

# Memorandum



**Date:** July 19, 2011

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

**From:** Alina T. Hudak  
County Manager *Alina T. Hudak*

**Subject:** Resolution Approving the Redevelopment Plan for the NW 79 Street Community Redevelopment Area

Supplement to  
Agenda Item No. 5(H)

The boundaries of the proposed NW 79<sup>th</sup> Street Community Redevelopment Area (CRA) area encompass approximately 1,254 acres and are generally NW 7<sup>th</sup> Avenue to the east, NW 37<sup>th</sup> Avenue to the west, NW 87<sup>th</sup> Street on the north and NW 62<sup>nd</sup> Street on the south, in Commission District 2. Should this item, along with the ordinance creating the trust fund and CRA board, be approved by the Board of County Commissioners (BCC), the NW 79<sup>th</sup> Street CRA would be created.

### Fiscal Impact / Funding Source

This resolution is part of a series of legislative items that, if approved, would result in the creation of the NW 79<sup>th</sup> Street Community Redevelopment Agency (CRA). The purpose of creating the CRA is to encourage redevelopment in the NW 79<sup>th</sup> Street Community Redevelopment Area (Area) in accordance with the NW 79<sup>th</sup> Street Redevelopment Plan (Plan). This item would have a countywide impact. Upon establishing a CRA and a trust fund (Fund), ad valorem revenues from the countywide and Unincorporated Municipal Service Area (UMSA) general fund would be used to encourage redevelopment in the Area in accordance with the Plan. The ad valorem revenues transferred into the Fund must be used to implement the Plan within the redevelopment Area; these funds could otherwise be used for countywide and UMSA services.

The CRA's primary revenue source would be generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as defined in Section 163.387 of the Florida Statutes. Based on conservative estimates and a contribution of 95 percent of the increment, it is projected that the first 10 years of TIF revenues would total \$4.6 million (\$3.2 million countywide and \$1.4 million UMSA), and over 30 years \$90.8 million (\$62.8 million countywide and \$28 million UMSA) based on an average annual growth rate in taxable values of 5 percent. It is important to note that the projections in tax roll growth do not include any new projects in the Area. The duration of the County's obligation to contribute TIF revenues is set at an initial 10 years and can be extended by the BCC.

### Trust Fund Projected Revenue

	Revenue Contribution at 95%		
	County	UMSA	Total
10 Years	3,214,692	1,434,046	4,648,738
30 Years	62,761,454	28,022,319	90,783,774

### Background

On January 7, 2005, the BCC adopted Resolution R-128-05, directing the County Manager to prepare a Finding of Necessity (FON) to determine whether the Area is in need of redevelopment and meets State of Florida (State) requirements to create a CRA. In September 2005, Miami-Dade County contracted with Keith and Schnars, P.A. to complete the FON, and a draft study was submitted in March 2006 for an area

that was bounded by NW 87<sup>th</sup> Street to the north, NW 21<sup>st</sup> Avenue to the east, NW 71<sup>st</sup> Street to the south and NW 37<sup>th</sup> Avenue to the west. During a review of the study by the Tax Increment Financing and Coordinating Committee (TIFC) on December 17, 2007, the Area's boundaries were substantially altered, requiring the FON to be revised. A revised FON was submitted in July 2008. On May 5, 2009, the BCC adopted R-566-09, to accept the FON study, demonstrating the existence of slum and blight and substantiating that the Area meets the State's requirements to create a CRA.

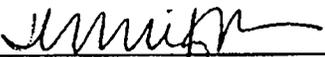
In September 2009, Miami-Dade County contracted with PMG Associates to prepare a Redevelopment Plan (Plan) for the Area. The Plan was completed and submitted to the County in March 2010. After review by County staff and TIFC, the Plan was further reviewed by the Planning Advisory Board on September 20, 2010 and found to be consistent with the County's Comprehensive Development Master Plan (CDMP).

The plan identifies six catalyst project areas along with strategies and takes into consideration the surrounding community, the preservation of historical buildings, and community heritage. The six project areas are:

- 1) Infill and replacement housing programs to include the attraction of private developers, owner-occupied home rehabilitations, replacement of sub-standard housing, promotion of mixed use and Transit Oriented Development (TOD) projects;
- 2) Economic development programs to attract large tenants to industrial area, construct new retail/office facilities, attract and assist in the creation of TODs;
- 3) Road improvements to address congestion along NW 79 Street, NW 27 Avenue, NW 22 Avenue, NW 17 Avenue and NW 12 Avenue;
- 4) Right-of-way and streetscape improvements along all major roads;
- 5) Infrastructure and utility improvements to support new development; and
- 6) Community policing to include police officers, crime prevention officers, and code enforcement officers.

A key element of each newly created CRA is the exit strategy. This Plan includes an exit strategy requiring a review of the Plan every five years to be forwarded by the CRA to the BCC in order to account for changes that may occur in local conditions and to assess the status of ongoing projects in the Plan. As a result of each review, projects that are outdated or that are no longer in the best interest of the community would be removed from the Plan and new projects would be added to address changing conditions. It is important to note that the initial term of the CRA is 10 years, but can be extended by the BCC.

To date, the County has incurred reimbursable expenses in the amount of \$88,950 for the cost of the Plan and FON.

  
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Jennifer Glazer-Moon, Special Assistant/Director  
Office of Strategic Business Management