

## MEMORANDUM

Agenda Item No. 11 (A) (10)

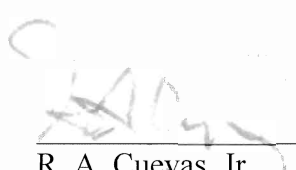
**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** February 19, 2008

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution urging the Florida  
Legislature to amend the  
Community Redevelopment  
Act

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Dennis C. Moss.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/jls



# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: February 19, 2008

FROM:   
R. A. Cuevas, Jr.  
County Attorney

SUBJECT: Agenda Item No. 11(A)(10)

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

2

Approved \_\_\_\_\_ Mayor

Agenda Item No. 11(A)(10)

Veto \_\_\_\_\_

02-19-08

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION URGING THE FLORIDA LEGISLATURE TO  
AMEND THE COMMUNITY REDEVELOPMENT ACT TO  
MODIFY THE CRITERIA FOR THE CREATION OF A  
COMMUNITY REDEVELOPMENT AGENCY TO INCLUDE  
LAND PREVIOUSLY USED AS A MILITARY FACILITY

**WHEREAS**, the Community Redevelopment Act of 1969 was enacted to revitalize slum and blighted areas “which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state”; and

**WHEREAS**, Community redevelopment agency’s (CRAs) are funded primarily through tax increment financing (TIF); and

**WHEREAS**, as property values in a redevelopment area rise, increment tax revenues are generated; and

**WHEREAS**, these increment revenues are placed in a CRA trust fund and used to support redevelopment plans in the area; and

**WHEREAS**, there are currently more than 170 CRAs in Florida; and

**WHEREAS**, CRAs have proven to be an effective tool to stimulate economic development; and

**WHEREAS**, land previously used as a military facility may not meet the definition of slum and blight necessary for designation as a CRA, but in many cases may share the same challenges to development that slum and blighted areas have; and

**WHEREAS**, according to the Association of Defense Communities (formerly known as the National Association of Installation Developers), redevelopment of land previously used as a military facility may present a number of challenges including:

1. Maintaining the facility's infrastructure, which may be extensive, but in some cases can be older, requiring extensive maintenance at relatively high cost;
2. Remediation of environmental contamination, which may have been generated over decades of use;
3. The continued presence of nearby federal facilities such as military facilities, federal prisons, and other federal facilities, which may present challenges to redevelopment plans;
4. The sale of surplus property by the federal government to the private sector, which may result in land banking and future speculation that may hinder more immediate redevelopment plans;

Statement of Michael A. Houlemard, Jr., President, Association of Defense Communities, to the House Committee on Armed Services, Subcommittee on Military Readiness, December 12, 2007; see also Turning Bases Into Great Places: New Life for Closed Military Facilities; United States Department of Environmental Protection, January, 2006; and

**WHEREAS**, allowing land previously used as a military facility to form the basis for a CRA can provide an additional tool and catalyst for economic development,

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

**Section 1.** Urges the Florida Legislature to amend the Community Redevelopment Act to modify the criteria for the creation of a CRA to include land previously used as a military facility

**Section 2.** Directs the Clerk of the Board to transmit certified copies of the resolution to the Governor, Senate President, House Speaker, and Chair and Members of the Miami-Dade State Legislative Delegation.

**Section 3.** Directs the County's state lobbyists to advocate for the issue identified in Section 1 above, and directs the Office of Intergovernmental Affairs to include this item in the 2008 state legislative package.

The foregoing resolution was sponsored by Commissioner Dennis C. Moss and 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:

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

The Chairman thereupon declared the resolution duly passed and adopted this 19<sup>th</sup> day of February, 2008. 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.



Jess M. McCarty

