

Memorandum



Date: June 15, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioner

**Supplement to
Agenda Item No. 12(A)2**

From: George M. Buysa
County Manager

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Subject: Supplemental Information on the Administrative Rules update for Building Better Communities General Obligation Bond Project – 124

The proposed revisions to the Administrative Rules that govern the Building Better Communities General Obligation Bond (GOB) designate five geographic areas within the County that would be eligible to receive GOB funds for infrastructure investments under Project 124 - Economic Development Fund (EDF). The designated areas are referred to as: Opa-locka Executive Airport Area; Civic Center/Medical District; Port of Miami; Kendall-Tamiami Executive Airport Area; and Homestead Air Reserve Base Area. These five strategic areas do not apply to GOB Project 320, which limits the use of GOB funds to the County's Targeted Urban Areas as set by County Ordinance.

The selection of these strategic areas was based on an analyses centered on three key objectives described below.

- 1. Support the expansion or facilitate the emergence of important industry clusters that provide opportunities for innovation, entrepreneurship, and high wage jobs.**

Industry clusters are widely recognized as critical elements of regional long-term economic growth as they form the basis for regional competitive advantage. Aviation, global logistics (includes international trade) and life sciences are important engines of future local economic growth. Clean energy, and homeland security and defense are emerging industry clusters that may also provide significant economic development opportunities for the County in the future. These clusters mentioned are the ones that the County will seek to attract or expand with GOB Project 124 funds.

- 2. Better utilize existing transportation assets by focusing on areas with existing regional transportation links necessary for attracting businesses by offering easy access to regional, national and international markets.**

The County's economy is highly integrated with larger regional, national and global economies, and efficient and effective transportation links to those economies are, therefore, key elements in the future economic development of the County. Incentives alone are not enough to generate economic development, and strong connectivity to customers, suppliers and workers is an important criterion for business site location. The locations selected as proposed strategic areas for EDF incentives or investments were those with relatively easy access to important components of the County's transportation network.

- 3. Encourage economic development located within or in close proximity to existing County designated economic priority areas and thereby provide new job opportunities for underserved communities.**

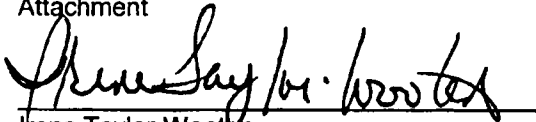
Creating job opportunities for economically underserved communities is a high priority within the County's economic development goals. This priority is reflected in the County's designation of special economic development areas characterized largely by disproportionately high rates of

poverty and high concentrations of low- and moderate-income households. Expanding or new businesses located within these special areas are eligible for economic development incentives from the State and the County. The likelihood of successfully generating cluster development or expansion is increased when EDF strategic areas lay within or in close proximity to a County designated economic development area, which therefore allows economic development incentives to be stacked and make the area a more attractive business location.

In addition, but no less important than the three key objectives, an EDF strategic area must also have adequate capacity to accommodate new development through utilization of vacant land or land suitable for redevelopment.

The attached table, Economic Development Fund Strategic Area Evaluation Matrix, summarizes the analysis supporting the designation of the five strategic areas to be included as part of Project 124 in the revised GOB Administrative Rules.

Attachment

A handwritten signature in black ink, appearing to read "Irene Taylor-Wooten", written over a horizontal line.

Irene Taylor-Wooten
Special Assistant to the County Manager

Economic Development Fund Strategic Area Evaluation Matrix

Opa-Locka Airport Area	Existing aviation and global logistics clusters (including international trade and high value shipments) with potential for expansion. High growth potential. Higher than average wages (Aviation, 123% of county average; Global Logistics, 120% of average).	Interstate 95 (north/south); Palmetto Expressway, SR-826 (east/west/south); Gratiot Expressway, SR-924; with direct links to Interstate 75 and links Florida Turnpike and its Homestead Extension.	Enterprise Zone, Empowerment Zone, Economic Recovery Zone. Within close proximity to Opa-locka Targeted Urban Area	Vacant land regardless of ownership within the strategic area: 28 acres.
Civic/Medical Center Area	Existing life sciences industry cluster (including healthcare, pharmaceuticals, therapeutics, medical devices, diagnostics and research and development in the medical field) with potential for expansion. High growth potential. Higher than average wages (120% above average).	Metrorail and Metrobus system; Interstate 95 (north/south); Dolphin Expressway, SR-836 (east/west); links to Florida Turnpike and its Homestead Extension.	Enterprise Zone, Empowerment Zone, Economic Recovery Zone. Within close proximity to Overtown Targeted Urban Area.	Vacant land regardless of ownership within the strategic area: 77 acres.
Port of Miami	Potential to anchor a global logistics cluster or attract firms in an emerging <i>Maritime Security</i> cluster. High growth potential. Higher than average wages in global logistics (120% of average)	Interstate 195 to connect with Interstate 95 (north/south); Dolphin Expressway, SR-836 (east/west); links to SR-826, Florida Turnpike and its Homestead Extension.	Enterprise Zone, Empowerment Zone, Economic Recovery Zone. Within close proximity to Overtown Targeted Urban Area.	Vacant land regardless of ownership within the strategic area: 0 acres.
Kendall-Tamiami Airport Area	Potential to anchor an aviation industry cluster including expanded service from smaller commercial aircraft, and repair/maintenance. High growth potential. Higher than average wages (123% of average).	Connectivity to Florida Turnpike through SW 104th Street or SW 152nd Street.	Within close proximity to Enterprise Zone and Richmond Heights Targeted Urban Area.	Vacant land regardless of ownership within the strategic area: 61 acres.
Homestead Air Reserve Base Area	Potential to anchor an aviation industry cluster and/or potential to accommodate emerging clusters such <i>Homeland Security and Defense</i> or <i>Clean Energy</i> . High growth potential. Higher than average wages in aviation cluster (123% of average) and in clean energy cluster (118% of average).	Florida Turnpike and links to Interstates 95, 75 and 595, and SR-836.	Economic Recovery Zone. Within close proximity to Enterprise Zone.	Vacant land regardless of ownership within the strategic area: 424 acres.

Definitions:

Industry cluster: A geographic concentration of interconnected companies, specialized suppliers, service providers, and associated institutions in a particular business field. Businesses within a cluster may be officially classified within separate industries. The clusters mentioned here are those identified as Florida's existing or emerging industry clusters in *Roadmap to Florida's Future, 2010-2015 Strategic Plan for Economic Development* (Enterprise Florida, 2010).

Strategic Area: One of five geographic areas within the County where Economic Development Fund approved projects can be funded and as designated in the maps shown in Exhibit X.

Vacant land: Includes currently vacant land where development projects have been approved, and do not include areas that are good candidates to redevelop into higher/better land uses.