MEMORANDUM

Agenda Item No.15(A)(1)

TO: Honorable Vice Chairwoman Audrey M. Edmonson, and Members, Board of County Commissioners

DATE: December 4, 2012

FROM: Honorable Harvey Ruvin, Clerk
Circuit and County Courts

Christopher Agrippa, Division Chief
Clerk of the Board Division

SUBJECT: Resolution authorizing execution of the Intergovernmental Cooperation Agreement between Green Corridor Property Assessment Clean Energy District and Miami-Dade County to provide services to Green Corridor Property Assessment Clean Energy District (PACE) in accordance with Section 197.3632, Florida Statutes, uniform method for the levy, collection and enforcement of non-ad valorem assessments

Ordinance 08-62 adopted by the Miami-Dade County Board of County Commissioners provides that the Property Appraiser may submit resolutions, ordinances, or reports related to his duties to the Clerk of the Board Division for placement on the next available agenda of the Miami-Dade County Board of County Commissioners.

Attached for placement on the December 4, 2012, Board of County Commissioners' agenda, is a proposed resolution authorizing execution of the Intergovernmental Cooperation Agreement between Green Corridor Property Assessment Clean Energy District and Miami-Dade County to provide services to Green Corridor Property Assessment Clean Energy District (PACE) in accordance with Section 197.3632, Florida Statutes, uniform method for the levy, collection and enforcement of non-ad valorem assessments.

CA/fcd
Attachment

Memorandum

MIAMI-DADE COUNTY

Date: December 4, 2012

To: Honorable Vice Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Honorable Pedro J. Garcia, Property Appraiser

Subject: Resolution Authorizing Intergovernmental Cooperation Agreement with Green Corridor Property Assessment Clean Energy (PACE) District

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) authorize execution of the attached Intergovernmental Cooperation Agreement (Agreement) by and among Miami-Dade County Office of the Property Appraiser (Property Appraiser), Miami-Dade County on behalf of the Tax Collector (Tax Collector), and Green Corridor Property Assessment Clean Energy (PACE) District (District) to allow the District to utilize the uniform method for the levy, collection and enforcement of non-ad valorem assessments, as prescribed in Section 197.3632, Florida Statutes.

SCOPE

The District is located within County Commission District 2,3,4,5,6,7,8. The District has requested that the Property Appraiser and Tax Collector include its proposed or adopted non-ad valorem assessments for its benefit and maintenance assessments or such other assessments imposed by the District on the notice as specified in Section 200.069, Florida Statutes, and the combined notice of ad valorem and non-ad valorem assessments provided for in Sections 197.3632 and 197.3635, Florida Statutes.

FISCAL IMPACT/FUNDING SOURCE

The District agrees that the Tax Collector shall be entitled to retain 2% on the amount of special assessments collected and remitted to cover all of the County's associated costs. There is no negative fiscal impact to the County as a result of this Agreement.

TRACK RECORD/MONITOR

The District agrees that all certified assessment rolls will be maintained and transmitted to the Property Appraiser and Tax Collector on compatible electronic medium as defined in Section 197.3632(1), Florida Statutes. The Agreement is managed by the Office of the Property Appraiser.

BACKGROUND

In accordance with Sections 197.3632 and 197.3635, Florida Statutes, and the Agreement, the District will charge separate non-ad valorem assessments for the cost of its benefit and maintenance assessments or such other assessments imposed by the District. The Agreement affords the District the convenience and financial savings of utilizing the TRIM notice and combined tax bill for collection of its non ad valorem assessments. Use of the ad valorem method for collection of these assessments could result in issuance of tax certificates, tax deeds and the loss of title to the property, if said assessments are not paid by the property owners. The term of this Agreement commences with special assessments collected for 2013 and continues until cancelled by either party.

Attachments

MEMORANDUM
(Revised)

TO: Honorable Vice Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners

DATE: December 4, 2012

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

SUBJECT: Agenda Item No. 15(A)(1)

Please note any items checked.

_____ **"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**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

√ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 15(A)(1)
12-4-12

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF THE INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY DISTRICT AND MIAMI-DADE COUNTY TO PROVIDE SERVICES TO GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY DISTRICT (PACE) IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES, UNIFORM METHOD FOR THE LEVY, COLLECTION AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that in accordance with Sections 197.3631 and 197.3632, Florida Statutes, this Board hereby authorizes the Mayor or Mayor's designee to execute the attached Intergovernmental Cooperation Agreement between Green Corridor Property Assessment Clean Energy District (PACE) and Miami-Dade County.

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:

Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	Juan C. Zapata

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of December, 2012. 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.

Jorge Martinez-Esteve

INTERGOVERNMENTAL COOPERATION AGREEMENT
BY AND AMONG
MIAMI-DADE COUNTY PROPERTY APPRAISER
AND
MIAMI-DADE COUNTY TAX COLLECTOR
AND
GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2012, by and among Miami-Dade County Office of the Property Appraiser (hereinafter referred to as "Property Appraiser"), Florida, Miami-Dade County on behalf of the Tax Collector (hereinafter referred to as "Tax Collector"), Florida, and the Green Corridor Property Assessment Clean Energy (PACE) District (hereinafter referred to as "District"), Florida.

WITNESSETH

WHEREAS, the District intends to adopt non-ad valorem assessments for benefit and maintenance assessments or such other assessments imposed by the District; and

WHEREAS, the District, the Tax Collector and the Property Appraiser are willing to enter into a written agreement evidencing the Tax Collector's and the Property Appraiser's agreement to place the District's proposed non-ad valorem assessments on the tax bill; and

WHEREAS, the District intends to utilize the uniform method of collection, as outlined in Section 197.3632, Florida Statutes, for collection of its non-ad valorem assessments; and

WHEREAS, the District has requested that the Property Appraiser include the District's proposed or adopted non-ad valorem assessments for the Green Corridor Property Assessment Clean Energy (PACE) District on the notice as specified in Section 200.069, Florida Statutes.

WHEREAS, the District has requested the Tax Collector include the District's adopted non-ad valorem assessments on the Combined Notice of Ad Valorem Taxes and Non-ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes.

NOW THEREFORE, for good and valuable consideration, and intending to be legally bound hereby, the Tax Collector, the Property Appraiser, and the District agree as follows:

1. The District's request to place its proposed non-ad valorem assessments for the Green Corridor Property Assessment Clean Energy (PACE) District on the Combined Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments prepared in accordance with Section 200.069, Florida Statutes is granted.
2. The District's request to place its adopted non-ad valorem assessments for the Green Corridor Property Assessment Clean Energy (PACE) District on the combined Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments in accordance with Section 197.3635, Florida Statutes is granted.
3. The District agrees to the following requirements in order to place its non-ad valorem assessments for the Green Corridor Property Assessment Clean Energy (PACE) District on the Notice of Proposed Property Taxes and Non-Ad Valorem Assessments and the Combined Notice of Taxes and Non-Ad Valorem Assessments:
   A. No later than **July 9th** of the current year the following should be provided to the Property Appraiser:
      i. The final files for the Notice of Proposed Property Taxes.
      ii. The description of "Purpose of Assessment" as it would appear on the Notice of Proposed Property Taxes.

iii. The District's contact name and phone number used to address questions regarding the assessment.

B. No later than **August 1st** of the current year an insert describing the Non Ad-Valorem Assessment to be included with the mailing of the TRIM. A sample must be provided to the Property Appraiser for approval prior to August 1st.

C. No later than **September 15th** of the current year the final roll reflecting the non-ad valorem special assessments that are to appear on the Tax Bill must be submitted to the Property Appraiser.

4. The Property Appraiser shall place the District's non-ad valorem special assessments for the Green Corridor Property Assessment Clean Energy (PACE) District on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments, as specified in Section 200.069, Florida Statutes, as amended, commonly referred to as the TRIM notice.

5. The Tax Collector shall place the District's non-ad valorem special assessments for the Green Corridor Property Assessment Clean Energy (PACE) District on the combined tax notice as provided in Section 197.3635, Florida Statutes commonly referred to as the Tax Bill.

6. The District agrees that the Tax Collector shall be entitled to retain the actual costs of collection, or two percent (2%), on the amount of special assessments collected and remitted.

7. This Agreement shall not take effect until the Green Corridor Property Assessment Clean Energy (PACE) District is in full compliance with all local zoning, land use, and other applicable regulations.

8. **Duration of this Agreement.** Subject to the limitation of paragraph 7 above, this Agreement shall take effect upon signing and shall extend to the collection of

special assessments for each fiscal year thereafter, until cancelled by any Party pursuant to paragraph 12 herein.

9. **Severability of the Provisions in this Agreement.** The provisions of this Agreement are intended to be severable. If any provision of this Agreement shall be held to be invalid or unenforceable in whole or in part, such provision shall be ineffective to the extent of such invalidity or unenforceability without in any manner affecting the validity or enforceability of the remaining provisions of this Agreement.

10. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

11. **Amendments or Modifications of this Agreement.** It is anticipated by the Parties that the terms and conditions of this Agreement will be periodically amended or modified. Such amendments or modifications must be in writing and must be duly executed by all Parties to this Agreement.

12. **Cancellation.** This Agreement may be cancelled by any Party upon thirty (30) days written notice to the other Parties.

13. **Intent to be Legally Bound.** By signing this Agreement, the Parties hereto confirm and state that they have carefully read the Agreement, that they know the contents thereof, that they fully expect to carry out each and every provision, and that they intend to be legally bound by the rights and obligations set forth herein.

14. **Headings.** The headings for each paragraph in this Agreement are for the purposes of reference only and shall not limit or otherwise affect the meaning of any provision.

15. **Complete Agreement.** This document shall represent the complete Agreement of the Parties.

IN WITNESS WHEREOF, the Parties hereto execute this Agreement, and they affirm that they have the power to do so on behalf of the District, the Tax Collector, and the Property Appraiser.

ATTEST:

By:_____
District Secretary

Green Corridor Property Assessment
Clean Energy (PACE) District

By:_____
District Manager

MIAMI-DADE COUNTY, FLORIDA
OFFICE OF THE PROPERTY APPRAISER

By:_____
Pedro J. Garcia
Property Appraiser

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

ATTEST:

By:_____
Harvey Ruvin
County Clerk

By:_____
Carlos A. Gimenez
Miami- Dade County Mayor

Approved as to legal sufficiency for Miami-Dade County and the Office of the Property Appraiser:

By:_____
Assistant County Attorney