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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 11(A)(17)

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

DATE: April 4, 2011

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

SUBJECT: Resolution urging the Florida Legislature to pass SB 468, HB 1343 or similar legislation amending the Community Redevelopment Act to include land previously used as a military facility

Resolution No. R-267-11

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

R. A. Cuevas, Jr.
County Attorney

RAC/up

MEMORANDUM
(Revised)

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

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

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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. 11(A)(17)
4-4-11

RESOLUTION NO. R-267-11

RESOLUTION URGING THE FLORIDA LEGISLATURE TO PASS SB 468, HB 1343 OR SIMILAR LEGISLATION AMENDING 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, community redevelopment agencies (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, CRAs have proven to be an effective tool to stimulate economic development and there are currently more than 170 CRAs in Florida; 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, 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; and

WHEREAS, during the 2010 session, the Florida Senate passed by a vote of 38-0 SB 126 by Senator Larcenia Bullard (D – Miami) allowing land previously used as a military facility to form the basis for a CRA, but SB 126 died in messages when the House did not take up the bill; and

WHEREAS, bills identical to SB 126 have been filed for consideration during the 2011 regular session that would allow land previously used as a military facility to form the basis for a CRA, SB 468 by Senator Larcenia Bullard and HB 1343 by Representative Dwight Bullard (D – Miami),

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 pass SB 468, HB 1343 or similar legislation amending 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 legislation and action set forth in Section 1 above, and authorizes and directs that the 2011 and 2012 state legislative packages be amended to include this item.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner **Audrey Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Audrey M. Edmonson, Vice Chairwoman	aye		
Bruno A. Barreiro	aye	Lynda Bell	aye
Jose "Pepe" Diaz	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of April, 2011. 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: DIANE COLLINS
Deputy Clerk

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

Jess M. McCarty