

CREATION OF A COMMUNITY REDEVELOPMENT AGENCY

1. Under Fla. Stat. 163.410, **the City has no authority to create a CRA**, as exclusive authority to create CRAs is vested with home rule counties. If the County agrees to create a CRA, the **County Commission could delegate to the City** certain of its redevelopment powers to us at its discretion (and set limits on that delegation, in an Interlocal Agreement), but it has no obligation to delegate its CRA powers.
2. Due to the above, **the County Commission would take the first official step** to declare a geographic area a blighted area, per the "findings of necessity" requirements of Fla. Stat. 163.355.
3. In that initial County Commission approval, the County would delegate to the City certain redevelopment powers, namely the authority to:
 - a. Make detailed "findings of necessity" and determine an area to be a slum or blighted area;
 - b. Create the CRA and its composition*; and
 - c. Permit the CRA to initiate and adopt a Redevelopment Plan for how the CRA will address the conditions of blight, with all of the above subject to final County Commission approval.

*One policy consideration in the above is whether the CRA composition will be limited to the members of the City Commission (plus the County Commissioner for the City's district 5), or whether composition would include any external appointees. Recent Miami-Dade County policy has required that at least one member be a County Commissioner whose district represents the area.

3. Once the CRA approves the Redevelopment Plan and submits it to the County for its final approval, the County would also **approve an Interlocal Agreement with the City and the new CRA**, which would further delegate additional powers (and limits) of the CRA and use of the TIF funds, including approval of specific projects, budget matters, the % TIF contributions* to be made by each taxing authority, the term of the CRA (initially limited to 30 years), and distribution of revenues to the contributing taxing authorities if projects cannot be fulfilled, among other terms.

*More recently, Miami-Dade County has favored the creation of 50% TIFs.

5. Both County and City would then need to create a Trust Fund ordinance for deposit of TIF revenues for the life of the CRA, pursuant to Fla. Stat. 163.387.