OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

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

Resolution No. R-180-08

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(10)
02-19-08

RESOLUTION NO. **R-180-08**

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 **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman **aye**
Barbara J. Jordan, Vice-Chairwoman **aye**

Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**aye**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

The Chairman thereupon declared the resolution duly passed and adopted this 19th 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: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JMM

Jess M. McCarty