

**MINUTES**  
**NW 59th Ave TIF Workshop**  
**March 29, 2021**  
**6:30 P.M.**  
**Government Center**  
**6601 Main Street**  
**Miami Lakes, Florida 33014**

**1. Call to Order:**

Meeting was called to order at 6:45 p.m.

Present at the workshop was: Councilmember Luis E. Collazo. Councilmember Carlos O. Alvarez, Councilmember Josh Dieguez, Councilmember Tony Fernandez, Councilmember Marilyn Ruano, Vice Mayor Rodriguez, and Mayor Manny Cid were absent.

Also present at the workshop were: Town Manager Edward Pidermann; Deputy Town Manager Tony Lopez; Principal Town Planner Susana Alonso; Public Works Director Carlos Acosta; Town Clerk Gina M. Inguanzo; Deputy Town Clerk Victoria Martinez; and Deputy Town Attorney Lorenzo Cobiella.

**2. Moment of Silence:**

None.

**3. Pledge of Allegiance:**

None.

**4. Public Comments:**

None.

**5. Items for Discussion:**

Deputy Town Attorney, Lorenzo Cobiella gave a presentation about tax increment financing (TIF). He shared a brief history of tax increment financing and how it began in California. It was slowly incorporated in other states as a method to pay for redevelopment through increased ad valorem tax revenue from the redevelopment. TIFs can be used in two ways; pay as you go or pay as you use, and Mr. Cobiella explained both options. He also explained how to determine if a TIF is a necessity by defining blighted areas. An area must meet the definition of a blighted area to qualify for a CRA and without a CRA a municipality cannot take advantage of tax increment financing.

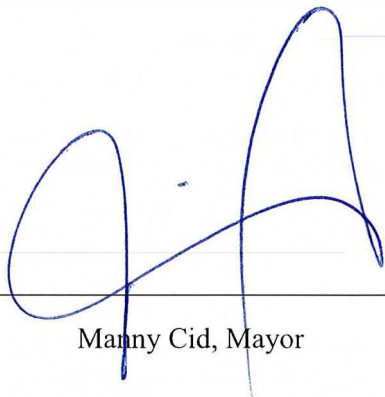
Principal Town Planner, Susana Alonso talked about the NW 59th Avenue Project. She explained if TIFs were going to be considered, the project would cover a larger area to revitalize it and add more economic growth. Mr. Cobiella then stated in the presentation that staff spoke to consultants about creating a CRA for the area and they were told that the area would most likely not meet the requirement of a necessity. Therefore, the Town Manager, Edward Pidermann explained other possibilities for the area since tax increment financing does not qualify for the NW 59th Avenue Project.

Councilmember Collazo posed questions to the Deputy Town Attorney, Lorenzo Cobiella and Deputy Town Manager Tony Lopez in regard to tax increment financing for the NW 59th Avenue area in Miami Lakes. Staff provided clarity to Councilmember Collazo in regard to the topic and Councilmember Collazo thanked Town Staff for their time, hard work, and thought that went into the workshop presentation.

**6. Adjournment:**

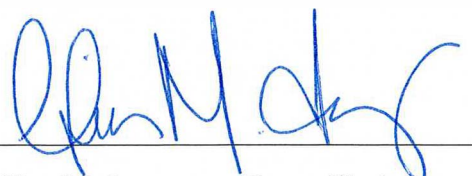
This meeting was adjourned at 7:27 p.m.

Approved this 12<sup>th</sup> day of April 2022.



Manny Cid, Mayor

Attest:



Gina M. Inguanzo, Town Clerk