

MEMORANDUM

Agenda Item No. 11(A)(2)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners


DATE: May 6, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution urging President Donald J. Trump and the United States Congress to amend the Tax Cuts and Jobs Act of 2017 to allow for the extension and expansion of Opportunity Zones to include the area in and around NW 103rd Street/W 49th Street in Hialeah, Florida, as a designated Opportunity Zone

Resolution No. R-439-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/gh



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: May 6, 2025

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Gen Bonzon-Keenan
County Attorney

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Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(2)
5-6-25

RESOLUTION NO. _____ R-439-25

RESOLUTION URGING PRESIDENT DONALD J. TRUMP AND THE UNITED STATES CONGRESS TO AMEND THE TAX CUTS AND JOBS ACT OF 2017 TO ALLOW FOR THE EXTENSION AND EXPANSION OF OPPORTUNITY ZONES TO INCLUDE THE AREA IN AND AROUND NW 103RD STREET/W 49TH STREET IN HIALEAH, FLORIDA, AS A DESIGNATED OPPORTUNITY ZONE

WHEREAS, Opportunity Zones (OZ) were created under the Tax Cuts and Jobs Act of 2017 and added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017; and

WHEREAS, OZs are economic development tools designed to spur economic growth and job creation in low-income communities while providing tax benefits to investors who invest new capital in businesses operating in those communities; and

WHEREAS, Localities qualified as OZs if they were nominated for that designation by a state, the District of Columbia, or a U.S. territory, and that nomination was certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service; and

WHEREAS, the Act allowed the Chief Executive Officer (CEO) of each State to nominate a limited number of population census tracts to be designated as OZs; and

WHEREAS, the first set of OZ designations, covering parts of 18 states, were designated on April 9, 2018; and

WHEREAS, OZs have been designated to cover parts of all 50 states, the District of Columbia, and 5 U.S. territories; and

WHEREAS, on April 19, 2018, former Florida Governor Rick Scott announced his recommendation to designate 427 communities across every Florida county as OZs, including 68 in Miami-Dade County; and

WHEREAS, OZs have emerged as a significant tool in driving investment into underdeveloped areas, offering a compelling case for their continuation and expansion; and

WHEREAS, since their inception in 2017, OZs have attracted nearly \$100 billion in private capital, according to the Economic Innovation Group; and

WHEREAS, these investments have catalyzed the creation of more than 500,000 jobs, demonstrating their efficacy as a tool for economic development; and

WHEREAS, multifamily housing developments have accounted for a substantial portion of these projects, addressing the nation's acute housing shortage, with a full 20 percent of multifamily units under construction were located in OZs as of early 2024; and

WHEREAS, a key reason for their success is the program's ability to leverage private capital for public purposes and unlike traditional federal subsidies, which often come with significant administrative costs and limitations, OZs provide a market-driven approach to development; and

WHEREAS, the flexibility of OZs has encouraged investments in a diverse range of projects, from housing to industrial facilities, tailoring solutions to the unique needs of different communities; and

WHEREAS, OZs have emerged as a significant tool in driving investment into underdeveloped areas, offering a compelling case for their continuation and expansion; and

WHEREAS, the expansion should include areas still in need of economic development tools which would spur economic growth and job creation, such as the area in and around NW 103rd Street/W 49th Street in Hialeah, Florida; and

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Urges President Donald J. Trump and the United States Congress to amend the Tax Cuts and Jobs Act of 2017 to allow for the extension and expansion of Opportunity Zones to allow for the inclusion of the area in and around NW 103rd street/W 49th Street in Hialeah, Florida, which is generally described as bounded on the north by the Douglas/Le Jeune Connector, on the south by East 33rd Street, on the east by SFRTA South Florida Rail Corridor, and on the west by Le Jeune Road (also known as E 8th Avenue) from the Douglas/Le Jeune Connector to East 52nd Street, as a designated Opportunity Zone.

Section 3. Directs the Clerk of the Board to transmit a certified copy of this resolution to President Donald J. Trump, the United States Secretary of State, United States Senate Majority Leader John R. Thune, United States House Speaker James M. Johnson, and the Chair and Members of the Florida Congressional Delegation.

Section 4. Directs the County's federal lobbyists to advocate for the action described in section 2 above, and authorizes and directs the Office of Intergovernmental Affairs to amend the 2025 Federal Legislative Package to include this item.

The Prime Sponsor of the foregoing resolution is Senator René García. It was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Raquel A. Regalado	aye	Micky Steinberg	aye
District 6 - Vacant			

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of May, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK



By: Basia Pruna
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

Shannon D. Summerset-Williams