Agenda Item #: 5D2

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:	March 13, 2018	[] Consent [] Ordinance	[X] Regular [] Public Hearing			
Department:	Department of Housing and Economic Sustainability					

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: Approve eligible Opportunity Zones census tracts to be approved by the Governor in Palm Beach County.

Summary: The Federal Tax Cuts and Job Act (the ACT) was signed into law on December 22, 2017. Included in the ACT was legislation that created Opportunity Zones, a federal tax incentive designed to subsidize private investment in distressed areas designated by the Governor. Eligible areas closely mirror census tracts as identified in U.S. Department of Housing and Urban Development grants and New Markets Tax Credit program. The incentive provides investors an up to nine-year deferral of capital gain reductions for investments located in an Opportunity Zone. Eligible investments under the ACT include commercial businesses and affordable housing rental developments. ACT states that up to twenty-five percent (25%) of each State's qualified census tracts will be eligible to receive this designation. The Governor must identify the areas in the State to the U.S Treasury by March 21, 2018. The U.S. Treasury Department will then establish the final guidelines for the Opportunity Zones. Staff has identified approximately twenty-nine percent (29%) of the County's eligible census tracts for consideration to be presented to the Governor. (Attachment 1). These census tracts were selected from eligible Opportunity Zones designated in Palm Beach County and based on areas identified for potential economic development and for mixed-income or affordable rental housing developments. This is a Federal Program requires no local match. Countywide (JB)

Background and Justification: Palm Beach County utilizes numerous Business Federal Loan Programs and incentives to realize economic development and create jobs in Palm Beach County. Designation of Opportunity Zones will provide an additional incentive to be layered on existing investments to grow businesses and create affordable rental housing.

Attachment(s): 1. Recommended Palm Beach County Eligible Opportunity Zone Tracts.	
Recommended By: Department Director	3/7/18 Date
Approved By:	3/9/8 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

		1	T	1			
Fiscal Years	2018	2019	2020	2021	2022		
Capital Expenditures							
Operating Costs							
External Revenues							
Program Income							
In-Kind Match (County)							
NET FISCAL IMPACT	*						
# ADDITIONAL FTE POSITIONS (Cumulative)							
ls Item Included In Currer Does this Item include the	nt Budget? e use of Fed	deral funds?	Yes	No X No X			
Budget Account No.:							
Fund Dept Ui	nitOI	oject	Program Cod	le/Period			
B. Recommended Sou	ırces of Fur	nds/Summa	y of Fiscal I	mpact:			
* No fiscal impact i	s associate	d with the a	oproval of th	is item.			
C. Departmental Fisca	al Raviow:	P	0				
C. Departmental Fiscal Review: Beverley Reid, Fiscal Manager I							
	III. <u>RE</u>	VIEW COMN	<u>IENTS</u>				
A. OFMB Fiscal and/o	r Contract E	Developmen	t and Contro	l Comments	:		
OFMB (B) 3/Y/19	- 3/8/18 5 947 8/2/2	galaliz Cont	ract Develop	ment and Con	3 18 118 ntrol		
3. Legal Sufficiency:			7/3/	10 (10			
Assistant County Att	3 9 orney	8					
C. Other Department F	Review:						
Department Director		_					

Recommended Census Tracts for Opportunity Zone Designation

Commission Distrct	Total # C. Tr - OZ Elig Tracts*	Selected C. Tr	Location	C.Tract Boundaries	Bound in >1 County Dist	Notes
1 3 out of 4		1004	Riviera Beach & Uninc PBC	N: NL Bl; S: S Bch Bl; E: Garden Rd; W: Mil Tr	Yes, partially in District 7 - See below	Incl industrial area E. of I-95
	1101	Lake Park	N: North Lk; S: Slv Bch Rd; E: US 1; W: FEC	Districts 1 & 7	Commercial along N Lake Blvd & US 1	
		1301	Lake Park & Riviera Beach	N: Noth Lk; S: Blue Heron; E: FEC; W: Canal	Districts 1 & 7	Commercial along N Lake Blvd, Congess Ave & Old Dixie Hwy
		2900	Uninc PBC (Westgate)	N: Okee Bl; S: W Gate Ave; E: I-95; W: Congr Ave	Yes, partially in District 7 - See below	Predominantly resid but incl busin on S. side Okee Bl & N. side of W Gate Ave
2	4 out of 24	3000	Uninc PBC (Westgate)	N: Oswego S: Belv Rd E: I- 95 W: Military Tr	Yes, partially in District 7 - See above	Mix of Industrial & Residential
2 2	4 Out 01 24	3201	Uninc PBC (WPB)	N: Belv Rd & line 1/2 way to SR 80; S: SR 80; E: Haveh Rd; W: FL TP	No	Industrial & Comm property in vicinity of Belvedere/Jog
		4101	Palm Springs	N: Summit Bl; S: FH Bl; E: Congr Ave; W: Mil Tr	Yes, partially in District 3 - See below	Mix of residential & commercial; includes Congress Ave corridor
		4101	Palm Springs	N: FH Bl; S: Purdy Ln; E: Congr Ave; W: Mil Tr	Yes, partially in District 2 - See above	Redevel opport along Congr Ave & Mil Tr
		4500	Lake Worth/ Uninc PBC	N: 10th Ave N; S: Lk Worth Rd; E: I-95; W: Mil Tr	No	Incl Lake Worth Park of Commerce & Congress Ave corridor
3	6 out of 14	4402	Lake Worth	N: 10th Ave; S: Lucerne; E: FEC; W: CSX	No	Just east of the POC, I-95 & 10 Ave N; some commercial just E of I-95.
		4702	Greenacres	N: LW Rd; S: Melaleuca Ln; E: Mil Trl; W 55th St S	No	Residential w/possible commercial development W of Military Trail.
		5101	Lake Worth	N: Lucerne; S: 6th Ave; E: FEC; W: CSX	No	Primarily residential; access from I-95 & 6th Ave S
		5102	Lake Worth		Yes, partially in District 7 - See above	Primarily residential; US 1 & 6th Ave S
4	1 out of 7	7100	Boca Raton	N: Sp River Bl; S: Glades Rd; E: Canal; W: I-95	No	FARDA located within tract
5	1 out of 11	5931	Uninc PBC (Delray Beach)	N: Atl Ave; S: Canal; E: Canal; W: Jog Rd	No	Non-resid devel opport along Jog Rd & Atl Ave; low-income rental
6 5		8301	Uninc PBC & South Bay	N: Lake O Coast, S: 827; E: Lake O Coast; W: PNC County Line	No	Includes the Pahokee Marina
		8302	Belle Glade/ South Bay/ Uninc PBC	S. Bay. B. Glade & Uninc-	No	Incl 850 acre ILC & S Bay Park of Commerce
	5 out of 11	8101	Belle Glade/	E & W sides of Main St/SR 80 in B. Glade	No	Incl prison site & B. GL Business Park
		8002	Pahokee/ Uninc PBC	Pahokee, W. border Lk Okee	No	Incl SW section of Marina; DT Pahokee; Old Everglades Hospital
		8001	Pahokee/ Uninc PBC		No	Incl NE section Marina
		1002	Riviera Beach & West Palm Beach	N: Beeline Hwy; S: 45th St; E: I-95; W: FL TRPK	No	Industrial area on dyer blvd and more east of military.
		1004		N: S. Bch Rd; S: Bl Heron Bl; E: Garden Rd; W: Mil Tr	Yes, partially in District 1 - See above	Incl industrial area E. of I-95
		1101	Lake Park	N: North Lk; S: Slv Bch Rd; E: US 1; W: FEC	Districts 1 & 7	Commercial along N Lake B & US 1
	ļ	1200		N: S. Bch Rd; S: Bl Heron Bl; E: Intracoastal; W: Old Dixie Hwy	No	Mostly residential with the eastern portion comprised of commercial zoning.

Recommended Census Tracts for Opportunity Zone Designation

		1301		N: Noth Lk; S: Blue Heron; E: FEC; W: Canal	Districts 1 & 7	Commercial along Congress, N Lake Ave & Dixie Hwy
·	1302	Riviera Beach	N: Sil Bch Rd; S: Blue Heron; E: Bar Obama Hwy; W: S Ave	No	Primarily residential	
	1404	Riviera Beach	N: Bl Heron Bl; S: MLK Jr Hwy; E: Old Dixie Hwy; W: I- 95	No	Mix of Industrial & Residential	
7	7 18 out of 41	1403	Riviera Beach	N: DMLK blvd; S: City border; E: Bar Obama Hwy; W: I-95	No	Commercial along MLK
,		1402	Mangonia Park/ WPB	N: 1st St; S: 45th; E: FECRR; W: I-95		Incl SSt. Mary's Med CTR; Old Jai-Alai; adjacent to Tri-Rail Station
		2200	WPB	N: 25th St; Ş: PBL Blvd; E: FECRR; W: Seaboard coastline RR	No	industrial/residential mix bordered by two railroads.
		2300	Northwood - WPB	N: 24th; S: Royal Pk Br/6th St; E: Intracoastal; W: FECRR	No	Incl Northwood Village Redevel project/CRA & Good Samaritan Med Ctr
		2400	Pleasant City - WPB	N: PB Lks Bl; S: Banyan Bl: E: FECRR; W: Tamarind Ave	No	Just N of DT WPB, Redevel already taking place
		2900	Uninc PBC (Westgate)	N: Okee BI; S: W Gate Ave; E: Congr ave; W: Mil Tr	Yes, partially in District 2 - See above	Predominantly residential; Incl businesses on S. side Okee BL & N. side W Gate Ave
		5102	Lake Worth	N: 6th Ave S; S: Truman; E: Dixie; W: CSX	Yes, partially in District 3 - See above	Primarily residential; Dixie runs along E side of tract.
		3000		N: Oswego S: Belv Rd E: I- 95 W: Military Tr	Yes, partially in District 2 - See above	Mix of Industrial & Residential
		6201	Boynton Beach	N: BB BI; S: Woolbr Rd; E: FECRR: W: I-95	No	Incl Town Square Redevl project/CRA & old High School
		6801	Delray Beach	N: Atlantic Ave; S: Linton Blvd; Dixie Hwy; CSX	No	Long-time priority area for the city and the CRA, etc. See email from Joan

^{*} Includes census Tracts in part or whole; Note that census tracts in eastern PBC are significantly smaller than in the western area of the county.