

RESOLUTION No. 2010-12-1194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, DIRECTING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO STUDY THE FEASIBILITY OF CREATING A REDEVELOPMENT AGENCY IN FOR THE 27TH AVENUE CORRIDOR TO INCLUDE A PORTION OF RESIDENTIAL DISTRICT ONE; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 163, Part III, local governments have the ability to designate certain areas within their communities as Community Redevelopment Areas (“CRAs”) when certain conditions exist, and

WHEREAS, some of the conditions that could lead to the creation of CRAs are: substandard or inadequate structures, shortage of affordable housing, inadequate infrastructures, insufficient roadways, and inadequate parking, and

WHEREAS, currently, there are 178 CRAs in the State of Florida, and

WHEREAS, CRAs provide local governments with the ability to create projects that improve the redevelopment areas, and

WHEREAS, these projects can include, but not be limited to, streetscapes and roadway improvements, building renovation, new building construction, flood control initiatives, water and sewer improvements, parking lot and garages, neighborhood parks, sidewalks and streets tree planting, and

WHEREAS, CRAs also provide development incentives including grants and loans for facade improvements, landscape upgrades, signage and structural improvements, and

WHEREAS, upon the creation of a CRA, the City will be required to adopt a Redevelopment Plan and to assure that any and all projects undertaken by the CRA are consistent with the Plan, and

WHEREAS, CRAs take advantage of what is known as "Tax Increment Financing," and

WHEREAS, Tax Increment Financing is a tool whereby the dollar value of all real property in the CRA is determined as of a fixed date, and at that time, the value is frozen, and

WHEREAS, taxing authorities, including local governments, continue to receive tax payment based upon the frozen value, and

WHEREAS, tax revenues received from increases in real property value referred to as the "increment" are then deposited into a Community Redevelopment Trust Fund and dedicated to the redevelopment area for the purposes outlined above, and

WHEREAS, the CRA process is a long and intensive one, and will ultimately require the approval of Miami-Dade County, and

WHEREAS, the steps include, finding a necessity by local government, the development of a Community Redevelopment Plan, creation of a Redevelopment Trust Fund, and approval by Miami-Dade County, and

WHEREAS, the 27th Avenue corridor, along with a portion of Residential District One, could benefit from being included in a CRA, and

WHEREAS, the City is directing that the City Manager take any and all steps necessary to initiate the process for the creation of CRA in the District,

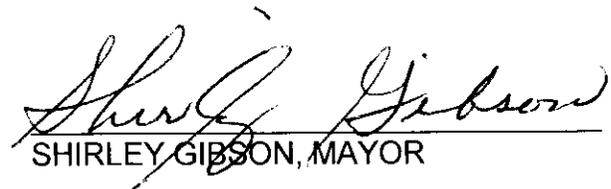
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION: The City Council of the City of Miami Gardens hereby directs the City Manager to take all steps necessary to study the feasibility of creating a Community Redevelopment Area in the 27th Avenue corridor, along with a portion of Residential District One.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JANUARY 13, 2010.


SHIRLEY GIBSON, MAYOR

ATTEST:


RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.
CITY ATTORNEY

SPONSORED BY: VICE MAYOR, OLIVER GILBERT, III

Resolution No. 2010-12-1194

MOVED BY: Vice Mayor Gilbert
SECOND BY: Councilwoman Watson

VOTE: 5-1

Mayor Shirley Gibson	<u>X</u> (Yes)	___ (No)
Vice Mayor Oliver Gilbert, III	<u>X</u> (Yes)	___ (No)
Councilman Melvin L. Bratton	<u>X</u> (Yes)	___ (No)
Councilman Aaron Campbell	___ (Yes)	___ (No)
Councilwoman Barbara Watson	<u>X</u> (Yes)	___ (No)
Councilwoman Sharon Pritchett	___ (Yes)	<u>X</u> (No)
Councilman André Williams	<u>X</u> (Yes)	___ (No)