



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Housing and Social Services Committee (HSSC) Meeting

December 10, 2018
9:30 A.M.
Commission Chambers

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Director, Policy and Legislation
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**HSSC Meeting: Dec. 10, 2018
Research Notes**

**Item No. 2A
File No. 182827**

Researcher: IL Reviewer: PGE

RESOLUTION DECLARING SURPLUS VACANT COUNTY-OWNED LAND LOCATED AT 1490 NW 62ND STREET, MIAMI, FLORIDA, WAIVING THE REQUIREMENTS OF ADMINISTRATIVE ORDER 8-4 AS THEY RELATE TO REVIEW BY PLANNING ADVISORY BOARD, AND APPROVING, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TERMS OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY (LANDLORD) AND THE MULTI-ETHNIC YOUTH GROUP ASSOCIATION, INC. (TENANT), A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR A 30-YEAR TERM, PLUS TWO 10 YEAR OPTIONS TO RENEW, FOR THE PURPOSE OF PROVIDING A LEARNING AND A COMMUNITY CENTER AND RELATED PROGRAMS TO AT-RISK FAMILIES AND SPECIAL NEEDS CHILDREN AT AN ANNUAL RENT OF \$881.28, FOR THE INITIAL YEAR, AND ADJUSTED ANNUALLY BY THREE PERCENT FOR THE REMAINDER OF THE TERM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE LEASE AGREEMENT, TO EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE FOREGOING; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE AN EXECUTED COPY OF THE LEASE AGREEMENT TO THE PROPERTY APPRAISER'S OFFICE WITHIN 30 DAYS OF ITS EXECUTION

ISSUE/REQUESTED ACTION

Whether the Board should: (1) declare surplus County-owned property located at 1490 NW 62 Street, Miami, Florida; (2) waive review by the Planning Advisory Board as required by Administrative Order No. 8-4; and (3) enter a lease agreement with Multi-Ethnic Youth Group Association, Inc. (MEYGA) for a 30-year term plus two, 10-year options to renew for purpose of providing a learning and a community center and related programs to at-risk families and special needs children at an annual rent of \$881.28 for the initial year and adjusted annually by three percent for the remainder of the term.

APPLICABLE LEGISLATION/POLICY

Section 125.38 of the Florida Statutes provides that if the United States, or any department or agency thereof, the state or any political subdivision or agency thereof, or any municipality of this state, or corporation or other organization not for-profit which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by any county of this state or by its board of county commissioners, for public or community interest and welfare, then the United States, or any department or agency thereof, state or such political subdivision, agency, municipality, corporation or organization may apply to the board of county commissioners for a conveyance or lease of such property. Such board, if satisfied that such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. The fact of such application being made, the purpose for which such property is to be used, and the price or rent therefor shall be set out in a resolution duly adopted by such board. In case of a lease, the term of such lease shall be recited in such resolution.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0125/Sections/0125.38.html

Section 255.05 of the Florida Statutes provides that a person entering into a formal contract with the state or any county, city, or political subdivision thereof, or other public authority or private entity, for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work

HSSC Meeting: Dec. 10, 2018
Research Notes

shall be required, before commencing the work or before recommencing the work after a default or abandonment, to execute and record in the public records of the county where the improvement is located, a payment and performance bond with a surety insurer authorized to do business in this state as surety. A public entity may not require a contractor to secure a surety bond under this section from a specific agent or bonding company.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0255/Sections/0255.05.html

Section 2-8.6.5 of the County Code sets forth the County's policy relating to the purchase, sale and lease of real property.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR

Section 2-11.15 of the County Code sets forth the County's policy relating to Art in Public Places (AIPP), Miami-Dade County and each municipality in Miami-Dade County shall provide for the acquisition of works of art equivalent in value to not less than one and one-half (1½) percent of the construction cost of new governmental buildings, provided that no funds may be appropriated for this purpose from the ad valorem tax operations fund.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-11.15WOARPUPL

Resolution No. R-333-15, adopted by the Board on April 21, 2015, establishes the County policy requiring disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

Resolution No. R-974-09, adopted by the Board on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County and attached by the Clerk of the Board to the authorizing resolution.

<http://intra/gia/matter.asp?matter=091900&file=true&yearFolder=Y2009>

Resolution No. 380-17, adopted by the Board on April 4, 2017, establishes Board policy regarding County-owned real property; requiring County mayor or County Mayor's designee to provide written notification to district commissioner in which County-owned property lies no less than four weeks prior to 1) any issuance of a request for proposal or expression of interest regarding the sale, lease, or development of such County-owned property or 2) placing any item on the agenda of this board or any committee of this Board requesting the approval of the sale, lease, or surplus of County-owned property.

<http://www.miamidade.gov/govaction/matter.asp?matter=170414&file=true&fileAnalysis=false&yearFolder=Y2017>

Administrative Order 3-11 sets forth the County's policy to appropriate not less than 1 1/2 percent of the construction cost of new governmental buildings for the purpose of acquiring works of art. The purpose of this administrative order is to establish the necessary procedures to implement the Art In Public Places (AIPP) ordinance and for the transfer of funds from departmental capital budgets to the AIPP Trust Fund in a manner which ensures the self sufficiency of the Program without any dependency on the ad valorem tax operating fund.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdf/AO3-11.pdf>

Administrative Order No. 8-4 sets forth the County policy relating to the authority to sell, lease or otherwise dispose of County-owned property. Before action is taken on any proposed sale or lease of County-owned real property,

HSSC Meeting: Dec. 10, 2018
Research Notes

unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification if applicable. Should a recommendation not be received from the Planning Advisory Board within the time period provided within this administrative order, the Planning Department Director will provide a recommendation on the proposal.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

Community Development Block Grant (CDBG) funding must meet one or more of the national objectives set by HUD and benefit the low- and moderate-income persons of Miami-Dade County. CDBG funds are designed to support projects that: Benefit low and moderate income persons; Are integrated in a long range community strategy; Leverage further private and public partnership, and enhance deteriorated residential and business districts. CDBG program funds can be used to build community facilities, roads, parks; to repair or rehabilitate housing, to provide new or increased public services to local residents or to fund initiatives that generate or retain new jobs.

<http://www.miamidade.gov/housing/community-development.asp>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Audrey M. Edmonson, District 3

Requester/Department: N/A

ANALYSIS

This item declares surplus County-owned property located at 1490 NW 62 Street, Miami, Florida, and authorizes a lease agreement with MEYGA (Tenant) for an annual payment of \$881.28 for a term of 30 years plus two, 10-year options to renew. The rent increases annually at a rate of three percent for the term of the agreement and any renewal period. The property to be leased is 5,200 square feet and is located in District 3, represented by Commissioner Edmonson.

MEYGA, Inc., is a nonprofit corporation, engaged in providing special needs children and at-risk families learning and community centers in the community. It currently operates a learning center at 1466 NW 62 Street Miami, FL and at 6304 NW 14 Avenue in both locations are in District 3 as well. The leased premises will be used for the development of the vacant parcel of land and the tenant will construct a building, which will contain a learning and a community center.

This property was circulated to County departments to determine if any department had an interest in utilizing it; no department expressed an interest.

The fiscal impact is a rental payment to the County in the amount of \$881.28 (\$.17 cents a sq-ft) with annual increases thereafter of three percent over the remainder of the term of the lease agreement.

Tenant cannot sublease said property without the consent of the Landlord being obtained first through its Board of County Commissioners. This prohibition includes but is not limited to: 1. Any subletting or assignment which would occur by operation of law, merger, consolidation, reorganization, transfer or other change of tenants corporate or proprietary structure; and 2. An assignment of subletting to or by a receiver or trustee in any federal or state action, bankruptcy, insolvency, or other proceedings.

The property is currently unused and occasionally occupied by homeless individuals. The Tenant proposes to construct a learning and community center with a designated rating from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). Per the lease agreement, the Tenant shall complete the construction, at its sole cost, no later than three years from the commencement date of the executed lease agreement.

HSSC Meeting: Dec. 10, 2018
Research Notes

Any failure to timely complete construction shall be an event of default and the County shall be permitted to terminate the lease.

Prior to commencing construction, the tenant shall obtain and deliver to the County both a payment bond and performance bond or such other alternate form of security. Said payment and performance bonds shall be in favor of the County and each shall be in the amount of the entire cost of the improvements.

MEYGA agrees to maintain and keep in good repair, condition and appearance, during the term of the lease, or any extension, at its sole expense, the premises and all improvements, including, but not limited to any and all infrastructure (utility lines, pipes, wiring) leading to or from the premises, as well as any and all vegetation, including, but not limited to, all grass, hedges, trees and plants which are now or in the future on or about the premises.

This project is subject to the Art in Public Places (AIPP) provisions in Section 2-11.15 if the County Code. The Tenant shall transmit 1.5% of all construction costs to the County department of Cultural Affairs for the implementation of the AIPP Program.

MEYGA, Inc., is an active Florida non-profit corporation, with a principal address of 6304 N.W. 14 Avenue, Miami, Florida 33147. A search of the IRS website reflected that MEYGA, Inc., is also a 501(c)(3) non-profit charitable foundation. <https://www.irs.gov/charities-non-profits/exempt-organizations-business-master-file-extract-eo-bmf>

According to the mayoral memo the market rental for the property would range from a payment of \$2.00 (\$10,400 annually) to \$4.00 (\$20,800 annually) per sq-ft.

Proposed site to build learning and community center located in Commission District 3. See attached copy of property location and land value.

Folio: 01-3114-036-1700	
Sub-Division: ORANGE HGTS	
Property Address 1450 NW 62 ST Miami, FL 33147-7920	
Owner MIAMI DADE COUNTY QSA RE MGMT	
Mailing Address 111 NW 1 STREET STE 2460 MIAMI, FL 33126-1929	
PA Primary Zone 6101 CEN-PEDESTRIAN ORIENTATIO	
Primary Land Use 8550 VACANT GOVERNMENTAL / VACANT LAND / GOVERNMENTAL	
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0



**HSSC Meeting: Dec. 10, 2018
Research Notes**

**Item No. 2B
File No. 182828**

Researcher: IL Reviewer: PGE

RESOLUTION PURSUANT TO SECTION 125.38, FLORIDA STATUTES, APPROVING TERMS OF AND AUTHORIZING EXECUTION BY COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE OF A LEASE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND BLESSING HANDS OUTREACH, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OFFICE SPACE AT THE JOSEPH CALEB COMMUNITY CENTER LOCATED AT 5400 NW 22ND AVENUE, MIAMI, ROOM 712, FOR A FIVE YEAR TERM, AT A NOMINAL RATE OF \$10.00 PER YEAR; DECLARING SUCH PROPERTY SURPLUS, WAIVING THE REQUIREMENTS OF ADMINISTRATIVE ORDER 8-4 AS THEY RELATE TO REVIEW BY PLANNING ADVISORY BOARD, WAIVING BOARD POLICY SET FORTH IN RESOLUTION NO. R-256-13 AS IT RELATES TO PAYMENT OF RENT IN LIEU OF TAXES; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE LEASE AGREEMENT, TO EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, AND TO TAKE ALL NECESSARY STEPS TO EFFECTUATE THE FOREGOING

ISSUE/REQUESTED ACTION

Whether the Board should (1) declare surplus County-owned property located at 5400 NW 22 Avenue, Miami, Room 712, (2) waive review by the Planning Advisory Board as required by Administrative Order No. 8-4, (3) waive the payment of rent in lieu of taxes as required by Resolution No. R-256-13 and (4) authorize the Mayor to enter into a lease agreement between Miami-Dade County and Blessing Hands Outreach, Inc., a Florida not-for-profit organization, for the property to be utilized to provide education, empowerment, and support to women in their health, domestic violence and substance abuse recovery, at a rental rate of \$10.00 per year for a five-year term.

APPLICABLE LEGISLATION/POLICY

Florida Statutes Section 125.38 states that the Board of County Commissioners may if satisfied that such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. The fact of such application being made, the purpose for which such property is to be used, and the price or rent therefor shall be set out in a resolution duly adopted by such board. In case of a lease, the term of such lease shall be recited in such resolution. No advertisement shall be required.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.38&URL=0100-0199/0125/Sections/0125.38.html

Resolution No. R-333-15, adopted by the Board on April 21, 2015, established the County policy requiring disclosure of market value of market rental in legislative items authorizing the conveyance or lease of County-owned property to promote disclosure and fiscal responsibility.

<http://intra/gia/matter.asp?matter=150446&file=true&yearFolder=Y2015>

Resolution No. R-380-17, adopted by the Board on April 4, 2017, requires that the County Mayor or County Mayor's designee provide written notification to District Commissioners in which County-owned property lies no less than four weeks prior to (1) any issuance of a request for proposal or expression of interest regarding the sale, lease, or development of such property or (2) placing any item on the agenda of the Board or any committee of the Board requesting the approval, sale, lease, or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

HSSC Meeting: Dec. 10, 2018
Research Notes

Resolution No. R-461-13, adopted by the Board on June 4, 2013, establishes County policy to require inclusion of a reverter or lease termination provision in conveyance documents when conveying County-owned property by sale or lease under Florida Statute section 125.38.

<http://intra/gia/matter.asp?matter=130909&file=true&yearFolder=Y2013>

Resolution No. R-791-14, adopted by the Board on September 3, 2014, directing the Mayor or the Mayor's designee to provide the Miami-Dade County Property Appraiser a copy of all leases and operating agreements involving County-Owned property.

<http://www.miamidade.gov/govaction/matter.asp?matter=141723&file=true&fileAnalysis=false&yearFolder=Y2014>

Resolution No. R-256-13, adopted by the Board on April 2, 2013, establishing County policy with respect to conveyances to not for profit corporations under Florida Statute Section 125.38. , 1)to lease, rather than convey property, unless other compelling circumstances justify the conveyance of same, and 2) to include lease terms requiring a rental payment in lieu of paying taxes in the event that tax exempt status is achieved by the not-for-profit corporation, unless a hardship or other substantial reason exists for foregoing such payment.

<http://intra/gia/matter.asp?matter=130443&file=true&yearFolder=Y2013>

Resolution No. 1054-16, adopted by the Board on, November 1, 2016, directing the County Mayor or the County Mayor's designee and the public health trust to (1) identify all single occupancy restrooms located in buildings and facilities that are owned, operated or leased by the County and the public health trust and to replace any gender signage with gender neutral/gender inclusive signage on or near the opening of such single occupancy restrooms; (2) take appropriate steps to ensure that County and public health trust employees are made aware of this resolution, to include a provision in all county and public health trust future leases and agreements to require tenants to comply with this resolution, and to ensure that all persons are afforded access to such single occupancy restrooms based on availability unless such denial is based on security or other nondiscriminatory reasons

<http://intra/gia/matter.asp?matter=162300&file=true&yearFolder=Y2016>

Administrative Order (A.O.) No 8-4 sets forth the County's processes and procedures for the sale, lease or otherwise dispose of County-owned real property lies solely with the Board of County Commissioners. Before action is taken on any proposed sale or lease of County-owned real property, unless expressly excluded herein, a recommendation will be requested from the Planning Advisory Board, to indicate whether such proposal is in the public interest and also recommending proper land use classification if applicable. Should a recommendation not be received from the Planning Advisory Board within the time period provided within this administrative order, the Planning Department Director will provide a recommendation on the proposal.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/AO8-4.pdf>

PROCEDURAL HISTORY

Prime Sponsor: Audrey Edmonson

Department/Requester: None

There is no procedural history at this time.

ANALYSIS

This item is requesting Board approval to (1) declare surplus County-owned property located at 5400 NW 22 Avenue, Miami, room 712, (2) waive review by the Planning Advisory Board as required by Administrative Order No. 8-4, (3) waive the payment of rent in lieu of taxes as required by Resolution No. R-256-13 and (4) authorize the Mayor

HSSC Meeting: Dec. 10, 2018
Research Notes

to enter into a lease agreement, between Miami-Dade County and Blessing Hands Outreach, Inc., a Florida not-for-profit organization, for the property to be utilized as administrative office space at a rental rate of \$10.00 per year for a five-year term.

Blessing Hands Outreach provides education, empowerment and support to women around their sexual health, domestic violence and substance abuse recovery.

Currently Blessing Hands Outreach Inc., has a principal address of 4720 NW 25th Avenue, Miami, FL 33142. The property they seek is County-owned and it is located at 5400 NW 22 Avenue, Miami, Room 712, in District 3, which is represented by Commissioner Edmonson, and is approximately 817 square feet. This lease is before the Board for approval as the property was circulated amongst County departments no department indicated a need for it, rendering it surplus.

The fiscal impact on the county is a \$10.00 payment per year for a five year term. The property is currently owned by the County through the Internal Services Department (ISD). The market rent in this area ranges from \$16.00 to \$19.00 per square foot on an annual basis.

Under the lease, the County shall pay all charges for water and electricity for the premises. The Tenant will assume and promptly pay all costs associated with separately metered utilities including, but not limited to, telephone, internet and cable in addition to janitorial and custodial services for the interior of the premises. Moreover, the Tenant shall neither mortgage, pledge, encumber nor assign this lease, nor sublet this lease or any part thereof without the Landlord's prior written consent.

HSSC Meeting: Dec. 10, 2018
Research Notes

The map below taken from the Property Appraiser's Office and shows the location of the property.



<https://www.miamidade.gov/propertysearch/#/>

ADDITIONAL INFORMATION:

Blessed Hands Outreach Inc. was recognized earlier this year at the National Women and Girls Day Celebration on March 10, 2018, for the training and support services they have provided to thousands of woman and girls throughout Florida and Georgia.

<https://blackprwire.com/press-releases/bprw-blessing-hands-outreach-to-be-recognized-by-women-grow-strong-s-new-mentoring-program>

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Item No. 3E

File No. 182666

Researcher: MF Reviewer: TD

RESOLUTION APPROVING THE FISCAL YEAR 2018-2019 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$2,717,124.00

ISSUE/REQUESTED ACTION

Whether the Board should approve the Fiscal Year 2018-2019 budget for the N.W. 7th Avenue Corridor Community Redevelopment Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area in the total amount of \$2,717,124.00.

APPLICABLE LEGISLATION/POLICY

Section 163.356, Florida Statutes governs the creation of community redevelopment agencies.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.356&URL=0100-0199/0163/Sections/0163.356.html

Section 163.387, Florida Statutes governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Resolution No. R-599-15, adopted by the Board on June 30, 2015, allows for designee to be appointed to CRA.

<http://intra/gia/matter.asp?matter=151301&file=true&yearFolder=Y2015>

Resolution No. R-293-04, adopted by the Board on March 16, 2004, declared certain geographic area of Miami-Dade County, Florida, known as the 7th Avenue Corridor and described as a portion of Miami-Dade County, Florida, bounded on the East by Interstate 95 (I-95); bounded on the South by the City of Miami; bounded on the West by the Westernmost property lines of all those parcels of land that abut the westerly right-of-way line or NW 7th Avenue from the City of Miami to NW 119th Street; and bounded on the North by the NW 119th Street, to be a slum or blighted area.

<http://intra/gia/matter.asp?matter=041394&file=false&yearFolder=Y2004>

Resolution No. R-780-04, adopted by the Board on June 22, 2004, approved the Community Redevelopment Plan regarding certain geographic area bounded on the East by Interstate 95 (I-95); bounded on the South by the City of Miami; bounded on the West by the Westernmost property lines of all those parcels of land that abut the westerly right-of-way line of NW 7th Avenue from the City of Miami to NW 119th Street; and bounded on the North by NW 119th Street.

<http://intra/gia/matter.asp?matter=041453&file=true&yearFolder=Y2004>

Resolution No. R-774-04 adopted by the Board on June 22, 2004, appointed the Board of County Commissioners as Community Redevelopment Agency for the 7th Avenue Corridor Community Redevelopment District.

<http://intra/gia/matter.asp?matter=041147&file=true&yearFolder=Y2004>

HSSC Meeting: Dec. 10, 2018
Research Notes

Ordinance No. 04-124, adopted by the Board on June 22, 2004, pertained to the redevelopment of the 7th Avenue Corridor Community Redevelopment Area generally bounded by 119th Street on the North, City of Miami on the South, Interstate 95 (I-95) on the East and NW 7th Avenue on the West; and established the Redevelopment Trust Fund.

<http://intra/gia/matter.asp?matter=041876&file=false&yearFolder=Y2004>

Resolution No. R-1360-09, adopted by the Board on December 1, 2009, approved the Interlocal Cooperation Agreement between Miami-Dade County and the NW 7th Avenue Corridor Community Redevelopment agency.

<http://intra/gia/matter.asp?matter=092870&file=true&yearFolder=Y2009>

Resolution No. R-223-11, adopted by the Board on April 4, 2011, declared the geographic area of Miami-Dade County, Florida, described generally as bounded on the North by the City of Miami Gardens; bounded on the South by the City of North Miami; bounded on the West by the Westernmost property lines of all those parcels of land that abut the westerly right-of-way line of NW 7th Avenue/State Road 441; and bounded on the East by Interstate 95 (I-95), to be a slum or blighted area; declaring rehabilitation, conservation or development, or a combination thereof, to be necessary in the interest of public health, safety, morals or welfare of residents of Miami-Dade County, Florida; directing the County Mayor to competitively select a consultant to prepare a Community Redevelopment Plan for the NW 7th Avenue Corridor Community Redevelopment Area; approving monies in the County's Unincorporated Municipal Service Area Non-Departmental Allocation for Management Consulting Services Fund be expended for the preparation of the Redevelopment Plan.

<http://intra/gia/matter.asp?matter=102740&file=true&yearFolder=Y2010>

Resolution No. R-661-12, adopted by the Board on September 4, 2012 adopted the amended Community Redevelopment Plan regarding certain geographic area of Miami-Dade County, Florida, known as the NW 7th Avenue Corridor and described as a portion of Miami-Dade County, Florida, generally bounded by the City of Miami Gardens on the North, the City of North Miami on the South, on the Westernmost property lines of the parcels that abut the westerly right-of-way along NW 7th Avenue and on the East by Interstate I-95; and made certain findings with respect to such Redevelopment Plan and such geographic area.

<http://intra/gia/matter.asp?matter=121233&file=true&yearFolder=Y2012>

PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Department/Requester: Office of Management and Budget

The proposed resolution has no procedural history.

ANALYSIS

The Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified in Part III of Chapter 163, Sections 163.330, et. seq., of the Florida Statutes. All powers arising in the Act are conferred upon counties with home rule charters.

On March 16, 2004, the Board adopted Resolution No. 293-04, which declared a certain geographic area of Unincorporated Miami-Dade County known as the 7th Avenue Corridor, bounded on the East by Interstate 95 (I-95); bounded on the South by the City of Miami; bounded on the West by the Westernmost property line of all those parcels of land that abut the Westerly right-of-way line of NW 7th Avenue from the City of Miami to NW 119th Street; and bounded on the North by NW 119th Street, to be a slum or blighted area. The Board declared the rehabilitation, conservation or redevelopment, or a combination of each to be necessary in the 7th Avenue Corridor in the interest

HSSC Meeting: Dec. 10, 2018
Research Notes

of the public health, safety, morals or welfare of the residents of the Redevelopment Area and the County, and found the need for the creation of a Community Redevelopment Agency. The Board appointed itself as the Community Redevelopment Agency for the Redevelopment Area.

The County employed a consultant who prepared a preliminary Community Redevelopment Plan (Plan), which was submitted to the Department of Planning and Zoning, sitting as the local planning agency of the County. The local planning agency reviewed the Plan and submitted its written recommendations with respect to its conformity with the Comprehensive Development Plan for the development of the County as a whole. A copy of the Plan was submitted to the Community Redevelopment Agency, and each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Redevelopment Area.

Resolution No. R-780-04, adopted by the Board on June 22, 2004, approved the Community Redevelopment Plan regarding the N.W. 7th Avenue Corridor.

Pursuant to Resolution No. R-774-04 adopted by the Board on June 22, 2004, the 7th Avenue Corridor Community Redevelopment Agency (Agency) was created, its members were appointed, and it received the power to initiate, prepare and adopt a redevelopment plan, subject to approval by the Board.

Ordinance No. 04-124, adopted by the Board on June 22, 2004, established the Redevelopment Trust Fund to be funded with ad valorem tax increment revenues in order to provide funds to finance or refinance the community redevelopment and to facilitate the implementation of creative tax financing strategies.

Resolution No. R-1360-09, adopted by the Board on December 1, 2009, approved the Interlocal Cooperation Agreement between Miami-Dade County and the NW 7th Avenue Corridor Community Redevelopment agency.

On January 21, 2010, the Board adopted Resolution No. R-1290-09 directing the County Mayor to prepare a Finding of Necessity study for a proposed expansion to the CRA to include a geographical area described generally as bounded on the North by the City of Miami Gardens, bounded on the South by the City of North Miami, bounded on the West by the Westernmost property lines of all those parcels of land that abut the westerly right-of-way line of NW 7th Avenue/State Road 441, and bounded on the East by Interstate 95.

Resolution No. R-223-11, adopted by the Board on April 4, 2011, declared the expanded area to be a slum or blighted area; declared rehabilitation, conservation or development, or a combination thereof, to be necessary in the interest of public health, safety, morals or welfare of residents of Miami-Dade County, Florida; directed the County Mayor to competitively select a consultant to prepare a Community Redevelopment Plan for the NW 7th Avenue Corridor Community Redevelopment Area; approved monies in the County's Unincorporated Municipal Service Area Non-Departmental Allocation for Management Consulting Services Fund be expended for the preparation of the Redevelopment Plan.

Resolution No. R-661-12, adopted by the Board on September 4, 2012 adopted the amended Community Redevelopment Plan regarding certain the expanded area; and made certain findings with respect to such Redevelopment Plan and such geographic area.

On October 10, 2018, the Agency adopted Resolution No. CRA-11-2018, which approved the Agency's FY 2018-19 budget of \$2,717,124 for the Area, located in Commission Districts 2 and 3, which are represented by Commissioners Monestime and Edmonson, respectively.

HSSC Meeting: Dec. 10, 2018
Research Notes

The proposed resolution seeks the Board's approval of the Fiscal Year 2018-2019 budget for the N.W. 7th Avenue Corridor Community Redevelopment Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area in the total amount of \$2,717,124.00.

According to the Fiscal Impact Statement, the Agency's revenue source is tax increment financing, which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida Statutes. For FY 2018-19, the countywide TIF payment to the Agency's Trust Fund is \$416,110.00 and the Unincorporated Municipal Service Area (UMSA) TIF payment to the Trust Fund is \$171,931.00.

The CRA's budget line items include:

- \$137,321 – Administrative Expenditures
 - \$ 128,500 – Administrative Expenses
 - \$ 8,821 – County Administrative Charge at 1.5 percent
- \$2,541,800 – Operating Expenses
 - \$ 25,000 – Legal Services
 - \$ 80,000 – Contractual Services
 - \$ 85,000 – Marketing and Outreach
 - \$ 100,000 – Business Innovation and Investment Grant
 - \$ 150,000 – Landscaping/Streetscaping
 - \$ 150,000 – Infrastructure Improvements
 - \$ 200,000 – Commercial Improvement Program
 - \$ 800 – Membership and Fees
 - \$ 50,000 – Other Operating Expenditures
 - \$1,700,000 – Available for Development Opportunities
 - \$ 1,000 – Meeting Room Expenses
- \$38,003 – Reserves

Some of the proposed projects for FY 2018-19 include the following:

- Infrastructure Improvements (\$150,000)
The CRA may undertake improvements in the Area that include streets, sidewalks, water and sewer lines, utility lines, etc.
- Commercial Improvement Program (\$200,000)
The Commercial Improvement Program funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, building improvements to include sewer connections.
- Business Innovation and Investment Program (\$100,000)
The Business Innovation Investment Grant Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments.

A map of the N.W. 7th Avenue Corridor Community Redevelopment Area is depicted below.



**HSSC Meeting: Dec. 10, 2018
Research Notes**

ADDITIONAL INFORMATION

Miami-Dade County Office of Management and Budget N.W. 7th Avenue Corridor Community Redevelopment Area Website

In 2004, the Board adopted a redevelopment plan and created a trust fund for the creation of the NW 7th Avenue Community Redevelopment Agency. The mission of this CRA is to reposition NW 7th Avenue as a major regional employment center; support the growth and expansion of existing businesses in the CRA; support development of new business in the CRA; and redevelop the 7th Avenue corridor, supporting a mix of business, residential and commercial opportunities within the CRA.

<https://www8.miamidade.gov/global/government/boards/northwest-7th-avenue-cra.page>

Florida Redevelopment Association

Founded in 1974, FRA is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With its mission of “transforming spaces, revitalizing places,” FRA is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues throughout Florida. FRA encourages adoption of legal and financial tools and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information.

<http://redevelopment.net/>

DEPARTMENTAL INFORMATION

The Office of the Commission Auditor posed the following questions to the Office of Management and Budget, and is awaiting its answers:

- Please provide a list of the major projects completed by the CRA since its establishment. **The NW 7th Avenue CRA is an Unincorporated Municipal Service Area (UMSA) CRA and staff support is provided by the County. Unfortunately the CRA only met a couple of times last year and was unable to meet due to the passing of one of the board members. The CRA has only provided grants for building rehab and small business grants.**
- What are some of the completed and pending projects for FY 2017-18 and the projects for FY 2018-19? **There were no projects completed in FY 2017-18, and the projects for FY 2018-19 include the following:**

Infrastructure Improvements (\$150,000)

The CRA may undertake improvements in the Area that include streets, sidewalks, water and sewer lines, utility lines, etc.

Commercial Improvement Program (\$200,000)

The Commercial Improvement Program funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, building improvements to include sewer connections.

Business Innovation and Investment Program (\$100,000)

The Business Innovation Investment Grant Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments.

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Item No. 3F

File No. 182667

Researcher: MF Reviewer: TD

RESOLUTION APPROVING THE AMENDED BUDGET FOR FISCAL YEAR 2017-18 AND BUDGET FOR FISCAL YEAR 2018-19 FOR THE OMNI COMMUNITY REDEVELOPMENT AGENCY AND OMNI COMMUNITY REDEVELOPMENT AREA TOTALING \$34,262,655.00 AND \$43,907,989.00, RESPECTIVELY

ISSUE/REQUESTED ACTION

Whether the Board should approve the amended budget for Fiscal Year 2017-18 and budget for Fiscal Year 2018-19 for the Omni Community Redevelopment Agency and Omni Community Redevelopment Area totaling \$34,262,655.00 and \$43,907,989.00, respectively.

APPLICABLE LEGISLATION/POLICY

Section 163.356, Florida Statutes governs the creation of community redevelopment agencies.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.356&URL=0100-0199/0163/Sections/0163.356.html

Section 163.387, Florida Statutes governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Resolution No. R-599-15, adopted by the Board on June 30, 2015, allows for designee to be appointed to CRA.

<http://intra/gia/matter.asp?matter=151301&file=true&yearFolder=Y2015>

Resolution No. R-825-87, adopted by the Board on July 7, 1987, declared the Omni area generally bounded by North 20th Street on the North, the Florida East Coast Railway right-of-way on the West, I-395 on the South, and Biscayne Bay on the East to be a slum or blighted area; and found a need for rehabilitation, conservation or redevelopment. (The resolution is not in Legistar. A copy of the resolution can be consulted at the Office of the Commission Auditor.)

Ordinance No. 87-47, adopted by the Board on July 7, 1987, pertained to the redevelopment of the Omni area bounded by North 20th Street on the North, the Florida East Coast Railroad right-of-way on the West, Interstate I-395 on the South, and Biscayne Bay on the East; provided for delegation of powers to the City of Miami for implementation of the Omni Area Redevelopment Plan; established the Redevelopment Trust Fund; provided for appropriation of funds and calculation of increment for deposit into the Fund; set forth the obligation to appropriate to the Fund and duration of obligation; and provided for review and approval of bond indenture, other financing instruments or ordinances or resolutions authorizing a financing instrument.

(The ordinance is not in Legistar. A copy of the ordinance can be consulted at the Office of the Commission Auditor.)

Resolution No. R-280-96, adopted on March 19, 1996, approved the amended Interlocal Cooperation Agreement between the County Omni District Redevelopment Agency, and the City of Miami; and authorized the County Manager

<http://intra/gia/matter.asp?matter=960607&file=false&yearFolder=Y1996>

HSSC Meeting: Dec. 10, 2018
Research Notes

Resolution No. R-1372-07, adopted by the Board on December 18, 2007, approved an Interlocal Agreement among Miami-Dade County, the City of Miami, the Omni Community Redevelopment Agency and Southeast Overtown Park West Community Redevelopment Agency with respect to expansion and extension of term of such Omni and Southeast Overtown Park West Districts in order to fund certain capital projects, including the new Marlins Baseball Stadium, Port Tunnel and Museum Park; approved the First Amendment to the Omni CRA Interlocal Agreement among Miami-Dade County, the City of Miami and Omni Community Redevelopment Agency.

<http://intra/gia/matter.asp?matter=073749&file=true&yearFolder=Y2007>

Resolution No. R-07-10, adopted by the Board on January 21, 2010, approved the Amendment to and Restatement of Redevelopment Plan for the Omni Community Redevelopment Area; and approved the extension of the life of the Omni Community Redevelopment Agency until March 31, 2030.

<http://intra/gia/matter.asp?matter=102216&file=false&yearFolder=Y2010>

Resolution No. R-1128-17, adopted by the Board on November 21, 2017, approved the amended budget for Fiscal Year 2016-2017 for the Omni Community Redevelopment Agency totaling \$26,334,476.00; and authorized the issuance and sale of the Omni Community Redevelopment Agency's Tax Increment Revenue series 2017 notes in one or more series in an aggregate principal amount not to exceed \$25,000,000.00 for purposes of financing and refinancing the acquisition and construction of eligible Community Redevelopment Capital projects in the Redevelopment Area, funding any necessary reserves and paying costs of issuance of such notes.

<http://intra/gia/matter.asp?matter=172469&file=true&yearFolder=Y2017>

Resolution No. R-101-18, adopted by the Board on February 6, 2018, approved the budget for Fiscal Year 2017-18 for the Omni Community Redevelopment Agency totaling \$53,387,872.00.

<http://intra/gia/matter.asp?matter=172929&file=true&yearFolder=Y2017>

PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Department/Requester: Office of Management and Budget

The proposed resolution has no procedural history.

ANALYSIS

The Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified in Part III of Chapter 163, Sections 163.330, et. seq., of the Florida Statutes. All powers arising in the Act are conferred upon counties with home rule charters.

On July 7, 1987, the Board approved the establishment of the Omni Community Redevelopment Area (the Area) when it declared the Area to be slum and blighted pursuant to Resolution No. R-825-87.

On July 7, 1987, the Board enacted Ordinance No. 87-47, which approved the Omni Community Redevelopment Area Redevelopment Plan (the Plan) and created a funding mechanism for implementing the Plan through the establishment of a Trust Fund. Pursuant to Ordinance No. 87-47, the County, as the governing body, delegated certain powers to the City of Miami, including delegating to the City the power to create the Community Redevelopment Agency for the Omni District (the Agency).

HSSC Meeting: Dec. 10, 2018
Research Notes

On March 19, 1996, the Board adopted Resolution No. R-280-96, which approved the terms and conditions of an Interlocal Cooperation Agreement (Interlocal Agreement), which was executed on June 24, 1996, between the County, the City of Miami, and the Agency.

The Interlocal Agreement was subsequently amended by the First Amendment to the Interlocal, dated December 31, 2007. On December 18, 2007, the Board adopted Resolution No. R-1372-07, which approved the terms and conditions of an Interlocal Agreement between the City of Miami, the County and the Agency and the Southeast Overtown Park West Community Redevelopment Agency. Pursuant to this Agreement, the City and the Agency agreed to amend the Plan to expand the boundaries of the Area. The City of Miami and the Agency submitted the amended Plan to the County, which was subsequently approved on January 21, 2010 by the Board when it adopted Resolution No. R-07-10. Resolution No. R-07-10 further authorized the extension of the Agency's and Area's life until March 31, 2030. The Interlocal Agreement requires that the Agency transmit its adopted annual budget to the County for the Board's approval.

On November 21, 2017, the Board adopted Resolution No. R-1128-17, which approved the amended budget for Fiscal Year 2016-2017 for the Omni Community Redevelopment Agency totaling \$26,334,476.00; and authorized the issuance and sale of the Omni Community Redevelopment Agency's Tax Increment Revenue series 2017 notes in one or more series in an aggregate principal amount not to exceed \$25,000,000.00 for purposes of financing and refinancing the acquisition and construction of eligible Community Redevelopment Capital projects in the Redevelopment Area, funding any necessary reserves and paying costs of issuance of such notes.

On February 6, 2018, the board adopted Resolution No. R-101-18, which approved the Agency and the Area's budget for Fiscal Year 2017-18 in the amount of \$53,387,872.00. Subsequently, the Agency approved the amended FY 2017-18 budget of \$34,262,655 on April 18, 2018 (CRA-R-18-0022), and the City approved the Agency's amended budget on June 28, 2018 (R-18-0278).

The proposed resolution seeks the Board's approval of the amended budget for Fiscal Year 2017-18 and budget for Fiscal Year 2018-19 for the Omni Community Redevelopment Agency and Omni Community Redevelopment Area totaling \$34,262,655.00 and \$43,907,989.00, respectively.

According to the Fiscal Impact Statement, the Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida Statutes. For FY 2017-18, the Countywide TIF payment into the Agency's Trust Fund was \$6,942,759.00, and the City's TIF payment into the Trust Fund was \$11,048,337.00. For FY 2018-19, the Countywide TIF payment into the Agency's Trust Fund was \$7,330,571.00, and the city's TIF payment into the Trust Fund is \$11,911,340.00.

CRA Budget for FY 2018:

Accounting and Audit	\$15,000
Professional Services	\$650,417
Other Contractual Services	\$475,884
Total Contractual Services	\$1,141,301
Purchase of Real Estate	\$0
Other Grants and Aids	\$15,926,030
Interfund Transfer	\$1,334,695
	\$17,260,725

HSSC Meeting: Dec. 10, 2018
Research Notes

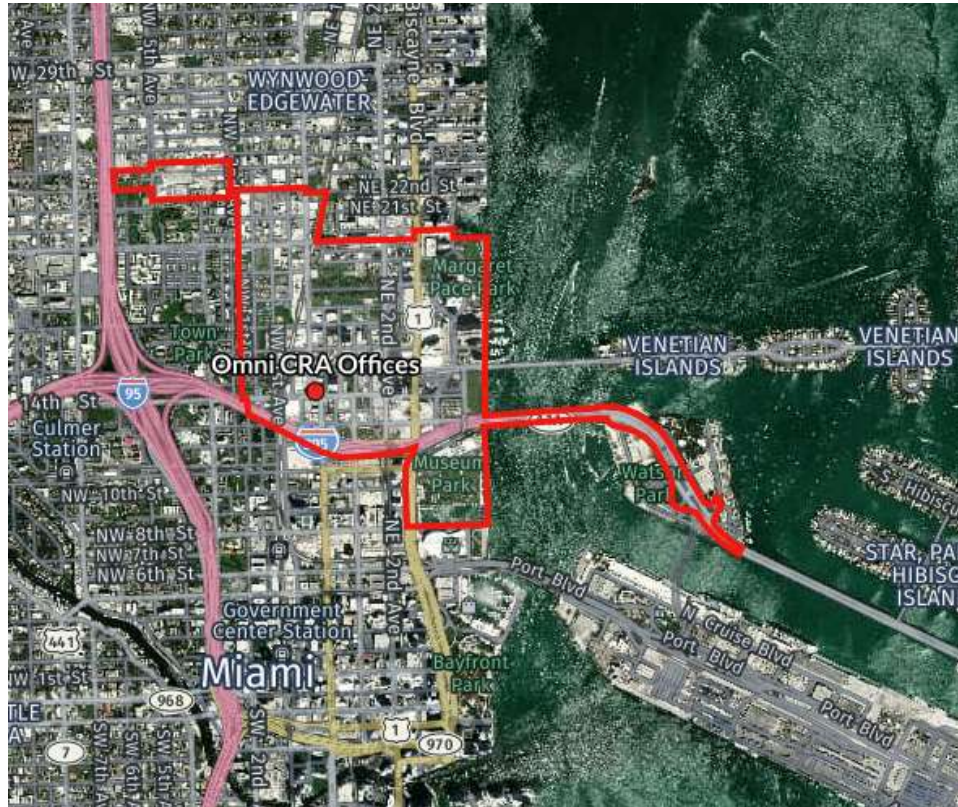
Debt Service Payment	\$6,699,867
Other Current Charges and Obligations	\$6,296,884
Administration	\$1,192,285
Budget Reserve	\$579,942
Reserve for Security Deposit	\$1,091,652
	\$1,671,594
Total:	\$34,262,655

CRA Budget for FY 2019:

Accounting and Audit	\$15,000
Professional Services	\$457,800
Other Contractual Services	\$462,660
Total Contractual Services	\$935,460
Purchase of Real Estate	\$0
Other Grants and Aids	\$24,004,312
Interfund Transfer	\$1,726,104
	\$25,730,417
Debt Service Payment	\$7,047,838
Other Current Charges and Obligations	\$6,734,669
Administration	\$1,248,960
Budget Reserve	\$617,442
Reserve for Security Deposit	\$1,593,204
	\$2,210,646
Total:	\$43,907,989

HSSC Meeting: Dec. 10, 2018
Research Notes

A map of the N.W. 7th Avenue Corridor Community Redevelopment Area is depicted below.



ADDITIONAL INFORMATION

Omni Community Redevelopment Agency Website

The Omni Community Redevelopment Agency is committed to the preservation and enhancement of property values, stimulating the creation of new job opportunities for residents, and improving the quality of life of those who reside within the redevelopment neighborhoods.

<http://omnicra.com/>

Florida Redevelopment Association

Founded in 1974, FRA is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With its mission of “transforming spaces, revitalizing places,” FRA is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues throughout Florida. FRA encourages adoption of legal and financial tools and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information.

<http://redevelopment.net/>

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Item No. 3G

File No. 182668

Researcher: MF Reviewer: TD

RESOLUTION APPROVING THE AMENDED BUDGET FOR FISCAL YEAR 2017-18 AND BUDGET FOR FISCAL YEAR 2018-19 FOR THE SOUTHEAST OVERTOWN PARK WEST COMMUNITY REDEVELOPMENT AGENCY AND THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AREA TOTALING \$55,963,379.00 AND \$55,797,553.00, RESPECTIVELY

ISSUE/REQUESTED ACTION

Whether the Board should approve the amended budget for Fiscal Year 2017-18 and budget for Fiscal Year 2018-19 for the Southeast Overtown/Park West Community Redevelopment Agency and the Southeast Overtown/Park West Community Redevelopment Area totaling \$55,963,379.00 and \$55,797,553.00, respectively.

APPLICABLE LEGISLATION/POLICY

Section 163.356, Florida Statutes governs the creation of community redevelopment agencies.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.356&URL=0100-0199/0163/Sections/0163.356.html

Section 163.387, Florida Statutes governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Resolution No. R-599-15, adopted by the Board on June 30, 2015, allows for designee to be appointed to CRA.

<http://intra/gia/matter.asp?matter=151301&file=true&yearFolder=Y2015>

Resolution No. R-39-81, adopted by the Board on January 20, 1981, declared the Downtown of the City of Miami to be a slum and or blighted area.

(The resolution is not in Legistar. Please find a copy attached.)

Resolution No. R-1677-82, adopted by the Board on December 7, 1982, approved the deletion of Southeast Overtown/Park West Area from Central Miami Urban Renewal Area and approved the Southeast Overtown/Park West Community Redevelopment Plan.

(The resolution is not in Legistar. Please find a copy attached.)

Ordinance No. 82-115, adopted by the Board on December 21, 1982, pertained to the redevelopment of Southeast Overtown/Park West Community; provided for delegation of powers to the City of Miami pursuant to Interlocal Agreement for implementation of the southeast Overtown/Park West Community Redevelopment Plan; established the Redevelopment Trust Fund; provided for appropriation of funds and calculation of increment for deposit into the Fund; set forth the obligation to appropriate to the Fund and the duration of the obligation; provided for review and approval of bond indenture, other financing instruments or ordinances or resolutions authorizing a financing instrument; and provided for review of financial records and right of audit.

(The ordinance is not in Legistar. Please find a copy attached.)

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Resolution No. R-516-12, adopted by the Board on June 19, 2012, authorized issuance by the Southeast Overtown/Park West Community Redevelopment Agency of its tax increment revenue bonds, series 2012 in one or more series in an aggregate principal amount of not to exceed \$50,000,000.00 for purposes of financing eligible community redevelopment projects, funding any necessary reserves and paying costs of issuance of such bonds.

<http://intra/gia/matter.asp?matter=121260&file=false&yearFolder=Y2012>

Resolution No. R-480-13, adopted by the Board on June 18, 2013, amended Resolution No. R-516-12 to increase the aggregate principal amount of Southeast Overtown/Park West Community Redevelopment Revenue Bonds to \$60,000,000.00 from \$50,000,000.00 and to amend the description of certain previously approved eligible community redevelopment projects.

<http://intra/gia/matter.asp?matter=131690&file=false&yearFolder=Y2013>

PROCEDURAL HISTORY

Prime Sponsor: Housing and Social Services Committee

Department/Requester: Office of Management and Budget

The proposed resolution has no procedural history.

ANALYSIS

The Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified in Part III of Chapter 163, Sections 163.330, et. seq., of the Florida Statutes. All powers arising in the Act are conferred upon counties with home rule charters.

On January 20, 1981, the Board adopted Resolution No. R-39-81, which declared the Downtown of the City of Miami to be a slum and or blighted area. According to the resolution, the area was generally bounded on the West and South by the FEC railroad, on the East by Biscayne Boulevard and on the North by Northeast 17 Street and the Miami Cemetery.

The City of Miami, acting through its own Community Redevelopment Agency, indicated its wish to undertake a project which would involve the acquisition and redevelopment in accordance with a plan for redevelopment of that portion of Miami known as Southeast Overtown/Park West. The City of Miami requested the County to adopt a resolution delegating to the City certain powers pursuant to an Interlocal Agreement with regard to the area known as Southeast Overtown/Park West.

Resolution No. R-1677-82, adopted by the Board on December 7, 1982 approved the deletion of the Southeast Overtown/Park West Area from Central Miami Urban Renewal Area and approved the Southeast Overtown/Park West Community Redevelopment Plan..

Ordinance No. 82-115, adopted by the Board on December 21, 1982, pertained to the redevelopment of Southeast Overtown/Park West Community. It provided for delegation of powers to the City of Miami pursuant to Interlocal Agreement for implementation of the Southeast Overtown/Park West Community Redevelopment Plan. It also established the Redevelopment Trust Fund.

In March 31, 1983, the City of Miami and the County entered into an Interlocal Cooperation Agreement, which was amended on November 15, 1990, and was further amended on January 22, 2010. The Agreement provided that the City of Miami was authorized to incur debt subject to the prior approval of such debt and all related documents by the Board, to finance capital projects located within the Redevelopment Area and secured by tax increment revenues.

HSSC Meeting: Dec. 10, 2018
Research Notes

On July 21, 2009, the Board approved amendments to the Agency's Finding of Necessity and the Plan to expand the area and extend the life of the Agency until March 31, 2030.

Resolution No. R-516-12, adopted by the Board on June 19, 2012, authorized issuance by the Southeast Overtown/Park West Community Redevelopment Agency of its tax increment revenue bonds, series 2012 in one or more series in an aggregate principal amount of not to exceed \$50,000,000.00 for purposes of financing eligible community redevelopment projects, funding any necessary reserves and paying costs of issuance of such bonds.

Resolution No. R-480-13, adopted by the Board on June 18, 2013, amended Resolution No. R-516-12 to increase the aggregate principal amount of Southeast Overtown/Park West Community Redevelopment Revenue Bonds to \$60,000,000.00 from \$50,000,000.00 and to amend the description of certain previously approved eligible community redevelopment projects.

The proposed resolution seeks the Board's approval of the amended budget for Fiscal Year 2017-18 and budget for Fiscal Year 2018-19 for the Southeast Overtown/Park West Community Redevelopment Agency and the Southeast Overtown/Park West Community Redevelopment area totaling \$55,963,379.00 and \$55,797,553.00, respectively.

According to the Fiscal Impact Statement, the Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida Statutes. For FY 2017-18, the Countywide TIF payment into the Agency's Trust Fund was \$7,181,272.00 and the City's TIF payment was \$11,430,798.00. For FY 2018-19, the Countywide TIF payment into the Agency's Trust Fund is \$7,201,021.00 and the City's TIF payment into the Trust Fund is \$11,699,736.00.

CRA Budget for FY 2018:

Accounting and Audit	\$457,865
Professional Services (legal)	\$6,850
Professional Services (other)	\$1,798,645
Other Contractual Services	\$550,605
Total Contractual Services	\$2,815,966
Construction in Progress	\$310,157
Other Grants and Aids	\$34,225,943
Interfund Transfer	\$10,796,129
	\$45,022,072
Debt Service Payment	\$4,521,875
Land	\$292,984
Administration	\$2,270,556
Budget Reserve	\$731,768
Total:	\$55,963,379

CRA Budget for FY 2019:

Accounting and Audit	\$499,529
Professional Services (legal)	\$31,000
Professional Services (other)	\$2,093,085
Other Contractual Services	\$927,415

HSSC Meeting: Dec. 10, 2018 Research Notes

Total Contractual Services	\$3,551,030
Construction in Progress	\$306,077
Other Grants and Aids	\$31,898,210
Interfund Transfer	\$12,126,045
	\$44,024,255
Debt Service Payment	\$4,518,625
Land	\$292,984
Administration	\$2,270,556
Budget Reserve	\$834,025
Total:	\$55,797,553

A map of the Southeast Overtown/Park West Community Redevelopment Area is depicted below.



HSSC Meeting: Dec. 10, 2018
Research Notes

ADDITIONAL INFORMATION

Miami-Dade County Office of Management and Budget Southeast Overtown/Park West Community Redevelopment Area Website

Pursuant to the community Redevelopment Act of 1969, the CRA was created in 1982 to undertake activities and projects that would eradicate conditions of slum and blight. The main objective of the CRA is to spearhead new development and redevelopment efforts that accomplish beneficial revitalization within its boundaries. The CRA's mission is to enhance the quality of life of residents within the Redevelopment Area by expanding the tax base, creating job opportunities, promoting dynamic economic growth and fostering neighborhoods.

<http://www.miamicra.com/seopwcra/pages/aboutcra.html>

Florida Redevelopment Association

Founded in 1974, FRA is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With its mission of "transforming spaces, revitalizing places," FRA is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues throughout Florida. FRA encourages adoption of legal and financial tools and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information.

<http://redevelopment.net/>

Agenda Item No. 5(b)(4)
1-20-81

RESOLUTION NO. R-39-81

RESOLUTION DECLARING THE DOWNTOWN OF THE CITY
OF MIAMI TO BE A SLUM AND/OR BLIGHTED AREA

WHEREAS, Dade County and the City of Miami wish to plan a community redevelopment project for a community redevelopment area that would expand the Central Miami Urban Renewal area to include an area of downtown generally bounded on the west and south by the FEC railroad, on the east by Biscayne Boulevard and on the north by Northeast 17 Street and the Miami Cemetery, and whose specific boundaries are included in Exhibit "A" attached hereto; and

WHEREAS, the Community Redevelopment Act of 1969, as amended, requires in Chapter 163.360 that "a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, or a blighted area, or a combination thereof, and designated such area as appropriate for a community redevelopment project"; and

WHEREAS, there has been presented to this Board evidence that the above proposed area contains sufficient slum or blighted conditions that would warrant the preparation of a community redevelopment plan for the area,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. That this Board finds and determines that sufficient blight exists, distributed throughout the area, that would justify the preparation of a community redevelopment plan designated to attack and cure the specific ills that are hereby found to exist.

Section 2. That this Board determines that the area described above is a slum and/or blighted area within the meaning of the Community Redevelopment Act of 1969, as amended, and is appropriate for a community redevelopment project.

Section 3. That this Board authorizes Dade County and the City of Miami to prepare an amendment to the Central Miami Renewal Plan to include the area described above.

Section 4. That this Board declares that any community redevelopment plan brought to it for approval must include a financial analysis which will describe in detail the impact which the creation of any redevelopment trust fund and the appropriation of the tax increments from the community redevelopment area will have on the City's and County's ad valorem tax collections that would normally be available for general governmental purposes.

The foregoing resolution was offered by Commissioner Ruth Shack, who moved its adoption. The motion was seconded by Commissioner Clara Oesterle and upon being put to a vote, the vote was as follows:

Barbara M. Carey	Absent
Clara Oesterle	Aye
William G. Oliver	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Harvey Ruvin	Absent
Barry D. Schreiber	Absent
Ruth Shack	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed and adopted this 20th day of January, 1981.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

By: **RAYMOND REED**
Deputy Clerk.



Approved by County Attorney as
to form and legal sufficiency. *[Signature]*

URBAN RENEAL PLAN CENTRAL MIAMI

DOWNTOWN OVERTOWN COMMUNITY REDEVELOPMENT AMENDMENT

Also:

Including the area indicated below:

POINT OF BEGINNING, the intersection with the South right-of-way line of N.W. 18 Street extended and West right-of-way line of the FEC Railroad; thence proceed southwesterly along the west right-of-way line of the FEC Railroad to a point of intersection with the north right-of-way line of N.W. 14 Street; thence south along the west right-of-way line of the FEC Railroad to a point of intersection with the north right-of-way line of N.W. 8 Street; thence east for a distance of approximately 100 feet to the east right-of-way line of the FEC Railroad; thence southeasterly along the east right-of-way line of the FEC Railroad to a point of intersection with the centerline of North Miami Avenue; thence east along the north right-of-way line of the FEC Railroad to a point of intersection with the east right-of-way line of N.E. 2 Avenue; thence proceed south along the east right-of-way line of N.E. 2 Avenue to a point of intersection with the south right-of-way line of N.E. 5 Street; thence proceed east along the south right-of-way line of N.E. 5 Street to a point of intersection with the east right-of-way line of Biscayne Boulevard; thence proceed northerly along the east right-of-way line of Biscayne Boulevard to a point of intersection with the north right-of-way line of N.E. 17 Terrace; thence proceed west along the north right-of-way line of N.E. 17 Terrace to a point of intersection with the east right-of-way line of N.E. 2 Avenue; thence proceed north along the east right-of-way line of N.E. 2 Avenue for approximately 210 feet to a point of intersection with the south right-of-way line of N.W. 18 Street extended; thence proceed west along the south right-of-way line of N.W. 18 Street extended to the POINT-OF-BEGINNING.

MEMORANDUM

Agenda Item No. 5(b)4

107.07-17A

TO Honorable Mayor and Members
Board of County Commissioners

DATE January 20, 1981

FROM M. J. [Signature]
County Manager

SUBJECT Downtown/Overtown Area

RECOMMENDATION:

It is recommended that a portion of Downtown Miami be designated as a slum and/or blighted area in order that this area can be added to the existing Central Miami Urban Renewal Area through the amendment process.

DISCUSSION:

In 1969 the Board of County Commissioners approved by Resolution #R-1179-69 the Central Miami Renewal Plan. This area is generally bounded by Northwest 29 Street on the North, by the FEC Railroad on the East with an extension to Northeast 2nd Avenue including the New World Center Campus, on the West by Expressway I-95, and on the South by the Miami River.

The Overtown area of the Central Miami Urban Renewal Area contains perhaps the worst concentration of slum and blight in all of Dade County. Several amendments since 1969 have been approved by this Board authorizing modifications to the original plan.

Since planning is an evolutionary process, it would be desirable to expand the boundaries of this Renewal Plan to include:

- 1) The Park West area generally bounded on the west and south by the FEC tracks, on the east by Biscayne Boulevard, and on the north by I-395.
- 2) The area north of Park West bounded on the south by I-395, on the east by Biscayne Boulevard, on the north by N.W. 17th Street in part and the City of Miami Cemetery in part, and on the west by the FEC tracks.

Several activities have already taken place that indicate major changes will occur in this area. The most significant was the planning process for a new-town in-town known as Park West, which was undertaken jointly by the Downtown Development Authority and the City of Miami. The consulting firm of Wallace, Roberts and Todd was hired to study the Park West Area and determined that it is both feasible and desirable to undertake this activity.

Honorable Mayor and Members
Board of County Commissioners

In order to determine the extent of blighting conditions in the area proposed to be added to the existing renewal area, DCHUD and the City of Miami Planning Department jointly undertook a building by building structural condition analysis of the area described above. Information from the Park West area was provided by the consultants.

The results indicate that:

- 1) In Park West, "75% of the structures have some structural deficiencies; and "15% of the structures have major deficiencies". When such factors as economic conditions, site influences and other blighting influences are added, it can be concluded that based on existing conditions, Park West could qualify as a redevelopment area.
- 2) 32% of the structures in the area north of Park West are slum, deteriorated, or deteriorating. In addition, factors such as inadequate street layouts, unsanitary and unsafe conditions, faulty lot layouts, and incompatible land uses and relationships contribute to the blighting conditions existing in the area.

The City requested a declaration of slum and blight for two other locations, namely the areas east of Biscayne Boulevard and north of I-395 (The Omni Complex) and the Downtown area south and east of the existing Central Miami Urban Renewal Area. Based on survey data these portions of Downtown do not, in the County's judgement, contain sufficient blight.

It should be noted that the City of Miami recommended that the expanded area include the FEC property located east of Biscayne Boulevard and north of Bicentennial Park. However, the HUD Advisory Board recommends that the FEC property not be included within the Central Miami Urban Renewal Area. The Board made this recommendation in light of the current controversy concerning the use of the FEC property.

The Miami City Commission has approved this amendment in concept on June 20, 1980, Resolution No. 80-452 and has also on previous occasions approved the concept plans for Park West and the Overtown Community.

Honorable Mayor and Members
Board of County Commissioners

The declaration of the additional area as slum and/or blighted will permit the City and the County to prepare a comprehensive renewal plan for the entire area, and develop a tax increment plan to help finance the renewal plan. The ultimate adoption of a redevelopment plan and the establishment of the required redevelopment trust fund will enable tax increment financing to be used to carry out activities identified in the approved plan.

If you approve this resolution today, you are not approving a redevelopment plan or the use of tax increment financing. The City and the County will prepare a specific redevelopment plan, outlining activities to be undertaken and any proposed use of tax increment financing. This plan would require your approval before it could be implemented and tax increment fund committed for the plan. Any tax increment proposal must recognize the importance of the CBD to the overall financial needs of both the County and the City.

The HUD Advisory Board approved this proposal at its December 17, 1980 meeting.

Attachment

RESOLUTION NO. R-1677-82

RESOLUTION APPROVING DELETION OF SOUTHEAST
OVERTOWN/PARK WEST AREA FROM CENTRAL MIAMI
URBAN RENEWAL AREA AND APPROVING SOUTHEAST
OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT
PLAN

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

WHEREAS, the Community Redevelopment Act of 1969, as amended, requires in Chapter 163.360 that "a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, or a blighted area, or a combination thereof, and designated such area as appropriate for a community redevelopment project"; and

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Area was found to be an area of slum and blight by Resolutions No. 1179-69 and No. R-39-81 and qualifies as eligible under Section 30A-1(f) and (g), Code of Metropolitan Dade County; and

WHEREAS, the Southeast Overtown/Park West Plan has been approved by the Miami City Commission, the HUD Board, the Planning Advisory Board, the Overtown Advisory Board and the Overtown/Park West Community Redevelopment Ad Hoc Committee; and

WHEREAS, the area known as Southeast Overtown/Park West and included in the Central Miami Urban Renewal Plan must be deleted from the Central Miami Urban Renewal Plan in order to be established as a separate community redevelopment area for tax increment financing purposes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Honorable Mayor and Members
Board of County Commissioners

5th page

4. The City does not plan to impose a building moratorium on this area. Rather, a property owner will be permitted to build or remodel as long as the work meets City codes and ordinances.
5. The City has requested that increased tax monies from both general funds, both debt service funds and the library fund be included in the tax increment fund. We recommend that only the two general funds be included, which is the precedent set in Miami Beach. The City staff advised that even with this change in its recommendation, the project will still be feasible; it will just take longer to carry it out.

We propose to incorporate these conditions in an inter-local agreement which will have to be approved by both commissions.

5

Section 1. This Board finds, determines and declares that the matters set out in the attached memorandum and plan are true and correct and they are hereby incorporated as a portion of this resolution.

Section 2. That it is hereby found and determined that a feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.

Section 3. That it is hereby found and determined that the community redevelopment plan conforms to the general plan of the county as a whole.

Section 4. That it is hereby found and determined that the community redevelopment plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan.

Section 5. That it is hereby found and determined that the community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 6. That it is hereby found and determined that the acquisition of real property in the said community redevelopment area is necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration.

Section 7. That this Board approves the deletion from the Central Miami Urban Renewal Area of Southeast Overtown/Park West as delineated in Exhibit "B" and which is generally described as bounded by N.E./N.W. 5 Street on the south, I-95 on the west, I-395 on the north, and Biscayne Boulevard on the east.

Section 8. That this Board hereby approves the Southeast Overtown/Park West Plan, a copy of which is attached, that was prepared by the City of Miami establishing this area as a separate community redevelopment area for tax increment financing purposes.

The foregoing resolution was offered by Commissioner

Barbara M. Carey, who moved its adoption. The motion was seconded by Commissioner Clara Oesterle, and upon being put to a vote, the vote was as follows:

Barbara M. Carey	Aye
Clara Oesterle	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Harvey Ruvin	Aye
Barry D. Schreiber	Absent
Ruth Shack	Aye
Jorge E. Valdes	Absent
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed and adopted this 7th day of December, 1982.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as to form and legal sufficiency. *add.*

By: RAYMOND REED
Deputy Clerk



MEMORANDUM

Agenda Item No. 2 (q)

17.07.11A

TO: Honorable Mayor and Members
Board of County Commissioners

DATE

December 7, 1982

SUBJECT

Public Hearing Amendment to
Central Miami Urban Renewal
Plan-Deleting Southeast
Overtown/Park West Area and
Approving Plan for Said Area
as a Community Redevelopment
AreaFROM: M. R. Starnheim
County ManagerRECOMMENDATION:

Subject to the conditions of approval stated below, it is recommended that an amendment to the Central Miami Urban Renewal Plan be approved as required by Chapter 163, Part III of the Florida Statute known as the Community Redevelopment Act of 1969, as amended, in order to delete the area known as Southeast Overtown/Park West and that the Southeast Overtown/Park West Community Redevelopment Plan prepared by the City of Miami be approved in order to establish this area as a separate community redevelopment area for tax increment financing purposes.

SUMMARY OF THE PLAN:

The Southeast Overtown/Park West Redevelopment Plan consists of three separate, related areas. One is Park West itself, which is generally bounded by Biscayne Boulevard, the Dolphin Expressway, FEC R-O-W and N.E./N.W. 5th Street. The second area is known as the Overtown Transit Station Area which is bounded by N.W. 6th Street, FEC R-O-W, N.W. 8th Street and I-95. The third area is known as the Southeast Overtown Redevelopment and Rehabilitation Demonstration Area and is bounded by I-395, the FEC R-O-W, N.W. 8 Street and I-95.

Park West

The Park West area has been the subject of lengthy planning and redevelopment studies undertaken by the City of Miami and the Downtown Development Authority, together with their planning consultant WMRT in collaboration with America City Corporation. The proposed plan for this area, resulting from these studies, calls for construction of the following between 1985 and 1991:

Waterfront Condominiums	600 units
Duplex Condominiums	560 units
Condominium Apartments	1,260 units
Rental Apartments	610 units*
Waterfront Office	400,000 sq. ft.
Waterfront Retail	100,000 sq. ft.
Specialty Retail	200,000 sq. ft.

*of these 120 units are specifically identified for low/moderate income families.

Honorable Mayor and Members
Board of County Commissioners

Page 10

In order to accomplish this development program, over \$56 million in public funds would be spent to acquire property, relocate families and businesses, demolish buildings, prepare the sites for disposition and construct parking garages. Over 350 dwellings and rooming units, occupied by at least 120 permanent residents, would be demolished. In addition, 67 active businesses providing between 1,500 and 1,600 jobs would be displaced.

The public investment in Park West would be met by selling revenue bonds that would be paid off by the tax increments generated by the new developments.

Overtown Transit Station Redevelopment Area

The nature of the Plan for this area is described in a separate memorandum entitled, "Public Hearing-Amendment to Central Miami Urban Renewal Plan, and Authorization to Approve UMTA Grant Area".

Southeast Overtown Redevelopment and Rehabilitation Demonstration Area

Since the Plan was submitted to the County last year, two important improvements have been made for the area bounded on the north by I-395, the east by the FEC Railroad right-of-way, the south by N.W. 8 St., and the west by I-95.

1. In the Overtown section between N.W. 8 Street and N.W. 11 Street, the emphasis has been changed from rehabilitation to acquisition and clearance for redevelopment. This is a definite improvement and was suggested by the Overtown community.
2. The City has added to the Plan the area in Overtown between N.W. 11 Street and N.W. 14 Street. The Plan identifies no specific redevelopment and rehabilitation activities in this area, stating that the extent of such activities will depend on the availability of tax increment monies and City community development funds.

A total of 600 units of new housing is planned. Of these, 200 condominium units are planned for the already acquired block immediately north of the Overtown transit station. Another 200 units will be scattered between N.W. 8 St. and N.W. 11 St.

Honorable Mayor and Members
Board of County Commissioners

3rd page

If needed, an additional 208 units will be developed as last resort relocation housing throughout the larger Central Miami Urban Renewal area on existing HUD owned land. There would also be some new commercial infill development in addition to the residential and commercial rehabilitation.

The estimated public cost of both of these demonstration projects is \$32. million. The UMTA grant and tax increment financing will be utilized as funding for these activities.

The City has not obtained any updated marketability studies for the area. In today's economy the market is thin, but this is a plan that will take perhaps 10 years to carry out, and market conditions will improve during this period. Because this Plan is to be financed with tax increment monies, no activities can be carried out unless a developer comes forward. Also, unlike Miami Beach, developers will be selected for various parcels, rather than a master developer for the entire project. In our judgement, it is reasonable to expect that the Plan will be carried out.

DISCUSSION:

The Central Miami Urban Renewal Plan was prepared as part of the Neighborhood Development Program (NDP). It was presented to the Board of County Commissioners and approved by Resolution No. 1179-69.

It has been amended a number of times and on January 20, 1981 by Resolution No. R-39-81 the boundaries were expanded to include the Park West area. This resolution included all necessary findings to qualify as a redevelopment area in conformance with Florida Statutes Chapter 163, Part III and County Code Chapter 30-A.

In order to qualify for tax increment financing, the entire Southeast Overtown/Park West area must be deleted from Central Miami. The attached map, Exhibit "B" illustrates this recommendation.

The City of Miami along with the Downtown Development Authority prepared the Southeast Overtown/Park West Community Redevelopment Plan. This plan, a copy of which is attached as Exhibit "A", is generally consistent with the Central Miami Urban Renewal Plan. When approved, this document will serve as the guideline for redevelopment of Southeast Overtown/Park West.

Honorable Mayor Jim Denson
Board of County Commissioners

4-11-68

By separate memo, we are submitting the tax increment finance ordinance for Southeast Overtown/Park West to you for approval.

The Southeast Overtown/Park West Plan has been approved by the Miami City Commission, the HUD Board, the Planning Advisory Board, the Overtown Advisory Board and the Overtown/Park West Community Redevelopment Ad Hoc Committee.

The Health and Human Services Committee and the Finance Committee recommend approval of the Plan subject to the following condition of approval.

CONDITIONS OF APPROVAL:

1. The City has requested the complete delegation of redevelopment powers, as was done for the Miami Beach project. Rather, we recommend the following, a more limited delegation:
 - a. Land disposition, citizen participation, and project monitoring identical to that being proposed for the Overtown urban initiatives area.
 - b. Business relocation because of the City's desire to relocate businesses within Miami.
 - c. The design and construction of the public improvements necessary to support the redevelopment. These activities will have to comply with the County's race conscious ordinance.
 - d. The development of project financing plans and the sale of any bonds. In hiring bond counsel and financial advisors, the City will have to comply with the County's policy on the employment of blacks.
2. Redevelopment activities in that part of Overtown between N.W. 6 Street and N.W. 11 Street must move ahead in concert with those in Park West.
3. The City is prepared to make a moral commitment of community development funds to permit the revitalization of that part of Overtown between N.W. 11 Street and N.W. 14 Street.

MEMORANDUM

107.07-17A

TO Raymond Reed
Clerk of the Board
of County Commissioners

FROM *Dennis I. Carter*
Dennis I. Carter
Assistant County Manager

DATE December 14, 1982

SUBJECT Planning Advisory Board
Resolution on the
Southeast Overtown/Parkwest
Redevelopment Plan

This memorandum is to transmit the report of October 21, 1982, from Mr. Reginald Walters, Director of the Planning Department to the Chairperson and Members of the Planning Advisory Board along with the PAB's resolution of October 28, 1982, concerning the above referenced subject.

This material should be included as part of your records of Agenda Item No. 2(q) passed and adopted by the County Commission on December 7, 1982.

Attachment

cc: Reg Walters

DADE COUNTY PLANNING ADVISORY BOARD RESOLUTION
REGARDING SOUTHEAST OVERTOWN/PARKWEST REDEVELOPMENT PLAN

At its regular meeting of October 28, 1982 the Planning Advisory Board approved the following resolution:

The Planning Advisory Board finds that the Southeast Overtown/ Parkwest Redevelopment Plan, dated June 1982, conforms to the Comprehensive Development Master Plan but has not attempted to determine that the Plan addressed the citizen's concerns expressed at the Board of County Commission public hearing on the previously proposed plan.

The vote was as follows:

Juan Alvarez	- Aye	Burl McCormick	- Absent
Robert Ballard	- Aye	Doretha Nicholson	- Aye
Stephen Davis	- Aye	Ernest Sidney	- Aye
William Dorsky	- Absent	Georgia Wright	- Aye
Lester Goldstein	- Aye		

TO Chairperson and Members
Planning Advisory Board

FROM Reginald R. Walters, Director
Planning Department

DATE October 21, 1982

SUBJECT Compatibility of Southeast
Overtown/Park West Redevelopment
Plan with Comprehensive Develop-
ment Master PlanRecommendation

Dade County Planning Advisory Board should ratify its previous recommendation to the Board of Commissioners that the revised (July, 1982) Southeast Overtown/Park West Redevelopment Plan conforms to the Dade County Comprehensive Development Master Plan, and should recommend to the Board of County Commissioners that the related Urban Initiatives Plan also conforms to the Dade County Comprehensive Plan.

Analysis

The Code of Metropolitan Dade County (Chapter 30A-9B) provides that the Planning Advisory Board shall review and recommend to the Board of County Commissioners as to conformity of proposed urban renewal plans to the County's Comprehensive Development Master Plan. Pursuant to this requirement the Planning Advisory Board on November 19, 1981 reviewed a proposed development plan for Southeast Overtown/Park West prepared by the City of Miami and after considerable discussion passed a resolution stating that the Plan is consistent with the CDMP land use component but did not have sufficient time or information to determine if it fully complied with all of the specific goals and guidelines. The City of Miami representatives indicated they would give the PAB a later opportunity to review the details of the plan.

Subsequently, in response to concerns about financing and other non-CDMP related aspects of the Plan raised by the Board of County Commissioners, the City of Miami revised the proposed redevelopment plan. The major changes to the original Southeast Overtown/Parkwest Plan are three: fifty percent more redevelopment is called for in the area of Southeast Overtown south of 11 Street, additional relocation housing will be provided within the redevelopment area, and the public redevelopment resources have been more evenly divided between the Southeast Overtown and Park West portions of the redevelopment area. These changes do not substantively change the relationship of the plan to the Comprehensive Development Master Plan. In the meanwhile, a four block sub-area within the Southeast Overtown area was designated as an Urban Initiative Grant for which a detailed acquisition plan compatible with the proposed revised Southeast Overtown Park West Plan has been prepared.

The PAB and Board of County Commissioners are being asked to act on two plan components of one redevelopment area; an acquisition plan for four blocks in the Southeast Overtown that constitutes an amendment to the existing Central Miami Redevelopment Plan and the Southeast Overtown/Park West Redevelopment Plan that will be adopted as a redevelopment area separate from the Central Miami Redevelopment Area. These two redevelopment

plan components are compatible with each other. However, the schedule for the redevelopment activities requires that each of the two components be acted on separately by the Boards.

Staff has reviewed the revised document entitled Southeast Overtown/ Park West Community Redevelopment Plan, July, 1982, and the Southeast Overtown Urban Initiative report entitled Overtown Station Area Redevelopment Final Environmental Impact Statement, March 1982, and have reached the following conclusions.

Compliance with the Comprehensive Development Master Plan - The proposed redevelopment plans conform to the several components of the County's Comprehensive Development Master Plan. The redevelopment of the slum and blighted areas encompassed by the two plans conforms with the CDMP goals, objectives and policies (CDMP pages 7 through 15). The plans implement Development Pattern goal of providing adequate housing for all segments of the community and the Economic and Social Needs goal of developing and maintaining suitable living environments and viable neighborhoods throughout the County. Also, the proposed use of tax increment financing for the redevelopment project implements the Governmental goal of providing more effective tools for implementing redevelopment plans.

More specifically, the redevelopment plans are compatible with the following policies:

Development Pattern

- Land in the vicinity of future mass transit stations should be planned in a compatible manner and should support the transit system. (B1)
- Use transportation projects as a constructive tool in the rebuilding of obsolete suburban parts of the urban environment. (F2)
- Improve deteriorating neighborhoods by improving public facilities and services. (F3)
- New communities should be used as a tool for shaping urban growth. (G1)

Transportation

- Transit facilities and services should support the shaping of development/redevelopment and intensification of such areas as Central Business District. (2)

Government Regulation and Administration

- Investigate the feasibility of various financing alternatives for redevelopment of blighted areas. (D3)

- Plans for the development or redevelopment of municipalities should be consistent with the policies of the County's Comprehensive Development Master Plan. (Fl)

Additionally, the proposed development plans conform with the CDMF guidelines for "New Town In-Town" new communities (see CDMF pages 185 through 188) and the guidelines for mixed land use and diversified activity center development (CDMF pages 188 through 190). The following specific new community guidelines are well met by the proposals:

Environmental/Location

- New communities functioning as multi-purpose activity centers .. should be located within high density centers and similar components of urban development pattern.
- New communities should contain activity centers where a mix of land uses is provided that sustains continued use of the area throughout different periods of the day and year.
- Land use patterns should encourage efficiency of movement within the community.
- The open space patterns within, as well as around, a new community should be the basis for establishing a community identity.

Residential

- The new community providing a complete range of housing types should reflect the needs of Dade County residents.

Transportation

- Accessibility with the system within a new community should be directly tied to the system providing accessibility beyond the community.
- Various modes of travel in a new community should be separated wherever practical.

Manpower/Employment

- New communities should provide opportunities for local, small scale entrepreneurs as well as large concerns to establish businesses.

Other

- Mechanisms for citizens involved in local affairs must be built into the structure of new community decision making.

The diversified activity center guidelines contained in the CDMP have application to the proposed redevelopment area since the redevelopment project represents an extension of the Central Business District diversified activities center. The guidelines are met in this regard.

The Development Pattern Map designations for the area in general conform to the proposed redevelopment plan. The dominant pattern map designation is the diversified activity center symbol representing the City of Miami Central Business District. The area adjacent to the central business district is indicated as medium density residential allowing up to 25 units per gross acre. Clearly, the diversified activity center symbol is not intended to accurately depict the full extent of the central business district nor the transition of activities from the CBD to non-CBD areas. The activity center and new community guidelines best characterize the development pattern that should guide the redevelopment plan. In the context of these guidelines, the floor area ratios and residential densities proposed for the redevelopment area are in keeping with the pattern map.

In summary, both of the redevelopment plan components conform to the Dade County Comprehensive Plan.

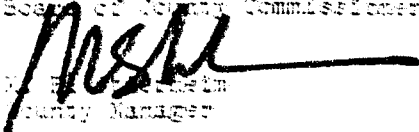
MEMORANDUM

Amend
Amend
Agenda Item No. 2 (e)TO: Honorable Mayor and Members
Board of County Commissioners

DATE

(12-21-82--Public Hearing)
December 7, 1982

SUBJECT

Ordinance for the Southeast
Overtown/Park West Community
Redevelopment AreaFROM: 
Nancy Knight
County Manager

Ordinance No. 82-115

RECOMMENDATION:

We recommend approval on first reading of the tax increment Ordinance for the Southeast Overtown/Park West Community Redevelopment Area.

BACKGROUND:

The Southeast Overtown/Park West Community Redevelopment Plan is to be financed with tax increment monies. Enactment of this Ordinance is necessary in order to put in place the tax increment process. The Ordinance contains the conditions of approval of the Plan that are appropriate for inclusion in the Ordinance. The Finance Committee recommends approval of the Ordinance, subject to the conditions of approval of the Plan.

ORDINANCE NO. 82-115

ORDINANCE RELATING TO REDEVELOPMENT OF SOUTHEAST OVERTOWN/PARK WEST COMMUNITY; PROVIDING FOR DELEGATION OF POWERS TO CITY OF MIAMI PURSUANT TO INTERLOCAL AGREEMENT FOR IMPLEMENTATION OF SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT PLAN; ESTABLISHING REDEVELOPMENT TRUST FUND; PROVIDING FOR APPROPRIATION OF FUNDS AND CALCULATION OF INCREMENT FOR DEPOSIT INTO FUND; SETTING FORTH OBLIGATION TO APPROPRIATE TO FUND AND DURATION OF OBLIGATION; PROVIDING FOR REVIEW AND APPROVAL OF BOND INDENTURE, OTHER FINANCING INSTRUMENTS OR ORDINANCES OR RESOLUTIONS AUTHORIZING A FINANCING INSTRUMENT; PROVIDING FOR REVIEW OF FINANCIAL RECORDS AND RIGHT OF AUDIT; PROVIDING A FINDING OF PUBLIC PURPOSE; PROVIDING SEVERABILITY; PROVIDING INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Legislature of Florida enacted the Community Redevelopment Act of 1969 during the legislative session held during 1969; and

WHEREAS, all powers arising through the aforesaid enactment were conferred by that enactment upon counties with home rule charters, which counties in turn are authorized to delegate such powers to municipalities within their boundaries when such municipalities wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

"163.410 Exercise of powers in counties with home rule charters.-- In counties which have adopted home rule charters, the powers conferred by this part shall be exercised exclusively by the governing body of such county. However, the governing body of any such county which has adopted a home rule charter may, in its discretion by resolution delegate the exercise of the powers conferred upon said county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county."; and

WHEREAS, The City of Miami, acting through its own community redevelopment agency indicated its wish to undertake a project which will involve the acquisition and redevelopment in accordance with a plan for redevelopment of that portion of Miami known as Southeast Overtown/Park West specifically described on the attached map made a part hereof and marked Exhibit "A"; and

WHEREAS, the redevelopment trust fund will provide payment for the construction, reconstruction or relocation of county facilities made necessary by the redevelopment project; and

WHEREAS, the City of Miami has requested the County to adopt a resolution pursuant to the provisions of Section 163.410, Florida Statutes, delegating to the City of Miami certain powers pursuant to an Interlocal Agreement but only with regard to that portion of the City of Miami described in the preceding whereas clause so that the said municipality could proceed to adopt its plan for redevelopment, and acquire and arrange for the redevelopment of the above-described portion of the said City; and

WHEREAS, the delegation of authority pursuant to an interlocal agreement is expressly made subject to the implementation of the redevelopment plan presented to the Board of County Commissioners, with any substantial deviation being subject to the subsequent approval of the Board of County Commissioners; and

WHEREAS, the plan was presented to the Board of County Commissioners on 12-7-82, and approved by the Board through Resolution No. R-1677-82; and

WHEREAS, the County is sympathetic to the project envisaged and proposed by the City of Miami which will ultimately involve the expenditure of many millions of dollars, which will be financed in part through Revenue Bonds to be issued by the City of Miami to be secured by such revenue sources as are provided by law; and

WHEREAS, this Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached hereto, for the reasons delineated therein; and

WHEREAS, this Board hereby finds that this delegation of power and ensuing appropriation of funds serves a public purpose,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. Incorporation of foregoing recitations. The foregoing recitations are hereby incorporated as a part of this ordinance.

Section 2. Delegation of exercise of powers.-- Pursuant to Section 163.410, Florida Statutes, Dade County will enter into an interlocal agreement with the City of Miami which, when approved by resolution of the Board of County Commissioners, will provide for the delegation of certain specified redevelopment powers to the City of Miami with respect to the Southeast Overtown/Park West Redevelopment Area. All powers not specifically delegated therein shall be reserved exclusively to the Board of County Commissioners.

Section 3. Appropriation of funds; calculation of increment.-- The County shall annually pay into the Fund, a sum equal to the increment in the income, proceeds, revenues and funds of the County derived from, or held in connection with the community redevelopment project area, and the City's undertaking and carrying out of the community redevelopment project plan. The increment shall be determined annually and shall be that amount equal to the difference between:

- (a) That amount of general County-wide operating ad valorem taxes levied each year by the County on taxable real property contained within the geographic boundaries of the community redevelopment project area; and
- (b) That amount of general County-wide operating ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the County upon the total of the assessed value of the taxable real property in the community redevelopment project area, as shown upon the most recent assessment rolls used in connection with the taxation of such property by the County, prior to the effective date of the County's Resolution No. R-1677-82 approving the community redevelopment plan.

Section 4. Obligation to appropriate; duration of obligation; limitations on obligation, bond sales and refundings; accounting requirements for county increment.-- The County shall annually appropriate to the fund the tax increment due the fund at the beginning of the county's fiscal year. However, the fund shall receive the tax increment only as, if and when such taxes are collected by the county. The county's obligation to appropriate to the fund shall be rescindable, at the discretion of the county, if a period of 2 years passes from the date of the initial bonding or indebtedness described below without a new sale of bonds or other new commitment of county tax increment dollars to the payment of debt service for capital improvement or land acquisition bonds, except that the rights of existing bondholders shall be protected. The county's obligation to annually appropriate to the fund shall commence immediately upon the effective date of this ordinance (ten (10) days after 12-21, 1982) and continue until all loans, advances and indebtedness incurred as a result of the community redevelopment project have been paid or for 2 years from the effective date of this ordinance, if there has not been, at the end of that 2 year period, a pledge of the tax increment funding granted by this ordinance through the issuance, sale and delivery of an instrument of indebtedness such as bonds or tax anticipation notes described in Section 163.385, Florida Statutes. In no year shall the county's obligation to the Fund exceed the amount of that year's tax increment as determined in Section 3 of this ordinance. Beginning with the twentieth year after the date of sale of the initial bonding or indebtedness and in every year thereafter, the county's annual appropriation to the fund shall not exceed the amount which is deposited in the nineteenth year. Beginning with the twentieth year after the date of sale of the initial bonding or indebtedness, no new sale of bonds or indebtedness supported by the county's tax increment may occur nor may existing indebtedness so supported be refunded without approval of the Board of County Commissioners. The County's increment contributions are to be accounted for as a separate revenue within the fund but may be combined with other revenues for the purpose of paying debt services.

Section 5. Review and approval of master bond indenture or other financing instrument or ordinance or resolution authorizing financing instruments; review of subsequent financing instruments to assure compliance with master indenture.-- The County Commission shall approve the initial master bond indenture and ordinance or resolution authorizing financing instruments and instruments of indebtedness such as bonds or tax anticipation notes as described in Section 163.385, Florida Statutes, as to its provisions relating to refunding, prepayment and redemption, other provisions relating to the governance of financing instruments and instruments of indebtedness, the application of funds necessary to pay costs of necessary residential property acquisition, moving expenses and relocation benefits as provided under the Redevelopment Plan. Subsequent financing instruments or instruments of indebtedness prepared pursuant to the master indenture shall be reviewed by the County Manager and shall be approved unless he determines that the instruments do not conform with the terms of the approved initial master indenture and ordinance or resolution authorizing financing instruments.

Section 6. Relocation assistance trust fund.-- Out of the proceeds of each bond sale, there shall be withdrawn, placed in trust, and separately accounted for, such sums as are prescribed in the Redevelopment Plan to pay the costs of moving expenses and relocation benefits.

Section 7. Review of financial records; right of audit.-- The financial records for the Fund shall be available for County inspection and the County reserves the right of audit.

Section 8. Public Purpose.-- This ordinance being for a public purpose and for the welfare of the citizens of Dade County, Florida, shall be liberally construed to effectuate the purposes thereof.

Section 9. 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.

6

Section 10. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Metropolitan 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.

Section 11. This ordinance shall become effective ten (10) days after the date of its enactment.

PASSED AND ADOPTED: December 21, 1982

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

Prepared by: D.S.S.

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Item No. 3H

File No. 182772

Researcher: MF Reviewer: TD

RESOLUTION AUTHORIZING THE EXECUTION AND RECORDING OF A RELEASE OF COUNTY DEED RESTRICTIONS AND A DECLARATION OF RESTRICTIONS RELATING TO REAL PROPERTY LOCATED AT 227 NW 62ND STREET, MIAMI, FLORIDA, 33150, CURRENTLY OWNED BY 62ND STREET, LLC, A JOINT VENTURE BETWEEN REDEVCO 62ND STREET, LLC AND LITTLE HAITI HOUSING ASSOCIATION, INC. D/B/A HAITIAN AMERICAN COMMUNITY DEVELOPMENT CORPORATION, SUBJECT TO CERTAIN CONDITIONS PRECEDENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE OTHER AGREEMENTS NECESSARY TO ACCOMPLISH THE PURPOSES OF THIS RESOLUTION, AND PRESENT A STATUS REPORT TO THE BOARD WITHIN ONE YEAR OF THE EFFECTIVE DATE OF THIS RESOLUTION

ISSUE/REQUESTED ACTION

Whether the Board should authorize the execution and recording of a release of County Deed Restrictions and a Declaration of Restrictions relating to real property located at 227 NW 62nd Street, Miami, currently owned by 62nd Street, LLC, a joint venture between Redevco 62nd Street, LLC and Little Haiti Housing Association, Inc., d/b/a Haitian American Community Development Corporation, subject to certain conditions precedent.

APPLICABLE LEGISLATION/POLICY

Florida Statutes, Section 125.38 states that “[i]f the United States, or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of this State, or corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by any County of this State or by its board of county commissioners, for public community interest and welfare, then the United States, or any department or agency thereof, State or such political subdivision, agency, municipality, corporation or organization may apply to the board of county commissioners for a conveyance or lease of such property.

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0125/Sections/0125.38.html

Florida Statutes, Section 125.411, relates to deeds of conveyance of lands.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=125.411&URL=0100-0199/0125/Sections/0125.411.html

Miami-Dade County Code, Section 2-8.6.5, governs the purchase, sale and lease of real property.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR

Resolution No. R-333-15, adopted April 21, 2015, establishes County policy to require disclosure of market value or market rental in legislative items authorizing the conveyance or lease of County-owned property to promote public disclosure and fiscal responsibility.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2015/R-333-15.pdf>

HSSC Meeting: Dec. 10, 2018
Research Notes

Resolution No. R-974-09, adopted on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a County interest in real property shall require such instruments to be recorded in the public records of Miami-Dade County.

<https://www.miamidade.gov/cob/library/Registry/Resolutions/Board-of-County-Commissioners/2009/R-974-09.pdf>

Resolution No. R-380-17, adopted by the Board on April 4, 2017, established the policy requiring the County Mayor to provide written notification to the District Commissioner in which the County-owned property lies no less than four weeks prior to placing any item on the agenda requesting approval of the sale, lease or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

Resolution No. R-1136-05, adopted by the Board on October 18, 2005, authorized conveyance of land to the Little Haiti Housing Association, Inc., for the development of the 62nd Street Plaza, in accordance with Florida Statutes, Section 125.38.

<http://intra/gia/matter.asp?matter=052666&file=true&yearFolder=Y2005>

Resolution No R-160-05, adopted by the Board on February 1, 2005, approved the Fiscal Year 2005 funding recommendations for the State Housing Initiative Partnership, HODAG, Rental Rehabilitation and Surtax Programs; authorized the filing with the U.S. HUD of Miami-Dade County's FY 2005 Action Plan with projected uses of funds for FY 2005 Community Development Block Grant, Home Investment Partnership and Emergency Shelter Programs; directed the County Manager to submit to U.S. HUD the Opa-Locka, West Little River, Model City, Melrose, South Miami, Perrine, Leisure City, Goulds, W. Kendall and Sweetwater areas and the Federal Enterprise Community/Empowerment Zone for designation as Neighborhood Revitalization Strategy Areas.

<http://intra/gia/matter.asp?matter=050416&file=false&yearFolder=Y2005>

Resolution No. R-131-06, adopted by the Board on January 24, 2006 approved the Fiscal Year 2006 funding recommendations for State Housing Initiative Partnership, HODAG, Rental Rehabilitation and Surtax Programs; authorized the filing with the U.S. HUD of Miami-Dade County's FY 2005 Action Plan with projected uses of funds for FY 2005 Community Development Block Grant, Home Investment Partnership, HODAG Program Income, Rental Rehab Program Income, American Down Payment Dream Initiative and Emergency Shelter Grant Programs; directed the County Manager to submit to U.S. HUD the Opa-Locka, West Little River, Model City, Melrose, South Miami, Perrine, Leisure City, Goulds, W. Kendall and Sweetwater areas and the Federal Enterprise Community/Empowerment Zone for designation as Neighborhood Revitalization Strategy Areas.

<http://intra/gia/matter.asp?matter=060521&file=true&yearFolder=Y2006>

Resolution No. R-1285-09, adopted by the Board on November 3, 2009 amended the Fiscal Year 2009 Action Plan to reflect the re-allocation of FY 2002, 2003, 2004, 2005, 2006, 2007, 2008 and 2009 Community Development Block Grant Funds, in the amount of \$3,428,313.91 and HOME Funds in the amount of \$500,000.

<http://intra/gia/matter.asp?matter=100212&file=true&yearFolder=Y2010>

Resolution No. R-579-15, adopted by the Board on June 30, 2015, approved the Fiscal year 2015 Action Plan funding recommendations for \$9,077,964.87 of Community Development Block Grant (CDBG) Funds, \$2,342,405.25 of HOME Investment Partnerships (HOME) Funds, and \$960,995.00 of Emergency Solutions Grant Funds; approved substantial amendments to the FY 2013-2017 Consolidated Plan; authorized the County Mayor to file with the U.S. Department of Housing and Urban Development Miami-Dade County's FY 2015 Action Plan and substantial amendments to the FY 2013-2017 Consolidated Plan and to make and file with U.S. HUD future non-

HSSC Meeting: Dec. 10, 2018
Research Notes

substantial modifications to the FY 2015 Action Plan and the FY 2013-2017 Consolidated Plan; approved voluntary grant reductions of the County's Entitlement allocations from U.S. HUD in the amount of up to \$8,368,606.21 for CDBG Funds and \$4,710,752.24 for HOME Funds; approved the policy that no single applicant or entity for FY 2015 CDBG Funds shall receive more than 20 percent of the total allocation for any CDBG category of funding; authorized, pursuant to the provisions of Section 17-02 of the Code of Miami-Dade County, a loan not to exceed \$760,406.41 of HOME Program Income Funds to Coquina Place Associates, Ltd., or related entity, for development of Coquina Place, an affordable housing project.

<http://intra/gia/matter.asp?matter=151394&file=true&yearFolder=Y2015>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Audrey M. Edmonson, District 3

Department/Requester: Public Housing and community Development

The proposed resolution has no procedural history.

ANALYSIS

Resolution No. R-1136-05, adopted by the Board on October 18, 2005, authorized conveyance of three parcels of land to the Little Haiti Housing Association, Inc., for the development of the 62nd Street Plaza. The .50 acre property was located at 227 NW 62nd Street, Miami, approximately at the NW corner of NW 2nd Avenue. The property was to be developed by 62nd Street, LLC, a joint venture entity of Little Haiti and Redevco 62nd Street, LLC. It was to consist of approximately 10,000 square feet of retail space and named 62nd Street Plaza. The parties agreed that Little Haiti would contribute the property and \$67,000.00 of CDBG funds received from the County.

All three lots had been previously purchased by the County with federal funds in 1970. They were conveyed by County Deed to Little Haiti on May 17, 2006, subject to certain covenants running with the land and provided to the County a right of re-entry. The property was subsequently transferred from Little Haiti to 62nd Street, LLC by quit claim deed on May 17, 2006.

Resolutions Nos. R-160-05 and R-131-06 allocated CDBG funds to Little Haiti, in the amounts of \$47,000.00 and \$20,000.00, respectively, for pre-development expenses associated with the development of the retail center, renamed as the Shoppes of San Souci. Miami-Dade County and Little Haiti entered into a contract on April 18, 2006, which required that Little Haiti obtain additional funding in the amount of \$948,951.00, begin construction no later than the beginning of the fourth quarter of 2006, and complete construction no later than December 31, 2006.

After several contract extensions, Little Haiti was unable to obtain additional funding in order to begin construction; therefore, PHCD did not extend the contract when it expired on September 30, 2008. However, by that time Little Haiti had already spent \$52,834.96 on pre-development expenses. Following the expiration of the contract, the Board recaptured the remaining balance of \$14,165.04. PHCD sent non-compliance letters to Little Haiti and requested that the funds spent be reimbursed, but Little Haiti never repaid the funds.

The U.S. Department of Housing and Urban Development cited \$41,244.00 of the \$52,834.96 spent for repayment to HUD because the County did not ensure that this project would be able to create the three jobs before disbursing the CDBG funds to Little Haiti. Therefore, \$41,244.00 was included in a Voluntary Grant Reduction of CDBG funds approved by the Board in Resolution No. R-579.15.

In spite of all of the difficulties encountered with this project, PHCD has negotiated with 62nd Street, LLC and recommends that the project be revised in order to develop another project that will create permanent jobs in Little

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Haiti, a low-income community located in one of the County's Targeted Urban Areas. The commencement date for the construction of the improvements will be no later than June 1, 2019, and the completion date will be June 30, 2020.

The proposed resolution requests the Board to (1) authorize the execution and recording of a release of County Deed Restrictions and reversionary interest contained in the Deed pursuant to Resolution No. R-1136-05 in response to a formal written request from Redevco Management; (2) authorize and execute a new Declaration of Restrictions for a project to include the construction of an approximately 900 square foot restaurant with a drive-thru, client parking spaces, outdoor seating and the creation of at least 10 new jobs; and (3) direct that the County Mayor present a status report within one year of the effective date of the resolution as to whether the County Mayor was able to execute the Release of County Deed Restrictions and Declaration of Restrictions.

According to the Fiscal Impact Statement, the proposed resolution will not have a negative impact on the County's General Fund.

ADDITIONAL INFORMATION

Eligible activities for Community Development Block Grant (CDBG) funding must meet one or more of the national objectives set by HUD and benefit the low and moderate income persons of Miami-Dade County. CDBG funds are designed to support projects that benefit low and moderate income persons; are integrated in a long-range community strategy; leverage further private and public partnership; and enhance deteriorated residential and business districts.
<http://www.miamidade.gov/housing/community-development.asp>

Miami-Dade County's has designated 23 residential and commercial areas as Target Urban Areas based on their geographic location. These areas consist of predominantly low-income and depressed areas that were created as a result of the Mayor's Urban Revitalization Task Force.
<https://www.miamidade.gov/economicadvocacytrust/targeted-urban-area-maps.asp>

According to the Florida Department of State Division of Corporations website (Sunbiz.org), 62nd Street, LLC, has an active status as a Florida Limited Liability Company and first filed and registered on 6/4/2003. The principal address is registered as 220 Florida Avenue, Coral Gables, FL 33133. Its registered agent is Sinkle Kolsky, Debra, 220 Florida Avenue, Coral Gables, FL 33133.
<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Redevco 62nd Street, LLC, has an active status as a Florida Limited Liability Company and first filed and registered on 6/4/2003. The principal address is registered as 220 Florida Avenue, Coral Gables, FL 33133. Its registered agent is Sinkle Kolsky, Debra, 220 Florida Avenue, Coral Gables, FL 33133.
<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Little Haiti Housing Association, Inc., has an active status as a Florida Not for Profit Corporation and first filed and registered on 3/11/1987. The principal address is registered as 181 NE 82nd Street, Suite 100, Miami, FL 33138. Its registered agent is Diller, Samuel, 181 NE 82nd Street, Suite 100, Miami, FL 33138.
<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

According to the Florida Department of State Division of Corporations website (Sunbiz.org), Haitian American Community Development Corporation, has an active status as a Corporation registered under a fictitious name. It

HSSC Meeting: Dec. 10, 2018
Research Notes

first filed and registered on 12/3/2012. The mailing address is registered as 181 NE 82nd Street, Miami, FL 33138. Its registered agent is Little Haiti Housing Association,, 181 NE 82nd Street, Miami, FL 33138.

<http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

**HSSC Meeting: Dec. 10, 2018
Research Notes**

**Item No. 3I
File No. 182763**

Researcher: IL Reviewer: PGE

RESOLUTION APPROVING A LOAN TO WOODLAND GROVE APARTMENTS, LLC OR RELATED ENTITY IN AN AMOUNT NOT TO EXCEED \$1,127,834.05 OF DOCUMENTARY STAMP SURTAX PROGRAM FUNDS, ALL BASED UPON PREPAYMENT BY RS DEVELOPMENT CORPORATION OF PREVIOUS SURTAX LOANS, FOR DEVELOPMENT OF THE WOODLAND GROVE AFFORDABLE MULTIFAMILY HOUSING PROJECT; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE CONDITIONAL LOAN COMMITMENTS AND OTHER AGREEMENTS NECESSARY TO ACCOMPLISH THE PURPOSES OF THIS RESOLUTION

ISSUE/REQUESTED ACTION

Whether the Board should approve a loan to Woodland Grove Apartments, LLC or related entity in an amount not to exceed \$1,127,834.05 of documentary stamp surtax program funds, based upon prepayment by RS Development Corporation (a related entity of Woodland Grove) of previous surtax loans, for development of the Woodland Grove affordable multifamily housing project.

APPLICABLE LEGISLATION/POLICY

Section 17-02 of the Miami-Dade County Code, which provides that any developer which repays its County loan in full before the date on which the loan is due may, upon approval of the Board, have the repaid funds loaned to it, or a related entity, for additional eligible affordable housing projects, without the need to compete again for those funds.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVILOHOASPR_S17-102ESLOHOASPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVILOHOASPR_S17-102ESLOHOASPR)

Section 29-7 of the Miami-Dade County Code, states that the Board of County Commissioners of Miami-Dade County hereby finds and declares that there is a great and urgent need in this community for the construction and rehabilitation of all types of affordable housing. This Board further finds that the documentary surtax program has been widely successful in meeting this need and should continue to fund the construction and rehabilitation of housing for low and moderate income families through the provision of second mortgages, construction loans and other programs.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH29TA_ARTIINGE_S29-7DOST](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH29TA_ARTIINGE_S29-7DOST)

Resolution No. R-1287-98, adopted by the Board on November 24, 1998, approved the funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 1999 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=990099&file=false&yearFolder=Y1999>

Resolution No. R-1331-99, adopted by the Board on December 7, 1999, approving the FY 2000 funding recommendations for the state housing initiative partnership and surtax programs; authorizing the filing with U.S. HUD of Miami-Dade County's FY 2000 action plan with projected uses of funds for the county's community development block grant, home investment partnership and emergency shelter grant programs.

<http://intra/gia/matter.asp?matter=000095&file=false&yearFolder=Y2000>

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Resolution No. R-1349-00, adopted by the Board on December 14, 2000, approved the Fiscal Year 2001 funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 2001 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=003258&file=false&yearFolder=Y2000>

Resolution No. R-622-01, adopted by the Board on June 5, 2001, authorizing the County Mayor to allocate \$5,202,895 of documentary surtax funds from incentive pool to developers and execute agreements.

<http://intra/gia/matter.asp?matter=011148&file=false&yearFolder=Y2001>

Resolution No. R-869-01, adopted by the Board on July 24, 2001, authorizing the County Mayor to allocate \$2,947,105 of documentary surtax funds from incentive pool to developers and execute agreements.

<http://intra/gia/matter.asp?matter=012154&file=false&yearFolder=Y2001>

Resolution No. R-1355-01, adopted by the Board on December 4, 2001, approved the Fiscal Year 2002 funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 2002 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=020126&file=false&yearFolder=Y2002>

Resolution No. R-232-14, adopted by the Board on March 4, 2014, restricts contract extensions for persons or entities funded with community development block grant, home investment partnerships, documentary surtax (affordable housing), state housing initiatives partnership program, or emergency solutions grant funds.

<http://www.miamidade.gov/govaction/matter.asp?matter=140181&file=true&fileAnalysis=false&yearFolder=Y2014>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Dennis C. Moss, Commission District 9

Requester/Department: Public Housing and Community Development

ANALYSIS

The purpose of this item is for the Board to approve a loan to Woodland Grove Apartments, LLC or related entity, in an amount not to exceed \$1,127,834.05 of documentary stamp surtax program funds, based upon prepayment by RS Development Corporation, a related entity of Woodland Grove, of previous surtax loans, for development of the Woodland Grove affordable multifamily housing project located at the NE Corner of SW 268th Street and 142nd Avenue, Naranja, Florida, 33032 in Commission District 9, represented by Commissioner Dennis C. Moss. Woodland Grove Apartments, LLC. And RS Development Corp. are affiliates of Centennial Management Corporation.

The Fiscal Impact is an amount not to exceed of \$1,127,834.05 of documentary stamp surtax program funds. There will be no negative impact on the County's general fund because the amount is being re-used from an existing loan that was issued to RS Development Corp. The term remains the same as it was originally until September 31, 2031 and May 1, 2032. At the October 2, 2018 BCC meeting an Award recommendation of up to \$16,778,447 for FY2018 Request for Applications (RFA) for the Documentary Stamp Surtax program was approved. Of the \$16,778,447.00 issued, \$6,599,800. were set aside for the Woodland Grove Apartments, LLC.

HSSC Meeting: Dec. 10, 2018
Research Notes

The purpose of the loan is to fund the new construction and development of the Woodland Grove apartments, which is an affordable multi-family rental housing project, consisting of 190 units that make up a 3 story garden-style apartment buildings.

Surtax loan funds to RS Development Corp. totaling \$1,250,000 have been previously used in the Country Club Villas II affordable housing project pursuant to Resolution No. R-1331-99, Resolution No. R-869-01 and Resolution No. R-622-01. Those funds have been paid and have been requested to be re-allocated to the Woodland Grove project. Section 17-102 the County Code permits prepayment and re-loan structure for developers who get the loan funds and prepay the entire amount on or before the maturity date. The original loans amounted up to \$1,250,000, and had a maturity date of September 31, 2031 and May 1, 2032.

This project will consist of 190 affordable units of which 31 units are being set aside for tenants with incomes at or below 28% of the Annual Median Income (AMI) and 159 units will be set-aside for tenants with incomes at or below 60% of the AMI. Of the 190 affordable units, 12 units are being set-aside for persons with disabilities.

**HSSC Meeting: Dec. 10, 2018
Research Notes**

Item No. 3J

File No. 182774

Researcher: IL Reviewer: PGE

RESOLUTION APPROVING A LOAN IN AN AMOUNT UP TO \$808,964.00 OF DOCUMENTARY STAMP SURTAX PREPAID LOAN FUNDS FROM RAYOS DEL SOL, LTD. TO CARIBBEAN VILLAGE, LTD. OR RELATED ENTITY FOR THE DEVELOPMENT OF THE CARIBBEAN VILLAGE AFFORDABLE SENIOR HOUSING DEVELOPMENT; AND AUTHORIZES THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE CONDITIONAL LOAN COMMITMENTS, AND OTHER AGREEMENTS NECESSARY TO ACCOMPLISH THE PURPOSES OF THIS RESOLUTION

ISSUE/REQUESTED ACTION

Whether the Board should authorize the County Mayor or the County Mayor's designee to allocate up to \$808,964 of Documentary Stamp Surtax Program funds received through the pre-payment of Surtax program loans from Rayos Del Sol, Ltd. to Caribbean Village, Ltd. as the two entities are related for the development of the Caribbean Village Senior Rental affordable housing project.

APPLICABLE LEGISLATION/POLICY

Section 17-02 of the Miami-Dade County Code, which provides that any developer which repays its County loan in full before the date on which the loan is due may, upon approval of the Board, have the repaid funds loaned to it, or a related entity, for additional eligible affordable housing projects, without the need to compete again for those funds.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVILOHOASPR_S17-102ESLOHOASPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH17HO_ARTVILOHOASPR_S17-102ESLOHOASPR)

Section 29-7 of the Miami-Dade County Code, states that the Board of County Commissioners of Miami-Dade County hereby finds and declares that there is a great and urgent need in this community for the construction and rehabilitation of all types of affordable housing. This Board further finds that the documentary surtax program has been widely successful in meeting this need and should continue to fund the construction and rehabilitation of housing for low and moderate income families through the provision of second mortgages, construction loans and other programs.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH29TA_ARTIINGE_S29-7DOST](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH29TA_ARTIINGE_S29-7DOST)

Resolution No. R-1287-98, adopted by the Board on November 24, 1998, approved the funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 1999 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=990099&file=false&yearFolder=Y1999>

Resolution No. R-1331-99, adopted by the Board on December 7, 1999, approving the FY 2000 funding recommendations for the state housing initiative partnership and surtax programs; authorizing the filing with U.S. HUD of Miami-Dade County's FY 2000 action plan with projected uses of funds for the county's community development block grant, home investment partnership and emergency shelter grant programs.

<http://intra/gia/matter.asp?matter=000095&file=false&yearFolder=Y2000>

HSSC Meeting: Dec. 10, 2018
Research Notes

Resolution No. R-1349-00, adopted by the Board on December 14, 2000, approved the Fiscal Year 2001 funding recommendations for the State Housing Initiative Partnership and Surtax programs, authorizing the filing with the U.S. HUD of the County's Fiscal Year 2001 Action Plan with projected uses of funds for the County's Community Development Block Grant, Home Investment Partnership and Emergency Shelter Grant Programs.

<http://intra/gia/matter.asp?matter=003258&file=false&yearFolder=Y2000>

Resolution No. R-1355-01, adopted by the Board on December 4, 2001, approved the Fiscal Year 2002 funding recommendations for the state housing initiative partnership and surtax programs; authorizing the filing with U.S. HUD of Miami-Dade County's FY 2002 action plan with projected uses of funds for the county's community development block grant, home investment partnership and emergency shelter grant programs.

<http://intra/gia/matter.asp?matter=020126&file=false&yearFolder=Y2002>

Resolution No. R-232-14, adopted by the Board on March 4, 2014, restricts contract extensions for persons or entities funded with community development block grant, home investment partnerships, documentary surtax (affordable housing), state housing initiatives partnership program, or emergency solutions grant funds.

<http://www.miamidade.gov/govaction/matter.asp?matter=140181&file=true&fileAnalysis=false&yearFolder=Y2014>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Dennis C. Moss, Commission District 9

Requester/Department: Public Housing and Community Development

ANALYSIS

The purpose of this item is for the Board to approve a loan to Caribbean Village, Ltd. in an amount up to \$808,964 of Documentary Stamp Surtax pre-paid loan funds from Rayos Del Sol, Ltd. for the development of Caribbean Village Affordable Senior Housing Development.

The Fiscal Impact is an amount up to \$808,964.00 of documentary stamp surtax program funds. There will be no negative impact on the County's general fund because the amount is being re-used from an existing loan that was issued to Rayos Del Sol, Ltd.

The purpose of the loan is to fund the new construction and development of the Caribbean Village senior housing projects, which is a senior affordable housing project, consisting of 123 units that make up a high-rise development. Surtax loan funds have been previously used in the Rayos del Sol project, a completed affordable housing project pursuant to Resolution No. R-1349-00 as well as Resolution No. R-1355-01. The subject funding is derived from pre-payments from previously issued County loans to this entity (Rayos del Sol). Rayos Del Sol and Caribbean Village Ltd. are related to and affiliated with the Pinnacle Housing Group (Pinnacle). Pinnacle submitted a letter on August 22, 2018 requesting that the prepaid funds be loaned to Caribbean Village Ltd. Section 17-102 the County Code permits prepayment and re-loan structure for developers who get the loan funds and prepay the entire amount on or before the maturity date. The original loans amounted up to \$1,000,000, and had a maturity date of December 31 2034 According to the mayoral memo as of August 23, 2018, the amount of \$1,004,859.75 from the original loans had been repaid (see table below).

This project will consist of 123 affordable units consisting of one and two bedroom apartments for people with incomes ranging from 30 to 60 percent of area median income.

HSSC Meeting: Dec. 10, 2018
Research Notes

PHCD is recommending that up to \$808,964.00 be re-allocated to Caribbean Village instead of the requested \$1,000,000.00 based on the 20% deferral of the developer fee pursuant to the Fiscal Year 2014 Surtax Request for applications.

The prior development of Rayos del Sol Ltd. is located within Commission District 5.