MEMORANDUM

Agenda Item No. 7(K)

(Second Reading 9-7-16)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: June 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Ordinance amending section 2-2008 of the Code relating to West Perrine Community Redevelopment and Revitalization Trust Fund's sunset provision; extending said sunset provision until September 30, 2046

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss and Co-Sponsor Commissioner Daniella Levine Cava.

Abigail Price-Williams
County Attorney

APW/smm

Memorandum

MIAMI-DADE COUNTY

Date: September 7, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Fiscal Impact Statement for Ordinance Relating to the West Perrine Community Redevelopment and the Revitalization Trust Fund

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The proposed ordinance amending section 2-2008 of the Code of Miami-Dade County relating to the West Perrine Community Redevelopment Agency (Agency) and the Revitalization Trust Fund's sunset provision will extend the life of the Agency until September 30, 2046. The Agency's primary revenue source will 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 using the County's five year growth rates and a contribution of 95 percent of the increment, it is projected that the thirty (30) year extension will generate a total of $72.9 million, $51.6 million from countywide and $21.3 million from the Unincorporated Municipal Service Area (UMSA). Therefore, implementation of this ordinance will have a negative fiscal impact to the countywide and UMSA general fund.

Trust Fund Projected Revenue

FY 2017-18 Through FY 2046-47			
	Countywide Increment	**UMSA Increment**	**Total Increment**
Nominal Value	**$51,551,363**	**$21,300,327**	**$72,851,690**
Net Present Value	**$20,541,365**	**$8,487,414**	**$29,028,779**

Edward Marquez
Deputy Mayor

Fis07316 161111

Memorandum

MIAMI-DADE COUNTY

Date: September 7, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Social Equity Statement for Ordinance Relating to the West Perrine Community Redevelopment and the Revitalization Trust Fund

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The proposed ordinance amending section 2-2008 of the Code of Miami-Dade County relating to the West Perrine Community Redevelopment Agency (Agency) and the Revitalization Trust Fund's (Fund) sunset provision will extend the life of the Agency until September 30, 2046.

The County will be required to continue to deposit countywide and Unincorporated Municipal Service Area (UMSA) Tax Increment Financing (TIF) fund into the Fund. The TIF will be used by the Agency to fund projects and programs detailed in the Agency's Redevelopment Plan and allowable under State statute. Some of the projects that can be funded include roadway improvements, park improvements, assist in the development of housing stock that will include a mix of affordable and workforce, assist in the development of Transit Oriented Developments along the South Miami-Dade Busway to include mixed-use projects and work with the commercial land owners to attract large business that will increase the employment opportunities in the area. The improvements and projects funded by the Agency will have a direct impact on the residents on the redevelopment area by increasing the opportunities for housing and jobs.

Edward Marquez
Deputy Mayor

SE 07316 161111

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 7(K)

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**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor'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. 7(K)
9-7-16

ORDINANCE NO. _____

ORDINANCE AMENDING SECTION 2-2008 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA RELATING TO WEST PERRINE COMMUNITY REDEVELOPMENT AND REVITALIZATION TRUST FUND'S SUNSET PROVISION; EXTENDING SAID SUNSET PROVISION UNTIL SEPTEMBER 30, 2046; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of, which is presently codified at Chapter 163, Part III, Florida Statutes, as amended from time to time (the "Act"); and

WHEREAS, all powers arising through the Act are conferred by the Act upon counties with home rule charters and authorizes said counties to delegate certain of such powers to a community redevelopment agency created pursuant to the Act; and

WHEREAS, on March 1, 2005, this Board adopted Resolution No. R-212-05, which declared a certain geographic area of the County known as the West Perrine Redevelopment Area ("Redevelopment Area") to be a slum or blighted area, declared the rehabilitation, conservation or redevelopment, or combination thereof to be necessary in the interest of the public health, safety, morals or welfare of the residents of the Redevelopment Area and the County; and

WHEREAS, this Board, based on the foregoing findings, found that there was a need for the creation of a community redevelopment agency known as the West Perrine Community Redevelopment Agency ("Agency") within the Redevelopment Area; and

WHEREAS, in accordance with Section 163.357, this Board also appointed itself to serve as the board of commissioners for the Agency; and

WHEREAS, pursuant to the Act, a redevelopment plan must be adopted by the governing body to initiate redevelopment activities within the redevelopment area; and

WHEREAS, pursuant to Resolution No. R-744-07 adopted by this Board on June 5, 2007, the County, among other things, approved and adopted the West Perrine Community Redevelopment Plan (the "Plan") to enable the Agency to undertake redevelopment of the Redevelopment Area; and

WHEREAS, this Board also enacted Ordinance No. 07-79, which approved the creation of a community redevelopment trust fund, known as the West Perrine Redevelopment Trust Fund (the "Fund") and further provided for the calculation and appropriation of tax increment funds into such Fund; and

WHEREAS, this Board on June 5, 2007, in accordance with Section 163.357 of the Act, adopted Resolution No. R-745-07 establishing and appointing itself as the Board of Commissioners of the Agency; and

WHEREAS, Ordinance No. 07-79 is scheduled to sunset by June16, 2017; and

WHEREAS, the Redevelopment Area has not seen much growth in tax increment during the past nine years and there still exist conditions of slum or blight that must be remedied; and

WHEREAS, in accordance with Section 163.361, the Agency adopted Resolution No. CRA-2-16, recommending that this Board adopt a resolution to approve an amendment in order to extend the life of the Agency and Redevelopment Area until September 30, 2046; and

WHEREAS, the Agency also recommends that this Board amend Ordinance No. 07-79 to extend the sunset provision until September 30, 2046; and

WHEREAS, accordingly, this Board desires to extend the sunset provision set forth in Ordinance No. 07-09 until September 30, 2046,

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

Section 1. Section 2-2008 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:[1]

ARTICLE CXXVII.
WEST PERRINE COMMUNITY REDEVELOPMENT AND REVITALIZATION TRUST FUND

* * *

Sec. 2-2008. Sunset.

This article shall, subject to a sunset review by this Board, stand repealed [[~~ten (10) years from its effective day~~]]>>on September 30, 2046<<.

Section 2. 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 3. 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.

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[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Terrence A. Smith

Prime Sponsor: Commissioner Dennis C. Moss
Co-Sponsor: Commissioner Daniella Levine Cava