;
- 3) Past performance on similar housing projects;
- 4) Financial strength and ability to provide start-up operations.
- 5) Financial capacity to build the homes;
- 6) Sample Marketing plan and skills to reach out to Eligible Households;



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- 7) Provide project budgets, architectural plans, project schedules, operation of property and meeting time schedules; proposed sales price consistent with program sales cap;
- 8) Specific key tasks necessary to concurrently develop multiple lots to complete on time and within budget;
- 9) Contracts (past and current) with the County and describe if developer met project goals, timelines, and within budget;
- 10) Payment of County real estate taxes, code compliance liens and other County fees when due.

The Developer submits the completed application, required documents, and fee(s) 60 days prior to the sale of an eligible home to a qualified first-time homebuyer. After the sale of the Infill home to a qualified first-time homebuyer, and after the Warrantee Deed and buyer's Restrictive Covenant is recorded, the Department will record the Release of County Liens and Citations. Only qualified County liens and citations may be released.

Link to Miami-Dade County Infill Housing Developer Requirements: <http://www.miamidade.gov/housing/infill-housing-developers.asp>

Guidelines for the Miami-Dade County Infill Housing Initiative Program:  
<http://www.miamidade.gov/housing/library/guidelines/infill-housing.pdf>

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Research Notes**

**File No. 172454**

**Item No. 3A**

**Researcher: SM Reviewer: PGE**

RESOLUTION APPROVING THE FISCAL YEAR 2017-18 BUDGET FOR THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF \$495,125

**ISSUE/REQUESTED ACTION**

Whether the Board should approve the NW 79 Street Corridor Community Redevelopment Agency's (CRA) Fiscal Year (FY) 2017-18 budget for the NW 79th Street Corridor Community Redevelopment Area in the amount of \$495,125.

**APPLICABLE LEGISLATION/POLICY**

Section 163.387 of the Florida Statutes governs redevelopment trust funds. Tax Increment Financing (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0163/Sections/0163.387.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.387.html)

Resolution No. R-604-11 adopted July 19, 2011 is a Resolution adopting Community Redevelopment Plan regarding certain geographic area of Miami-Dade County, specifically the N.W 79<sup>th</sup> Street Corridor.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2011/R-604-11.pdf>

Resolution No. R-95-12 adopted January 24, 2012 is a Resolution approving Interlocal Cooperation Agreement between Miami-Dade County and the NW 79<sup>th</sup> Street Corridor Community Redevelopment Agency; and authorizing County Mayor to execute said agreement.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2012/R-95-12.pdf>

Resolution No. R-566-09 adopted May 5, 2009 is a Resolution declaring a geographic area of Miami-Dade County, specifically the N.W 79<sup>th</sup> Street Corridor to be a slum or blighted area; declaring the rebuilding, rehabilitation, conservation and redevelopment of the area.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-566-09.pdf>

Ordinance No. 11-55 adopted July 19, 2011 is an Ordinance appointing Board of Commissioners of the NW 79<sup>th</sup> Street Corridor Community Redevelopment Agency and designating their respective terms of office; delegating certain redevelopment powers to such agency.

<http://www.miamidade.gov/cob/library/Registry/Ordinances/Board-of-County-Commissioners/2011/11-55.pdf>

Resolution No. R-241-14 adopted March 4, 2014 conveyed a parcel of land to the CRA to be used as an incentive to attract developers.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2014/R-241-14.pdf>

**PROCEDURAL HISTORY**

**Prime Sponsor: Housing and Social Services Committee**

**Department/Requester: Office of Management and Budget**

This item has no procedural history.

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**FISCAL IMPACT**

On July 12, 2017, the CRA approved the FY 2017-18 budget in the amount of \$495,125. The County-wide contribution to the trust fund for FY 2017-18 is \$243,760. The unincorporated contribution to the trust fund is \$100,719. There is a carryover balance of \$149,946 and projected interest income totaling \$700 for the year. The adopted budget for FY 2016-17 was \$181,810. Total expenditure for the FY17-18 Proposed Budget is \$495,125 which gives a Cash Position of (0)

| <b>NW 79<sup>TH</sup> STREET CRA FY 2017-2018 PROPOSED BUDGET</b> |                               |                                 |
|---|-------------------------------|---------------------------------|
| <b>Revenues</b>   | <b>FY16-17 Adopted Budget</b> | <b>FY 17-18 Proposed Budget</b> |
| UMSA Tax Increment Revenue (TIR)                                  | \$53,888                      | \$100,719                       |
| County TIR  | \$130,419                     | \$243,760                       |
| Carryover from prior year   | \$(2,597)                     | \$149,946                       |
| Interest earnings   | \$100                         | \$700                           |
| <b>Total</b>  | <b>\$181,810</b>              | <b>\$495,125</b>                |

**ANALYSIS**

This Resolution relates to approving the FY 2017-18 budget For The N.W. 79th street corridor CRA in the amount of \$495,125.00. The Board must approve the CRA's budget prior to the CRA expending any funds. The Area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Vice Chairwoman Audrey M. Edmonson, respectively. The purpose of the CRA is for the rebuilding, rehabilitation, conservation and redevelopment of the area as necessary to eradicate slum and blight. The Interlocal Cooperation Agreement with the County requires the CRA to submit, for County approval, an annual budget for the implementation of their plan. On July 12, 2017, the CRA approved the FY 2017-18 budget.

The N.W 79<sup>th</sup> Street Corridor was created by Miami-Dade County Board of County Commissioners in 2009. The County created Resolution No. R-566-09 adopted May 5, 2009 established that the boundaries of the N.W 79<sup>th</sup> Street Corridor and declared the area to be slum or blighted.

In July 2011, the Board of County Commissioners adopted Resolution No. R-604-11, and Ordinance No. 11-55, adopting a redevelopment plan and creating a trust fund, respectively for the NW 79th Street Corridor Community Redevelopment Agency. The CRA is generally bounded on the north by NW 87th Street, on the south by NW 62nd Street, on the east by NW 7th Avenue, and on the West by NW 37th Avenue in unincorporated Miami-Dade County. The CRA held its first meeting on September 12, 2011 and on October 3, 2011, adopted the Interlocal Agreement between the County and the CRA which granted the CRA certain redevelopment powers. The Interlocal Agreement was approved by the County's Internal Management and Fiscal Responsibility Committee at the December 13, 2011 meeting and the BCC on January 24, 2012.

In February 2014, the BCC conveyed a parcel of land to the CRA, this land was given for the purpose of attracting developers interested in creating new jobs in part through the construction of facilities for new retail, office and industrial use within the redevelopment area. The company Eco Building Solutions, were the sole responders to a Request for Proposals the CRA issued FY 14-15. The CRA re-conveyed the parcel back to the County after the negotiations with Eco Building Solutions did not materialize.

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**File No. 172689**

**Item No. 3B**

**Researcher: SM Reviewer: PGE**

RESOLUTION APPROVING FISCAL YEAR 2017-18 NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY BUDGET TOTALING \$8,742,942

**ISSUE/REQUESTED ACTION**

Whether the Board should approve the Fiscal Year (FY) 2017-18 North Miami Community Redevelopment Agency (CRA) budget totaling \$8,742,942.

**APPLICABLE LEGISLATION/POLICY**

Ordinance No. 05-109 adopted June 7, 2005 created the CRA's Trust Fund.

<http://intra/gia/matter.asp?matter=051261&file=true&yearFolder=Y2005>

Resolution No. R-610-05, adopted June 7, 2005, approved the redevelopment plan and Interlocal Cooperation Agreement.

No link is available at this time.

Resolution No. R-1132-16, adopted December 6, 2016, approved an amendment to the redevelopment plan and second amendment to the Interlocal Agreement and extended the life of the CRA until 2044.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2016/R-1132-16.pdf>

Resolution No. R-882-17, adopted October 3, 2017, amending the Interlocal Agreement to remove the section requiring the CRA to submit an amended redevelopment plan.

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2017/R-882-17.pdf>

Section 163.387 of the Florida Statutes governs redevelopment trust funds. Tax Increment Financing (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0163/Sections/0163.387.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.387.html)

Resolution No. R-837-04, adopted July 13, 2004, approved the Finding of Necessity and established the CRA.

No link available at this time.

Resolution No. R-1132-16 adopted December 6, 2016 approving an Amendment to the Redevelopment Plan and Second Amendment to the Interlocal Agreement and extending the life of the Agency until 2044

<http://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2016/R-1132-16.pdf>

**PROCEDURAL HISTORY**

**Prime Sponsor: Housing and Social Services Committee**

**Department/Requester: Office of Management and Budget**

This item has no procedural history.

**HSSC Meeting: January 17, 2018**  
**Research Notes**

**FISCAL IMPACT**

The CRA's source of revenue is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida Statutes. Miami-Dade County's TIF revenue payment into the CRA's Trust Fund for FY 2017-18 is \$1,877,602 and the City of North Miami's TIF revenue payment into the Trust Fund is \$3,031,173. Subsequently the budget includes the County and City of North Miami's TIF revenue payments (\$1,877,602 and \$3,031,173, respectively), carryover from prior years (\$3,831,167) and interest earnings (\$3,000), as stated by the mayoral memo. The Budget for FY16-17 was \$7,964,393

**ANALYSIS**

This item if approved, will approve FY 2017-18 North Miami Community Redevelopment Agency Budget Totaling \$8,742,942. The Board must approve the CRA's budget prior to the CRA expending any funds. The Interlocal Cooperation Agreement with the County requires the CRA to submit, for County approval, an annual budget for the implementation of their plan

The Board approved the Finding of Necessity and established the CRA on July 13, 2004. The redevelopment plan and Interlocal Cooperation Agreement was approved June 7, 2005. The Board approved the funding of the Plan when it enacted Ordinance No. 05-109 on June 7, 2005, which created the Agency's Trust Fund. There is an Interlocal Agreement among the County, City and CRA which requires that the CRA shall refund the County's TIF payment for the redevelopment area west of Biscayne Boulevard and that the CRA shall submit for County approval an annual budget for the implementation of the Plan prior to expending any funds.

The CRA is required to refund Miami-Dade County's Tax increment financing payment for the redevelopment area west of Biscayne Boulevard and to submit for County approval an annual budget for the implementation of the plan prior to expanding any funds.

The following is what the CRA will focus on for FY 2017-18 with the funds received:

- The CRA will continue to work on large scale development projects such as the downtown parking garage and redevelopment of NW 7<sup>th</sup> Avenue through the approved masterplan.
- Adopt the Transit Oriented Development and major corridors masterplan commissioned and start implementing first steps.
- Attract new businesses to the downtown corridor and the Arts & Entertainment District, where they have recently funded a brewery installation and expect more to come.
- Continue to work with North Miami's Housing Department to implement the single family rehab program and create other housing initiatives.
- Invest over 5,600,000 in capital projects in support of the newly amended North Miami CRA Plan. Over 50 percent of the budget has been earmarked for capital projects and improvements that will enhance the quality of life of the community.
- Commission a Music District masterplan as per the 2016 CRA Plan to capitalize on existing community assets and redevelop incentives to support and enhance music, film and broadcasting projects.
- Fund a pilot film incentives program to support investment in businesses within the North Miami CRA.

**ADDITIONAL INFORMATION**

The North Miami Beach Community Redevelopment Agency has a website which explains its public purpose, which is to eliminate and prevent the development or spread of blighted areas, improve the public infrastructure, and prevent or reduce incidents of crime. They offer incentive programs there and when the next CRA meetings are.

<http://www.citynmb.com/cra>

**HSSC Meeting: January 17, 2018  
Research Notes**

**File No. 172690**

**Item No. 3C**

**Researcher: SM Reviewer: PGE**

RESOLUTION APPROVING THE BUDGET TOTALING \$2,582,141 FOR FISCAL YEAR 2017-18 FOR THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

**ISSUE/REQUESTED ACTION**

Whether the Board should approve the budget totaling \$2,582,141 for Fiscal Year (FY) 2017-18 for the South Miami Community Redevelopment Agency (CRA).

**APPLICABLE LEGISLATION/POLICY**

Section 163.387 of the Florida Statutes governs redevelopment trust funds. Tax Increment Financing (TIF) is a method to pay for redevelopment of a slum or blighted area through the increased ad valorem tax revenue resulting from that redevelopment.

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0163/Sections/0163.387.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.387.html)

Ordinance No. 98-80, adopted June 16, 1998, established the CRA's Trust Fund. Relates to certain geographic area within city of South Miami, Florida described generally as bounded by S.W. 62<sup>nd</sup> Avenue on West, S.W. 62<sup>nd</sup> Street on North, S.W. 57<sup>th</sup> Avenue on East and S.W. 72<sup>nd</sup> Street on South; accepting delivery of redevelopment plan from city of South Miami and Making Certain Findings with respect to said redevelopment plan an said geographic area; adopting said redevelopment plan.

<http://intra/gia/matter.asp?matter=981061&file=false&yearFolder=Y1998>

Resolution No. R-99-100 governs the CRA's Redevelopment Plan. Relates to Ordinance regarding redevelopment of South Miami community redevelopment area described generally as bounded by S.W. 62<sup>nd</sup> avenue on west, S.W. 62<sup>nd</sup> street on north, S.W. 57<sup>th</sup> avenue on east and S.W. 72<sup>nd</sup> street on south; approving and authorizing execution by county manager of Interlocal cooperation agreement between Miami-Dade county, Florida, South Miami community redevelopment agency and city of South Miami for redevelopment of said area; authorizing exercise of eminent domain power by community redevelopment agency within said geographic area.

<http://intra/gia/matter.asp?matter=992733&file=false&yearFolder=Y1999>.

Resolution No. R-327-04 amended the Interlocal Agreement between Miami-Dade County and the CRA that was adopted September 9, 1999.

<http://intra/gia/matter.asp?matter=040139&file=true&yearFolder=Y2004>

**PROCEDURAL HISTORY**

**Prime Sponsor: Housing and Social Services Committee**

**Department/Requester: Office of Management and Budget**

This item has no procedural history.

**FISCAL IMPACT**

The CRA's main revenue source is tax increment financing (TIF) and is generated through the incremental growth of ad valorem revenues beyond an established base year. Miami-Dade County's (County) TIF revenue payment into the Agency's Trust Fund for FY 2017-18 is \$741,576 and the City of South Miami's (City) TIF revenue payment into the Trust Fund is \$683,322. The adopted budget for FY2016-17 was \$1,826,430.

**HSSC Meeting: January 17, 2018  
Research Notes**

The budget includes revenue sources of County and City TIF payments totaling \$741,576 and \$683,322, respectively; carryover from prior years \$1,032,447; carryover reserved for a grant project \$76,202; rent revenues \$45,000; and interest earnings \$3,594. Administrative expenditures total \$179,528, excluding the 1.5 percent County Administrative Charge \$11,124, and represent seven percent of total expenditures, which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement, as stated in the mayoral memo.

**ANALYSIS**

If the proposed Resolution receives Board approval then the South Miami Community Redevelopment Agency's FY 2017-18 Budget will be approved. The Interlocal Cooperation Agreement with the County requires the CRA to submit, for County approval, an annual budget for the implementation of their plan. The Budget was approved by the CRA on July 31, 2017. The area lies within Commissioner Xavier L. Suarez district, district 7.

With the monies received during the 2017-2108 FY, the CRA intends to continue to implement key community redevelopment plan objectives including land acquisition of the remaining vacant blighted properties in the redevelopment area to provide additional affordable housing opportunities, the continued rehabilitation of the existing housing stock and the on-going implementation of current economic and business development initiatives. The CRA also anticipates having a viable affordable housing development partner under contract during FY 2017-2018 to complete construction of the critically needed Madison Square mixed-use, affordable housing development project.

During the FY 2016-17 there were multiple redevelopment accomplishments such as authorizing several health, safety and welfare related single and multi-family residential improvement projects for low income residents. Previously the CRA established the single and multi-family residential rehabilitation programs. These programs are critical in preserving the existing affordable housing stock in the CRA area. The CRA also established small business assistance programs which has assisted in providing support for several local small businesses with start-up expenses including business advertising, supplies and equipment. The Marshall Williamson facility was constructed to function as a business and community service facility. They currently house five rotating, start-up businesses and four community service organizations including Career Source South Florida, the Police Explorer organization and the Community Redevelopment offices.

**ADDITIONAL INFORMATION**

The South Miami Community Redevelopment Agency has a website which explains its public purpose which is to increase property values and to support economic development related projects within the redevelopment area. It also mentions its mission and goals which is to improve documented slum and blighted conditions. Improve the physical environment and quality of life in the redevelopment area are the CRA's overriding goals. See link below.

<http://www.southmiamifl.gov/204/Community-Redevelopment-Agency>



**HSSC Meeting: January 17, 2018  
Research Notes**

**Item No. 3D  
File No. 172915**

**Researcher: AIP    Reviewer: TD**

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO SUBMIT A DEMOLITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE MEDVIN APARTMENTS PUBLIC HOUSING SITE LOCATED AT 945 SW 3RD AVENUE, MIAMI, FLORIDA FOR THE PURPOSE OF DEMOLISHING ONE BUILDING, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE, SUBJECT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S APPROVAL, TO EXECUTE AMENDMENTS TO THE ANNUAL CONTRIBUTION CONTRACT AGREEMENTS, RELEASES OF THE DECLARATION OF TRUST, AND OTHER RELATED-DOCUMENTS, AND TO EXERCISE AMENDMENTS, MODIFICATIONS, CANCELLATION, AND TERMINATION CLAUSES CONTAINED IN SUCH CONTRACT

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize (1) the County Mayor or designee to submit a demolition application to the United States Department of Housing and Urban Development (HUD) for the Medvin Apartments public housing site; and (2) the County Mayor or designee execution of amendments to annual contribution contracts, agreements and other related documents on behalf of the County subject to HUD approval.

**APPLICABLE LEGISLATION/POLICY**

N/A

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Bruno A. Barreiro, District 5**

**Department/Requester: Public Housing and Community Development**

This item has no procedural history.

**FISCAL IMPACT**

The proposed demolition is anticipated to have a fiscal impact of approximately \$50,000 from Capital Fund Program for demolition of existing structures on the property.

**ANALYSIS**

This item seeks to get authorization to apply to demolish a vacant residential building containing 18 units. The application will be submitted to the U.S. Department of Housing and Urban Development (HUD). According to the County department, Public Housing and Community Development, the apartment building was vacated in 2014 due to its life and safety concerns, The Medvin Apartments were built in 1965, and since being vacated in 2014, the structure has deteriorated even further. The City of Miami has since issued a notice to the County for "Repair or Demolish Final Notice/Unsafe Structures", on August 28, 2017. It notes that the City of Miami desires the demolition to take place by Sept. 8, 2017. Residents have voluntarily moved to the new Joe Moretti development, which is located adjacent to the Medvin Apartments.

Medvin Apartments is located at 945 Southwest 3rd Avenue, Miami, FL, while the Joe Moretti development is located at 538 SW 8th St, Miami, FL 33130. Google Maps shows the two locations are five minutes away by vehicle. Google Maps view with route of Medvin Apartments and the Joe Moretti development: <https://goo.gl/maps/MLNfvKbKSRk>

**HSSC Meeting: January 17, 2018**  
**Research Notes**

**ADDITIONAL INFORMATION**

According to the Office of Policy Development and Research, under the U.S. Department of Housing and Urban Development, Vacant and abandoned properties have negative spillover effects that impact neighboring properties and, when concentrated, entire communities and even cities. Research links foreclosed, vacant, and abandoned properties with reduced property values, increased crime, increased risk to public health and welfare, and increased costs for municipal governments. Public Housing Authorities (PHAs) must show that the necessary modification and/or rehabilitation to a project is not cost-effective. HUD generally considers modifications not to be cost-effective if costs exceed 62.5% of TDC for elevator structures and 57.14% for other types.

Local political and economic contexts, as well as limitations of capacity and resources, shape the tools that local governments, nonprofits, and neighbors employ to address and reuse vacant and abandoned properties. The most desired outcome is to quickly return a property to its previous use — an owner-occupied residence or a thriving business. However, tight credit, weak markets, population loss, or other factors may require other solutions such as demolition, conversion of owner-occupied housing to rental housing, or replacement (such as constructing a solar farm on a former industrial site). Strategies for reuse aim to stabilize and revitalize neighborhoods and may stimulate economic recovery and growth or, in the case of shrinking cities, manage decline in ways that improve quality of life for the remaining residents.

HUD website for “Vacant and Abandoned Properties: Turning Liabilities Into Assets”:

<https://www.huduser.gov/portal/periodicals/em/winter14/highlight1.html>

HUD website for “Targeting Strategies for Neighborhood Development”:

<https://www.huduser.gov/portal/periodicals/em/winter14/highlight2.html>

**970.4 - General requirements for HUD approval of applications for demolition or disposition. HUD will not approve an application for demolition or disposition unless:**

(a) The application has been developed in consultation with tenants of the project involved, any tenant organizations for the project, and any PHA-wide tenant organizations that will be affected by the demolition or disposition;

(b) Demolition or disposition (including any related replacement housing plan) will meet the requirements of the National Environmental Policy Act of 1969 (42 U.S.C. 4321), the National Historic Preservation Act of 1966 (16 U.S.C. 469), and related laws, as stated in the Department’s regulations at 24 CFR part 50.

(c) Demolition or disposition (including any related replacement housing plan) will meet the requirements of the National Environmental Policy Act of 1969 (42 U.S.C. 4321), the National Historic Preservation Act of 1966 (16 U.S.C. 469), and related laws, as stated in the Department’s regulations at part 50 of this title. Where the site of the replacement housing is unknown at the time of submission of the application for demolition or disposition, the application shall contain a certification that the applicant agrees to assist HUD to comply with part 50 of this title and that the applicant shall:

- (1) Supply HUD with all available, relevant information necessary for HUD to perform for each property any environmental review required by part 50 of this title;
- (2) Carry out mitigating measures required by HUD or select alternate eligible property; and
- (3) Not acquire, rehabilitate, convert, lease, repair or construct property, or commit HUD or local funds to such program activities with respect to any eligible property, until HUD approval is received.

(d) The public housing agency has developed a replacement housing plan, in accordance with §970.11, and has obtained a commitment for the funds necessary to carry out the plan over the approved schedule of the plan.

**HSSC Meeting: January 17, 2018**  
**Research Notes**

To the extent such funding is not provided from other sources (e.g., State or local programs or proceeds of disposition), HUD approval of the application for demolition or disposition is conditioned on HUD's agreement to commit the necessary funds (subject to availability of future appropriations).

(e) The PHA has complied with the offering to resident organizations, as required under § 970.13.

(f) The PHA has prepared a certification regarding relocation of residents, in accordance with §970.5(h)(1). If relocation is required, the PHA must submit a relocation plan in accordance with § 970.5.

(g) The PHA has made the appropriate certifications regarding site and neighborhood standards, in accordance with § 970.11(h) (2) and (4).

HUD requirements for demolition: [https://www.hud.gov/sites/documents/DOC\\_8089.PDF](https://www.hud.gov/sites/documents/DOC_8089.PDF)