

Memorandum



Date: May 3, 2005

Agenda Item No. 5(L)

To: Honorable Chairman Joe A. Martinez,
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "George M. Burgess", written over the printed name.

Subject: Amendment to City of South Miami Community Redevelopment Agency Redevelopment Plan

RECOMMENDATION

It is recommended that the Board of County Commissioners (the "Board") approve an amendment to Community Redevelopment Plan of the City of South Miami Community Redevelopment Agency (SMCRA), extending the life of the SMCRA for 15 years beyond the June 1, 2005 sunset provision of the agency's Interlocal Agreement and providing for a sunset review within five (5) years of this extension, if no long-term financing agreement supported by Tax Increment Financing revenues is completed within the 5-year period.

BACKGROUND

The Board approved the Tax Increment Financing Project for the City of South Miami by ordinance No.12-97-1633. An Interlocal Agreement was approved by the Board on September 9, 1999 (Resolution No. 99-100), and was executed on June 1, 2000. An amendment to the Interlocal Agreement, raising the administrative cap to 20%, was approved by the Board on March 16, 2004 (Resolution R-327-04). The agreement provided for an expiration date of 5 years from the date of execution unless the Board approves an extension after reviewing an update to the Community Redevelopment Plan. Board approval of this extension is requested prior to the expiration date of June 1, 2005.

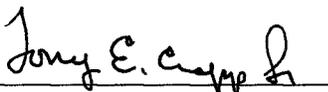
In a letter dated December 22, 2004, (attached) the Mayor of the City of South Miami requested that the County extend the due date of December 1, 2004 for submission of the SMCRA redevelopment plan update, initially due six (6) months prior to the agreed upon termination date of June 1, 2005 - as established by the interlocal agreement between the County and City. It is within the power of the Board to accept the plan after the December 1, 2004 due date for receipt by County staff. A draft plan was received by County staff in December 2004. On January 10, 2005, the SMCRA Board adopted resolution 02-05-149 that among other things approved the modification of the Plan and authorized submission of the modified plan to the County for approval. On February 1, 2005 the Mayor and City Commission of the City of South Miami passed, upon second reading, an ordinance modifying the South Miami Community Redevelopment Plan and providing for its transmission to the County for approval.

The SMCRA redevelopment plan as updated, provides a progress report on community redevelopment goals established in the initial 5-year plan. Additionally, the updated redevelopment plan identified several major projects that were either initiated or planned that would require significant investment by the SMCRA. The Mobley Building - a potential business incubator; SW 59th Place/Church Street Streetscape project and Madison Square – a mixed use redevelopment project are examples of the signature activities that would require the SMCRA to identify financing resources for completion of these projects, and which were used as examples of future projects that justify extending the life of the SMCRA.

Economic Impact Analysis

The Agency's fiscal year 2004-05 Tax Increment Revenues were \$780,000. The Agency has been approved to receive only 50% of the Tax Increment Revenues available. This funding level applies equally to both the County and the City. After the effect of two major projects, the Valencia building and the Hometown Station, which would add approximately \$200,000 annually to the Agency's revenues, an annual revenue growth rate of between 3% and 4.5% is anticipated over the next 15 years. The estimated contributions over 5 years are \$3.0 million from the County and \$3.7 million from the City. The estimated contributions over 15 years are \$12.9 million from the County and \$16.1 million from the City.

The Tax Increment Financing Coordinating Committee at its March 10, 2005, met with the City of South Miami, and members of the SMCRA Board, to review the plan update and request for a 15-year extension of the Community Redevelopment Agency. The TIFC Committee voted to recommend approval of the SMCRA Redevelopment Plan update that extends the life of the CRA for 15 years, with a five (5) year sunset provision if the SMCRA does not complete a significant financing transaction involving TIF revenue pledge within the five (5) year period.



Tony E. Crapp, Sr.
Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 3, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 5(L)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 5 (L)

Veto _____

5-3-05

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT TO REDEVELOPMENT PLAN OF SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY TO EXTEND THE LIFE OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA) FOR 15 YEARS BEYOND THE JUNE 1, 2005 SUNSET PROVISION OF THE INTERLOCAL COOPERATION AGREEMENT, SUBJECT TO A NEW SUNSET PROVISION OF FIVE YEARS, IF THE SMCRA FAILS TO OBTAIN A LONG-TERM FINANCING COMMITMENT SECURED THROUGH THE AGENCY'S TAX INCREMENT FINANCING (TIF) REVENUES; PROVIDING SEVERABILITY

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act of 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163 as amended; and

WHEREAS, the Act confers all redevelopment powers upon counties with home rule charters and authorizes such counties to delegate the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

WHEREAS, the City of South Miami (the City) Commission, pursuant to County Ordinance No. 12-97-1633 enacted on April 15, 1997, accepted a delegation of powers from the Board, found a need for and created the South Miami Community Redevelopment Agency (the Agency), declared the members of the City Commission to be the members of the Agency granted the power to exercise all powers permitted by the Act which were delegated by the Board to the Agency and directed the initiation, preparation and adoption of a community redevelopment plan by the Agency; and

WHEREAS, pursuant to Ordinance 98-79 enacted by the Board on May 19, 1998, the County has among other things, approved and adopted the South Miami Community Redevelopment Plan (the "Plan"); and

WHEREAS, on September 9, 1999, the Board adopted Ordinance No. 99-100, which approved the Interlocal Cooperation Agreement (the Interlocal), between the City of Florida City and Miami-Dade County; and

WHEREAS, on January 10, 2005 the adopted Resolution CRA-02-05-149 which approved the modification of the Redevelopment Plan; and

WHEREAS, the Mayor and City Commission of the City of South Miami on February 1, 2005 approved an Ordinance No. 01-05-1823 adopting a Phase II Plan supplement as updating and modifying the South Miami Community Redevelopment Plan; and

WHEREAS, the City and Agency desire, and have requested the County to approve an extension of the life of the SMCRA by 15 years beyond the June 1, 2005 sunset provision of the Agency's Interlocal Cooperation Agreement; and

WHEREAS, the County must grant authority to the Agency to continue its activities beyond the June 1, 2005 sunset period; and

WHEREAS, this Board desires to approve this Plan amendment and to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is incorporated in this resolution by reference; and

WHEREAS, the Board desires to ensure that the Agency will secure within five years, the necessary financial resources to fund the projects identified in the updated Redevelopment Plan; and

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WHEREAS, the Board desires to sunset the SMCRA if long term funding commitments pledging Tax Increment Financing revenues are not made within a 5-year period from June 1, 2005,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. The Board approves the plan amendment adopted by Agency and the City and extends the life of the Agency for a period of fifteen (15) years to June 1, 2020, subject to the Agency securing long term funding commitments pledging Tax Increment Financing revenues by June 1, 2010 in order to implement said plan amendment.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- | | |
|-------------------------------|--------------------------|
| Joe A. Martinez, Chairman | |
| Dennis C. Moss, Vice-Chairman | |
| Bruno A. Barreiro | Dr. Barbara Carey-Shuler |
| Jose "Pepe" Diaz | Carlos A. Gimenez |
| Sally A. Heyman | Barbara J. Jordan |
| Dorrin D. Rolle | Natacha Seijas |
| Katy Sorenson | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of May, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

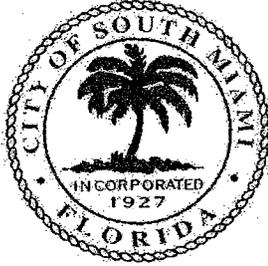


Shannon D. Summerset

CITY OF SOUTH MIAMI
6130 SUNSET DRIVE
SOUTH MIAMI, FL 33143

Tel: 305-663-6326

Fax: 305-666-4591



South Miami
Florida



2001

December 22, 2004

Mr. George M. Burgess, County Manager
Miami-Dade County
Stephen P. Clark Center
111 N.W. 1st Street, Floor 29
Miami, FL 33128-1994

RE: CRA Plan Update, City of South Miami

Dear George:

As you are aware, the Community Redevelopment Area Plan Update for the City of South Miami is due. Recently our Director resigned and we have been delayed in completing the Plan Update. The staff of Miami-Dade TIF Committee has suggested we request a formal extension for submittal of our Plan Update.

First, let me outline the steps our CRA staff and Board have accomplished. On October 14, 2004, the CRA Board retained Iler and Associates to prepare our CRA Plan Update. On November 18, 2004, Iler and Associates conducted a visioning session with our CRA Board. On December 20, 2004, Iler and Associates presented an outline of the draft CRA Plan Update. The CRA staff will transmit a final draft to the county staff for review. The CRA Board will consider the CRA Plan Update on January 10, 2005. On January 18, 2005, the City Commission will consider the final action, including the necessary public hearing. Assuming approval is granted, the CRA Plan Update will have final adoption on January 18, 2005.

Our request is the City of South Miami be granted until January, 2005 to complete adoption. In addition, we request a special meeting of the TIF Committee to consider our CRA Plan Update.

Sincerely,

Mary Scott Russell, Mayor / CRA Board Chair
City of South Miami

cc : Tony Crapp
Brian Finnie



February 16, 2005

Mr. Tony E. Crapp, Sr.
Director, OCED
140 W Flagler Street, Suite 1000
Miami, Florida 33130-1561

Re: "Plan Update", South Miami Community Redevelopment Agency

Dear Mr. Crapp:

On behalf of the City of South Miami and the (SMCRA), it is my pleasure to transmit to you the Plan Update for the SMCRA. As you knew, we have been working diligently to extend our CRA. At this time, we are requesting formal approval by the county.

We have attached three exhibits in response to our previous meetings with county staff. The first exhibit document local efforts carved out with local funding to serve the CRA area. The second exhibit documents our efforts to provide fiscal oversight; including our desire to be enabled to utilize bonding as a tool. The third exhibit provides an overview of educational efforts being undertaken within the CRA area.

We also want to extend our thanks to you and your staff. As you know, we were faced with a change in leadership just as critical deadline approached. Your patience, understanding and expertise are greatly appreciated.

Sincerely,

Maria V. Davis,
Director SMCRA

Attachments: Exhibits 1,2 and 3

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EXHIBIT I**City of South Miami Contribution to Cost of CRA (1999-2004)****A. GENERAL FUND SUPPORT FOR CRA**

The City of South Miami provides full administrative services to the CRA area as part of its annual operating budget. The CRA constitutes 18% of the City's population and based upon the City's annual budget the following City expenditures are supportive of the CRA:

<u>Year</u>	<u>Budget</u>	<u>CRA Portion</u>
2000	\$11,628,135	\$2,093,064
2001	12,308,132	2,215,463
2002	12,246,373	2,204,347
2003	13,204,630	2,376,833
2004	13,382,865	<u>2,408,915</u>
	Total	\$11,298,622

B. TARGETED CITY EXPENDITURES FOR CRA

• Public Works Street Maintenance (5000 x 5)	\$25,000
• Marshall Williamson park (grant)	\$50,000
• City shared Salary of the CRA Director (\$40,000 x 4)	\$160,000
• Funded one Community police officer (\$40,000 x 5)	\$ 200,000
• The City of South Miami police department Pare Program Prevention through Academic and Recreational Excellence) funded police officer in CRA Area. (one year)	\$40,000
• Murray Park Phase I Building construction grant funds.	\$1,500,000
• Murray Park Phase II Building construction grant funds.	\$2,215,000
• Public Works clean up of Marshall Williamson Tennis Court.	\$4000
	<u>TOTAL \$ 4,194,000</u>

Additional Funding

- 64th Street / Church Street Intersection Reconstruction project funding concept through design, engineering, and construction OCED (CDBG)-\$ 900,000

Note: Funds advanced for the creation of the CRA and for the purchase of the Mobiley Building put these funds are budgeted each year for repayment by the CRA. (Technical work necessary to take a project from funding concept through design, engineering, construction and construction management is significant and costly.

EXHIBIT II**FISCAL RESPONSIBILIY**

The City of South Miami is seeking approval to extend the inter-local agreement with Miami-Dade County to continue the Community Development Agency. The SMCRA Agency is committed to a two-prong approach. First, the annual budget will address programmatic activities planned for each year. Second, a central part of the budget will be the early identification of a bond offering to provide financing for larger scale capital projects. It is anticipated a bonding issuance will be prepared for larger scale capital projects to be retired from the Tax Increment Financing (TIF) available to the SMCRA.

The Community Redevelopment Agency has developed the following procedures to assure fiscal accountability for both programmatic and capital expenditure.

- The SMCRA will perform an annual audit conducted by a certified accountant(s) to assure appropriate expenditure of funds.
- The SMCRA will prepare a quarterly report to the Community Redevelopment Agency Board of Directors.
- The SMCRA will prepare a monthly report of expenditures to the Community Redevelopment Agency Board of Directors.

EXHIBIT III

EDUCATION RELATED SERVICES

CRA

- 1. Wounded Healers-CRA
- 2. Princeton Day Care-CRA
- 3. Saint Albine's Day Care-CRA
- 4. After School House-City of South Miami

City of South Miami

- 1- The South Miami Community Center is located in the Murray Park
 - Services offered are Adult Basketball, Youth Basketball, Karate, Jazzercise, Fencing, Computer Classes, Weight Training, Youth Dance, Arts & Crafts. After School Program, Tutoring, Holiday Camps, Summer Program, Open Gym, Cheerleading.
 - The Number of people who use the facility at Murray Park the facility averages about 150 patrons per day on a year-round basis.

- 2- Special Events (Toy Drive, Holiday Concert, MLK Festival, Turkey Shoot, Hoop Shoot, etc.) other services provided are street sweeping, garbage pickup and landscaping. Offered at the Community Center , the program is a comprehensive effort by both paid and volunteer staff to educate, tutor and provided supervised recreation for ages 5 to 14.

B

Approved _____ Mayor

Amended
Agenda Item No 4(E)

9-9-99

SOUTH MIAMI

Veto _____

Override _____

ORDINANCE NO. 99-100

ORDINANCE REGARDING REDEVELOPMENT OF SOUTH MIAMI COMMUNITY REDEVELOPMENT AREA DESCRIBED GENERALLY AS BOUNDED BY S.W. 62ND AVENUE ON WEST, S.W. 62ND STREET ON NORTH, S.W. 57TH AVENUE ON EAST AND S.W. 72ND 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 SUBJECT TO CERTAIN LIMITATIONS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND EFFECTIVE DATE

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the "Act"); and

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters, which counties in turn are authorized to delegate the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

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In any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the County. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter;

and

WHEREAS, by Resolution No. R-1374-96 adopted by the Board of County Commissioners of Miami-Dade County, Florida (the "Board") on December 3, 1996, the County has, among other things, delegated certain powers conferred on the Board by the Act to the City Commission of the City of South Miami ("the City Commission"), such as the power to redevelop portions of the City of South Miami, Florida (the "City") and to prepare a community redevelopment plan for the project area commonly called the South Miami Community Redevelopment Area and described generally as bounded by S.W. 62nd Avenue on the West, S.W. 62nd Street on the North, S.W. 57th Avenue on the East and S.W. 72nd Street on the South (the "Redevelopment Area") and to establish a community redevelopment agency; and

WHEREAS, the City Commission, pursuant to Ordinance No. 12-97-1633 enacted on April 15, 1997, accepted a delegation of powers from the Board, found a need for and created the City of South Miami Community Redevelopment Agency (the "Agency"), declared the members of the City Commission to be the members of the Agency, granted the Agency the power to exercise all powers permitted by the Act which were delegated by the Board to the Agency and

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directed the initiation, preparation and adoption of a community redevelopment plan by the Agency; and

WHEREAS, pursuant to Ordinance No. 98-79 enacted by the Board on May 19, 1998, the County has, among other things, approved and adopted the South Miami Community Redevelopment Plan (the "Plan") to enable the City to undertake redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to Ordinance No. 98-80 enacted by the Board on May 19, 1998, the Board has approved the creation of a community redevelopment trust fund, known as the South Miami Community Redevelopment and Revitalization Trust Fund (the "Fund") and has provided for the calculation and appropriation of tax increment funds into such Fund; and

WHEREAS, the boundaries identified for the Redevelopment Area are within the corporate limits of the City; and

WHEREAS, the Board wishes to confer specific redevelopment powers on the City Commission or the Agency, as the case may be, including the power of eminent domain, subject to certain restrictions; and

WHEREAS, the Board wishes to formalize the delegation of these powers through an interlocal cooperation agreement between the County, the Agency and the City; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is attached hereto, for the reasons delineated therein,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

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Section 1. The foregoing recitations are deemed true and correct and hereby incorporated as a part of this Ordinance.

Section 2. This Board hereby approves and authorizes execution by the County Manager of the Interlocal Cooperation Agreement between the County, the Agency and the City in substantially the form attached to this ordinance as Exhibit A and incorporated herein by this reference (the "Interlocal Agreement").

Section 3. The Board hereby authorizes the Agency to exercise the right to acquire by condemnation any interest in real property, including a fee simple title thereto, which it deems necessary for, or in connection with, community redevelopment and related activities under the Act provided such exercise must be in accordance with the provisions of Section 163.375, Florida Statutes. The Agency may exercise the power of eminent domain in the manner provided in Chapters 73 and 74 of the Florida Statutes and acts amendatory thereof or supplementary thereto, or it may exercise the power of eminent domain in the manner now or which may be hereafter provided by any other statutory provision for the exercise of the power of eminent domain. Notwithstanding and prevailing over anything in this section to the contrary, the exercise of eminent domain power shall be limited as follows: (a) the power of eminent domain may be exercised upon only those parcels of land listed in Appendix B of the Plan, a copy of which Appendix B is attached hereto as Exhibit B and incorporated herein by this reference provided such properties are vacant or abandoned at the time of the filing of the condemnation action or with the mutual consent of the property owner and the Agency; (b) the power of eminent domain shall not be exercised if the effect of such condemnation is a reduction in the pool of affordable

housing; and (c) the delegation of eminent domain power shall be effective for a five (5) year term commencing on the date of execution of the Interlocal Agreement, such that upon the lapse of such five (5) year period, the Agency shall no longer have the right to exercise the power of eminent domain.

Section 4. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or other appropriate word.

Section 6. This ordinance does not contain a sunset provision.

Section 7. This ordinance shall become effective ten (10) days after the date of its enactment unless vetoed by the Mayor, and if vetoed shall become effective only upon an override by this Board.

PASSED AND ADOPTED: SEP 0 0 1999

Approved by County Attorney as
to form and legal sufficiency:

RAC

Prepared by:

GBK

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INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"), made this _____ day of _____, 1999, by and between Miami-Dade County, Florida, a political subdivision of the State of Florida (the "County"), the City of South Miami, Florida, a municipal corporation under the laws of the State of Florida (the "City") and the South Miami Community Redevelopment Agency, or its successor, a public body corporate and politic (the "Agency").

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-1374-96 on December 3, 1996, which, among other things, declared that a slum or blighted area existed in a geographic area, described generally as bounded by S.W. 62nd Avenue on the West, S.W. 62nd Street on the North, S.W. 57th Avenue on the East and S.W. 72nd Street on the South, such geographic area being more particularly described in Exhibit "A" (the "Redevelopment Area"), determined that it was necessary to redevelop such Redevelopment Area in accordance with the provisions of Part III of Chapter 163, Florida Statutes (the "Act"), and delegated to the City Commission of the City of South Miami, Florida (the "City Commission") the authority to exercise the redevelopment powers conferred upon the Board within the Redevelopment Area in accordance with the Act to enable the City Commission to declare the need for, create and delegate powers to a community redevelopment agency and to initiate, prepare and adopt a plan of redevelopment for final approval by the Board; and

WHEREAS, the City Commission, pursuant to Ordinance No. 12-97-1633 enacted on April 15, 1997, accepted a delegation of powers from the Board, found a need for and created the Agency, declared the members of the City Commission to be the members of the Agency, granted the Agency the power to exercise all powers permitted by the Act which were delegated by the

Board to the Agency and directed the initiation, preparation and adoption of a community redevelopment plan by the Agency; and

WHEREAS, pursuant to Ordinance No. 98-79 enacted by the Board on May 19, 1998, the Board has approved the South Miami Community Redevelopment Plan (the "Plan") to enable the City to undertake redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to Ordinance No. 98-80 enacted by the Board on May 19, 1998, the Board has approved the creation of a community redevelopment trust fund known as the South Miami Community Redevelopment and Revitalization Trust Fund (the "Fund") which provides for the calculation and appropriation of tax increment funds; and

WHEREAS, the boundaries identified for the Redevelopment Area are within the corporate limits of the City; and

WHEREAS, the City played the major role in the preparation of the Plan; and

WHEREAS, the County, the City and the Agency desire to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area.

WITNESSETH, that for and in consideration of the mutual covenants and agreements contained herein, the County, the City and the Agency agree as follows:

I. Delegation of Powers

A. With the exception of the community redevelopment powers that continue to vest in the Board pursuant to Section 163.358, Florida Statutes, the City Commission, either directly or through the Agency, shall have the sole right and responsibility to exercise the following redevelopment powers specifically delegated by the Board pursuant to the Act:

- (1) The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act.

Handwritten initials/signature

(2) The power to disseminate slum clearance and community redevelopment information.

(3) The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include:

- (a) Acquisition of a slum area or a blighted area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan;
- (d) The power to dispose of any property acquired in the Redevelopment Area at its fair value for uses in accordance with the Plan;
- (e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;
- (f) The power to acquire real property in the Redevelopment Area which, under the Plan, is to be repaired or rehabilitated for the dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) The power to acquire any other real property in the Redevelopment Area when necessary -- to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities;
- (h) The power to acquire without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding

area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;

- (i) The power to construct foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for and limited to, families and individuals of low or moderate income.
- (4) The power to provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.
- (5) Within the Redevelopment Area:
- (a) The power to enter into any building or property in the Redevelopment Area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;
 - (b) The power to acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain (as provided in this Agreement) or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon;
 - (c) The power to hold, improve, clear, or prepare for redevelopment any such property;
 - (d) The power to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property;

- (e) The power to insure or provide for the insurance of any real or personal property or operations of the City against any risks or hazards, including the power to pay premiums on any such insurance;
 - (f) The power to enter into any contracts necessary to effectuate the purposes of the Act;
 - (g) The power to solicit requests for proposals for redevelopment of parcels of real property contemplated by the Plan to be acquired for redevelopment purposes by the Agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to Section 163.380, Florida Statutes, prior to acquisition of such real property by the Agency; and
 - (h) To the Agency, the power to exercise eminent domain so to acquire by condemnation any interest in real property, including a fee simple title thereto, which it deems necessary for, or in connection with, community redevelopment and related activities under the Act, provided however, the exercise of eminent domain power by the Agency is limited as follows: (a) the power of eminent domain may be exercised by the Agency upon only those parcels of land listed in Appendix B of the Plan provided such properties are vacant or abandoned at the time of the filing of the condemnation action or with the mutual consent of the property owner and the Agency; (b) the power of eminent domain shall not be exercised by the Agency if the effect of such condemnation is a reduction in the pool of affordable housing; and (c) the delegation of eminent domain power to the Agency shall be effective for a five (5) year term commencing on the date of execution of this Agreement, such that, with the exception of any condemnation cases initiated by the Agency prior to the expiration of such five (5) year term, upon the lapse of such five (5) year period the Agency shall no longer have the right to exercise the power of eminent domain unless extended by an amendment to this Agreement. The Agency shall give the County thirty (30) days written notice prior to the exercise by the Agency of this power.
- (6) The power to invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds

subject to their control and to redeem such bonds as have been issued pursuant to Section 163.385, Florida Statutes, at the redemption price established therein or to purchase such bonds at less than the redemption price, all such bonds so redeemed or purchased to be canceled.

- (7) The power to borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of the Act, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the County and/or the City deems reasonable and appropriate which are not inconsistent with the purposes of the Act.
- (8) Within its area of operation, the power to make or have made all surveys and plans necessary to the carrying out of the purposes of the Act; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
 - (a) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
 - (b) Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
 - (c) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
- (9) The power to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
- (10) The power to apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

- (11) The power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Redevelopment Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
- (12) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act; to zone or rezone any part of the City or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by the City pursuant to any of the powers granted by the Act.
- (13) The power to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the City.
- (14) Within its area of operation, the power to organize, coordinate, and direct the administration of the provisions of the Act as they may apply to the City, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the City may be most effectively promoted and achieved and to establish such new office or offices of the City or to reorganize existing offices in order to carry out such purpose most effectively.
- (15) The power to exercise all or any part or combination of powers herein granted or to elect to have such powers exercised by the Agency.

II. Implementation of the Plan

A. - The redevelopment powers listed in Section I. herein may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as accepted by the City Commission and approved by the Board, together with any supplements or amendments to the Plan, provided that any amendments and supplements to the Plan must also be approved by the Board. The City and the Agency hereby expressly agree that the Plan as approved by the Board pursuant to Ordinance No. 98-79 is for a five (5) year period. The City and the Agency agree that

six (6) months prior to the expiration of such five (5) year term, they shall prepare, adopt and bring forward to the Board a supplement to the Plan for the second phase of redevelopment. Therefore, it is expressly understood and agreed to that the redevelopment powers conferred by the Board to the City Commission and the Agency, as the case may be, may be exercised by either for a five (5) year period commencing on the date of execution of this Agreement unless extended by a subsequent amendment to the Plan and this Agreement; provided, however, if the City and the Agency timely submit a supplement to the Plan for the second phase of redevelopment in accordance with this section, the City and the Agency, as the case may be, may continue to exercise the powers conferred by the Board to such entity pursuant to this Agreement until such time that such supplement is acted upon by the Board. If the Board does not approve the supplement, this Agreement shall be deemed terminated thirty (30) days after such Board action, upon which time the Agency and the City shall no longer have the right to exercise the redevelopment powers delegated in this Agreement. Conversely, if the Board approves the supplement for the second phase of redevelopment and the corresponding amendment to this Agreement, the Agency and the City, as the case may be, may continue to exercise the powers conferred by the Board to such entity pursuant to this Agreement, as amended, and the amended Plan.

B. No more than ten percent (10%) of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6)(a), Florida Statutes (including indirect and overhead expenses which may not exceed six percent (6%) of such funds contemplated to be spent under the Plan).

C. The City shall, either directly or through the Agency, ensure that the staff of the Agency be racially and ethnically diverse, all in accordance with applicable law.

III. City/County Coordination

A. The County Manager shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator"). The Redevelopment Area Coordinator shall serve as the County's liaison to the City and the Agency for the Redevelopment Area. The Redevelopment Area Coordinator shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan.

B. The City, either directly or through the Agency, shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities (subject to the limitations contained herein), coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. The City, either directly or through the Agency, shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

C. The Redevelopment Area Coordinator shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing to the County Manager's Tax Increment Financing and Coordinating Committee (the "TIFC Committee"), which Committee shall review and make recommendations to the County Manager on modifications and amendments to the Plan and all proposals for indebtedness and bond financing

for the Redevelopment Area. The Redevelopment Area Coordinator shall review all proposals prior to review by the TIFC Committee and the Board.

D. The annual budget and progress reports shall be submitted to the County not later than forty-five (45) days prior to the beginning of each County fiscal year in a format approved by the County. The annual budget for the Agency and the Redevelopment Area shall be subject to review and approval by the Board. With the exception of the debt service payment on current bond obligations financed by tax increment revenues, no funds on deposit in the Fund may be expended by the City Commission or the Agency, as the case may be, until the annual budget has been approved by the Board. The TIFC Committee shall initially review the budget and submit recommendations to the County Manager for review and to the Board for final approval. At the request of the County, the City or the Agency shall submit additional progress reports on the Plan and Redevelopment Area activities.

E. Once the Board approves and adopts any amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers delegated to the City Commission pursuant to this Agreement, shall be exercisable either directly or through the Agency, with respect to such amendments and modifications.

IV. Land Disposition

A. Any disposition of land for the Redevelopment Area shall be accomplished in accordance with applicable provisions of federal, state and local law, established City guidelines, the Plan and this Agreement pursuant to the Act.

V. Other Redevelopment Area Activities

A. The City, either directly or through the Agency, shall be responsible for the administration and funding of all relocation activities. Six months prior to the commencement of redevelopment activities which may result in the displacement of persons, the City, either directly or through the Agency, shall establish residential relocation procedures for the relocation of such persons (the "Local Relocation Procedures") and shall submit such Local Relocation Procedures to the Board for review and approval. In addition to any applicable federal, State or local law, the Local Relocation Procedures shall apply in all relocation cases within the Redevelopment Area, provided, however, if federal funds are received by the City, either directly or through the Agency, for the project which requires residential relocation, the City, either directly or through the Agency, shall follow the relocation procedures set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 United States Code, Chapter 61, Section 4601, et seq. The City may contract with County agencies to assist in residential relocation.

B. The City, either directly or through the Agency, shall construct multi-unit residential projects within the Redevelopment Area; replace unit for unit any housing stock removed from the Redevelopment Area for development other than residential; and to the extent a displaced persons elects to be relocated to a location within the Redevelopment Area, the City either directly or through the Agency, shall ensure that any displaced persons be relocated to a location within the Redevelopment Area.

C. The pool of affordable housing shall not be reduced from its current amount. The Agency and the City shall report to the County's Office of Community and Economic Development on an annual basis the status of its pool of affordable housing so that the County's Office of Community and Economic Development may monitor this activity. In addition, any new

development or construction of affordable housing shall be distributed equitably between the different racial and ethnic groups, in accordance with applicable law. Affordability shall be in accordance with the provisions of Section Five: Affordable Housing and Relocation Policy of the Plan.

D. The City shall identify annually social service and educational projects which will complement Redevelopment Area programs, and shall provide funding annually for those projects through the City's General Fund. The Projects identified shall either be a new one or a quantifiable increase in the level of service in the twelve calendar months prior to the execution of the Interlocal Agreement.

E. The City, either directly or through the Agency, shall cause an independent audit by a Certified Public Accounting firm to be performed on an annual basis, in compliance with 163.356, Florida Statutes, to be forwarded to the Board within thirty (30) days of completion.

F. All redevelopment activities conducted with respect to the Redevelopment Area shall be in conformance with the Plan as the same may be amended. Any amendments to the Plan as required by Section 163.361, Florida Statutes, must have prior approval of the Board before the City, either directly or through the Agency, may implement the changes contemplated by the amendments. Once approved, however, the City, either directly or through the Agency, may implement the amendments thereto.

G. The City or the Agency, as the case may be, shall include language in any loan agreement, grant agreement or other agreements or contracts entered into between the City or the Agency and business involved in the redevelopment effort of the Redevelopment Area which states that, as a condition to the business' receipt of monies or incentives from the City or the

Agency, any new jobs created as a result of the redevelopment shall be awarded so that such group of employees are a racially and ethnically-diverse group, all in accordance with applicable law.

VI. Project Financing

A. The City, either directly or through the Agency, shall establish and maintain the Fund, as required by applicable law. Both the City and the County shall deposit annually into the Fund an amount equal to fifty percent (50%) of the increment from ad valorem taxes collected within the Redevelopment Area pursuant to Section 163.387, Florida Statutes, Ordinance No. 98-80 enacted by the Board on May 19, 1998 and other provisions of applicable law.

B. The City, either directly or through the Agency, shall develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the City may, either directly or through the Agency, expeditiously and without undue delay, utilize such funds in accordance with the Board approved budget for the Redevelopment Area.

C. The City, either directly or through the Agency, shall select financial and legal consultants as necessary to assist in the preparation of the tax increment financing plans. The City and the Agency shall encourage the participation of and utilize small and minority businesses, specifically with respect to bond counsel, underwriters' counsel and underwriting services, in the development of the Redevelopment Area.

D. The City, either directly or through the Agency, may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements

deemed necessary for the Redevelopment Area; however, County approval as to amount, duration and purpose of such bonds, notes or other indebtedness, including advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenues. The County's obligation to annually appropriate to the Fund shall continue until all loans, advances and indebtedness, if any, and interest thereon, of the Agency incurred as a result of redevelopment in the CRA, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Ordinance No. 98-80. On the last day of the fiscal year of the Agency, any money which remains in the Fund after payment of expenses pursuant to Section 163.387(6), Florida Statutes, for such year shall be: (1) returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Fund by all taxing authorities within the Redevelopment Area for that year; (2) used to reduce the amount of any indebtedness to which increment revenues are pledged; (3) deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or (4) appropriated to a specific redevelopment project pursuant to the approved Plan which project will be completed within three (3) years from the date of such appropriation.

VII. Citizen Participation

A. To carry out the citizen participation process, the City, either directly or through the Agency, shall utilize community groups and seek community involvement and consider citizen input in the development of Redevelopment Area activities.

B. The City, either directly or through the Agency, shall create and establish an advisory board the composition of which shall be racially and ethnically diverse and shall include citizens who reside and or work in the Redevelopment Area and other professionals who may give technical advice to the Agency, in accordance with applicable law. The advisory board shall be charged with monitoring the Agency for compliance with the objectives enumerated in the Plan. The advisory board shall conduct a comprehensive review of the Agency and the City's accomplishments with respect to the Plan. This review shall be done at least every three (3) years and its finding shall be forwarded to the Board for review.

VIII. Project Management, Administration and Coordination

A. The City and/or the Agency shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City and/or the Agency shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the City and/or the Agency, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement. The City and/or the Agency shall also deliver additional interim reports to the County upon request.

1. The Redevelopment Area Coordinator shall receive from the City and/or the Agency advance notice of all public meetings related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.

2. During construction, the County shall have the right to attend all such public meetings and inspect the projects being developed at all reasonable times subject to reasonable restrictions imposed by the contractor.

3. The City and/or the Agency shall consult regularly with the Redevelopment Area Coordinator in order to keep the County reasonably informed throughout the duration of the planning, design and construction of such redevelopment projects. The City, either directly or through the Agency, shall be required to have an outside independent audit on the annual basis to monitor and investigate compliance with the terms of this Agreement. The right of the auditor to investigate, monitor, inspect, copy, review, verify and check operations and records of the City and the Agency shall include, but not be limited to, all of its employees, consultants, agents or authorized contractors and subcontractors, as well as, all administrative and operational facilities used by the City, the Agency and the County in connection with all matters arising under this Agreement. Records include, but are not limited to, construction, financial, correspondence, instructions, memoranda, bids and contract documents, as well as all other records pertaining to the planning, development and construction of projects pursuant to this Agreement. Any rights that the County has under this provision shall not be the basis for any liability to accrue to the County from the City, the Agency or third parties for such monitoring or investigation or for the failure to have conducted such monitoring or investigation.

IX. The Agency

A. The City Commission shall appoint two (2) additional commissioners to the Agency no later than sixty (60) days from the effective date of this Agreement in accordance with the provisions of the Act. The two (2) members shall be residents from within the Redevelopment

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Area, all in accordance with applicable law. The composition of the Agency by the addition of two (2) additional members, shall be ethnically and racially diverse, all in accordance with applicable law. The City Commission agrees that the Agency shall at all times consist of seven (7) members for the term of this Agreement.

X. City Assurances Regarding Affirmative Action.

As part of this Agreement the City and the Agency, as the case may be, shall follow applicable federal, State and County laws and regulations concerning affirmative action and race/ethnic/gender conscious concerns all in accordance with applicable law.

XI. Amendments

This Agreement may be amended only by a written agreement signed by the City, the Agency and the County.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their names by their duly authorized officers and the corporate seals to be affixed hereto, all as of the day and year first above written.

WITNESS our hands and seals on this 1st day of JUNE 2000

CITY OF SOUTH MIAMI, FLORIDA, a municipal corporation of the State of Florida

MIAMI-DADE COUNTY, FLORIDA, a political subdivision of the State of Florida

By: Charles Scan
City Manager

By: Paul R. [Signature]
for the County Manager

ATTEST:

By: Ronetta Taylor
City Clerk

By: [Signature]
Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]
City Attorney

County Attorney

SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic

By: [Signature]
Chairman

ATTEST:

By: Ronetta Taylor
Clerk

**COMMUNITY REDEVELOPMENT AGENCY
BOUNDARY DESCRIPTION**

Beginning at a point, said point being the southeast corner of Section 25, Township 54 South, Range 40 East and being the intersection of the centerline of Southwest 57 Avenue (Red Road) and the centerline of Southwest 72 Street (Sunset Drive); thence running westerly along the south line of the aforesaid Section 25, said line being the centerline of Southwest 72 Street (Sunset Drive), a distance of 2,640 feet, more or less, to the intersection of the centerline Southwest 72 Street (Sunset Drive) and the centerline of Southwest 62 Avenue (Paul Tevis Road), the same being the southwest corner of the southeast quarter of said Section 25; thence, running northerly along the west line of the southeast quarter, the same being the centerline of Southwest 62 Avenue (Paul Tevis Road), a distance of 3,463 feet, more or less, to the intersection of the centerline of Southwest 62 Avenue (Paul Tevis Road) and a line, the same being the western extension of the northern right-of-way line of Southwest 62 Street; thence running easterly along said line, and continuing along the northern right-of-way line of Southwest 62 Street, a distance of 1,362 feet, more or less, to the intersection of the northern right-of-way line of Southwest 62 Street and the eastern right-of-way line of Southwest 59 Avenue; thence running southerly along the eastern right-of-way line of Southwest 59 Avenue, a distance of 159 feet, more or less, to the intersection of the eastern right-of-way line of Southwest 59 Avenue and a line, the same being the western extension of the north line of Lots A, B, C and D of Block 1, University Gardens No. 1 Subdivision, A Re-Plat of Block 2, according to the plat thereof, as recorded in Plat Book 91 at Page 36 in the Public Records of Dade County, Florida; thence running easterly along the north line of said Lots A, B, C, and D, a distance of 309 feet, more or less, to the northeast corner of said Lot A, the same being the northeast corner of University Gardens No.1 Subdivision; thence southerly along the eastern line of University Gardens No.1 Subdivision, according to the plat thereof, as recorded in Plat Book 89 at Page 15 in the Public Records of Dade County, Florida, a distance of 662 feet, more or less, to the southeast corner of University Gardens No.1 Subdivision, the same being a point in the centerline of Southwest 64 Street (Hardee Drive); thence running easterly along the centerline of Southwest 64 Street (Hardee Drive), the same being the north line of the south half of said Section 25, a distance of 990 feet, more or less, to the intersection of the centerline of Southwest 64 Street (Hardee Drive) and the centerline of Southwest 57 Avenue (Red Road), the same being the northeast corner of the southeast quarter of said Section 25; thence running southerly along the centerline of Southwest 57 Avenue (Red Road), a distance of 2,640 feet, more or less, to the intersection of the centerline of Southwest 57 Avenue (Red Road) and the centerline of Southwest 72 Street (Sunset Drive), the same being the southeast corner of said Section 25, Township 54 South, Range 40 East, said point being the Point of Beginning.

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APPENDIX B

VACANT LOT AND BUILDING INVENTORY



24 38

Vacant Residential Properties and Buildings in the CRA District

Folio Number	Property Address (If applicable)	Type of Parcel (Property or Building)	Notes
094025000620	6081 SW 64 TERR	Building	
094025000700	6096 SW 64 ST	Property	
094025000720		Property	
094025000730	6065 SW 64 TERR	Property	
094025000790	6048 SW 64 ST	Property	
094025000850	6486 SW 60 AVE	Property	
094025000852		Property	
094025000900		Property	
094025000940		Property	
0940250070040	6273 SW 60 AVE	Building	
0940250070160	6365 SW 60 AVE	Property	
0940250070170		Property	
0940250070180	5991 SW 64 ST	Property	
0940250070280	6239 SW 59 PL	Property	
0940250070290	6257 SW 59 PL	Property	
0940250070330	6317-6319 SW 59 PL	Property	
0940250070340		Property	Future Right-of-Way, folio # has been delete.
0940250070350	6357 SW 59 PL	Property	
0940250090010		Property	
0940250090030	6167 SW 64 ST	Property	
0940250090040	6165 SW 64 ST	Property	
0940250090100	6345 SW 62 AVE	Property	
0940250090110	6163 SW 63 TERR	Property	
0940250090240		Property	
0940250100070		Property	
0940250100320	6443 SW 59 PL	Property	
0940250100360	6505 SW 59 PL	Property	
0940250100560		Property	
0940250100600	6471 SW 59 CT	Property	
0940250100630		Property	
0940250100640		Property	
0940250100650		Property	
0940250100660	6001 SW 64 ST	Property	
0940250100670		Property	
0940250100750	6074 SW 63 ST	Property	
0940250100770	6090 SW 63 ST	Property	
0940250100780	6082 SW 63 ST	Building	
0940250100800	6039 SW 63 TERR	Property	
0940250100850	6041 SW 63 ST	Building	
0940250100860	6017 SW 63 ST	Building	
0940250110140	7020 SW 61 AVE	Property	
0940250110150	7000 SW 61 AVE	Property	
0940250110160		Property	
0940250110170		Property	



- 3/5 3/1

Vacant Commercial Properties and Buildings in S OMA DISTRICT

Folio Number	Property Address (If applicable)	Type of Parcel (Property or Building)	Notes
0940 50070190		Property	Pending proposed zoning change
0940250070200		Property	Pending proposed zoning change
0940250070370	6373 SW 59 PL	Property	Pending proposed zoning change
0940250070380	5935 SW 64 ST	Property	Pending proposed zoning change
0940250100010	5978 SW 64 ST	Property	
0940250100020		Property	
0940250100140		Property	
0940250100160	6420 SW 59 PL	Property	
0940250100170		Property	
0940250100270	5944 SW 64 ST	Property	
0940250100280	6401 SW 59 PL	Property	
0940250100290	6411 SW 59 PL	Property	
0940250100300	6415 SW 59 PL	Property	
0940250110140	7020 SW 61 AVE	Property	
0940250110150	7000 SW 61 AVE	Property	
0940250110160		Property	
0940250110170		Property	
0940250110200	5996 SW 70 ST	Building	
0940250270100		Property	
0940250270110	7141 SW 61 CT	Property	
0940250280900	6731 SW 58 PL	Property	
0940250280910		Property	
0940250280920	5845 SW 68 ST	Property	
0940250281390		Property	
0940250281400	5876 SW 58 ST	Property	
0940250281410		Property	
0940250281420	5896 SW 68 ST	Property	
0940250281430		Property	
0940250281940		Property	
0940250281950	6930 SW 59 PL	Property	
0940250281960		Property	
0940250281970	5982 SW 69 ST	Property	
0940250281980	5986 SW 69 ST	Property	
0940250281990	5990 SW 69 ST	Property	
0940250282000		Property	
0940250282010	6010 SW 69 ST	Property	
0940250282011		Property	
0940250282020	6011 SW 70 ST	Property	
0940250282030	6005 SW 70 ST	Property	
0940250282040	5961 SW 70 ST	Property	
0940250282041	5965 SW 70 ST	Property	
0940250282050	6940 SW 59 PL	Property	
0940250282070	5890 SW 69 ST	Building	



0940250110200	5996 SW 70 ST	Building
0940250140320	5942 SW 62 ST	Property
0940250150030	6400 SW 57 CT	Property
0940250150560	6501 SW 58 PL	Building
0940250150830	5901 SW 66 ST	Property
0940250150840	5901 SW 66 ST	Property
0940250280010		Property
0940250280190		Property
0940250280200	5928 SW 66 ST	Property
0940250280300	5895 SW 67 ST	Property
0940250290010	6600-10 SW 59 PL	Property
0940250290080		Property
0940250290090	6008 SW 66 ST	Property
0940250290140		Property
0940250290160		Property
0940250340250		Property
0940250580110	6260 SW 58 PL	Property
0940250650090		Property

