

MEMORANDUM

Agenda Item No. 8(G)(3)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

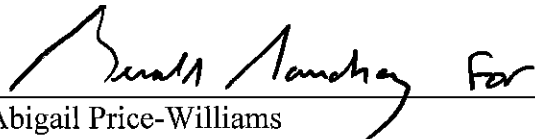
DATE: February 6, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2017-18 budget for the
N.W. 79th Street Corridor
Community Redevelopment
Agency in the amount of
\$495,125.00

Resolution No. R-98-18

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Housing and Social Services Committee.


Abigail Price-Williams
County Attorney


APW/smm

Memorandum



Date: February 6, 2018

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: NW 79th Street Corridor Community Redevelopment Agency FY 2017-18 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the NW 79th Street Corridor Community Redevelopment Agency's (Agency) FY 2017-18 budget for the NW 79th Street Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$495,125. The Board must approve the Agency's budget prior to the Agency expending any funds.

Scope of Agenda Item

The Area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Vice Chairwoman Audrey M. Edmonson, respectively.

Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. For FY 2017-18, the Countywide TIF payment into the Agency's Trust Fund is \$243,760 and the unincorporated municipal service area (UMSA) TIF payment to the Trust Fund is \$100,719.

The County will continue to make annual payments to the Agency based on each year's growth of ad valorem revenues over the base year until both the Agency and Area sunset in 2039.

Track Record/Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2017-18 budget.

Background

On May 5, 2009, the Board adopted Resolution No. R-566-09, which established the boundaries of the Area and declared the Area to be slum or blighted. On July 19, 2011 the Board approved establishment of the Agency by adopting the Agency's Community Redevelopment Plan (Plan), through Resolution No. R-604-11, and the funding of the Plan when it enacted Ordinance No. 11-55, which created the Agency's Redevelopment Trust Fund (Trust Fund).

The Agency held its first meeting on September 12, 2011. On October 3, 2011, the Agency approved an Interlocal Cooperation Agreement (Interlocal) with the County, which grants the Agency certain redevelopment powers. The Interlocal was subsequently approved by the Board on January 24, 2012 through Resolution No. R-95-12. The Interlocal requires the Agency to submit, for County approval, an annual budget for the implementation of their Plan.

The Agency approved their FY 2017-18 budget of \$495,125 on July 12, 2017. The budget includes revenue sources of County TIF, \$243,760; UMSA TIF, \$100,719; carryover from prior fiscal years, \$149,946; and \$700 in interest earnings.

Administrative expenditures total \$38,800 and, excluding the 1.5 percent County Administrative Charge (\$5,167), represent 11 percent of TIF revenues; satisfying the not-to-exceed 20 percent cap in administrative expenditures stipulated by the Interlocal Agreement. Administrative expenses are for direct County support (\$25,000) advertising, newspaper and notices (\$6,600), office supplies (\$5,000), meeting expenses (\$2,000); and local travel (\$200).

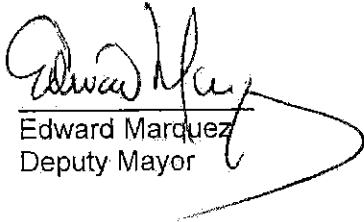
Operating expenses total \$191,800 and include:

- \$50,000 for administrative and programmatic support;
- \$50,000 for an economic development consultant;
- \$40,000 for a portion of the costs associated with the creation of the Agency, and will continue to be deducted until the remaining creation expenses of \$190,656 have been reimbursed;
- \$25,000 for marketing and promotional activities;
- \$15,000 for printing, publishing and social media activities;
- \$10,000 for legal services;
- \$1,000 for meeting room expenses; and
- \$800 for professional memberships and a special district fee imposed by the State of Florida.

The Agency's Capital expenses total \$240,000 and include: \$75,000 for land appraisals, acquisitions and development; \$75,000 for infrastructure improvements and \$90,000 for corridor façade and business training programs.

This budget also includes a reserve of \$19,358.

Attachments



Edward Marquez
Deputy Mayor

Mayor05817

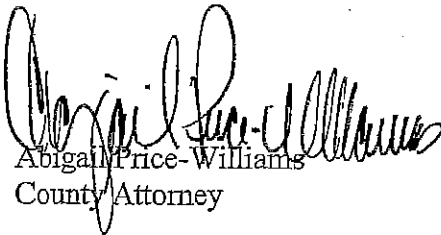


MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: February 6, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(G)(3)

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 ____, 3/5's ____, unanimous ____) 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. 8(G)(3)
2-6-18

RESOLUTION NO. R-98-18

RESOLUTION APPROVING THE FISCAL YEAR 2017-18
BUDGET FOR THE N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY IN THE
AMOUNT OF \$495,125.00

WHEREAS, the Board of County Commissioners (“Board”) desires to approve the annual budget for Fiscal Year 2017-18 for the N.W. 79th Street Corridor Community Redevelopment Agency (“Agency”) in the form attached hereto as Attachment 1 and incorporated herein by reference; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency’s annual adopted budget for Fiscal Year 2017-18 totaling \$495,125.00 in the form attached hereto as Attachment 1 and incorporated herein by reference.

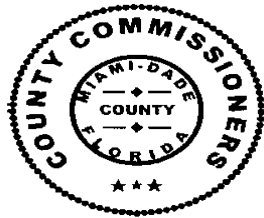
The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman	aye		
Audrey M. Edmonson, Vice Chairwoman	aye		
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	nay
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	absent	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of February, 2018. 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

HARVEY RUVIN, CLERK

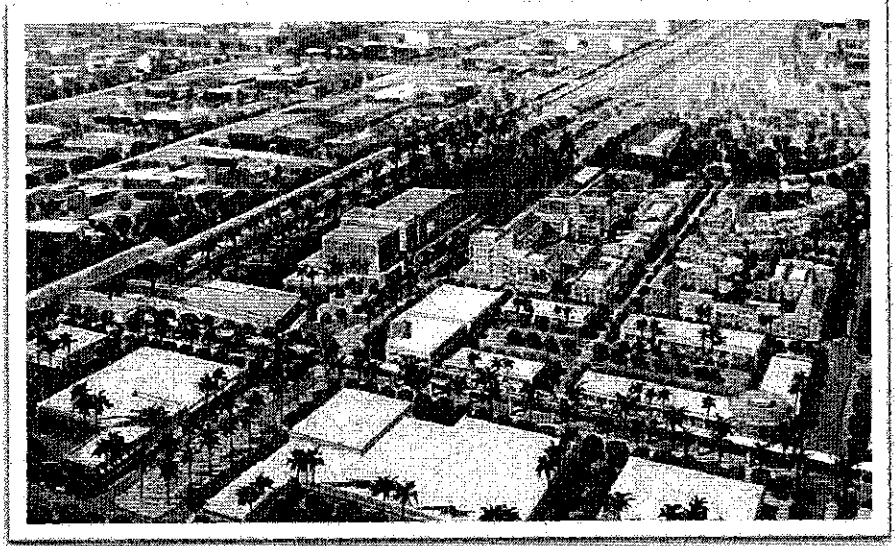


Christopher Agrippa

By: _____
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

Terrence A. Smith



**NW 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT AREA
FY 2017-2018 BUDGET NARRATIVE**

CRA Board Members

Oliver L. Gross, Chairman

Ron Frazier, AIA

Gabriel Salazar, AIA

Rasha Soray-Cameau, MBA

Ronda Vangates, Esq.

www.miamidade.gov/redevelopment/nw-79th-street-corridor.asp



NW 79th Street Corridor
Community Redevelopment Agency
FY 2017-18 Proposed Budget

Introduction and Overview

Chapter 163, Part 3 of Florida State Statutes, known as the “Community Redevelopment Act of 1969” authorized local governments to establish Community Redevelopment Agencies to revitalize areas designated as slum and blight.

The NW 79th Street Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2009. On May 5, 2009, the Miami-Dade County (County) Board of County Commissioners (BCC) adopted Resolution R-566-09, which declared the 79th Street area as slum or blighted and further declared the rebuilding, rehabilitation, conservation and redevelopment of the Area as necessary to eradicate slum and blight. On July 19, 2011, the BCC adopted the CRA’s Redevelopment Plan (Plan) through Resolution R-604-11 and established a CRA Board and Trust Fund for the CRA through Ordinance No. 11-55.

The CRA held its first meeting on September 12, 2011 and on October 3, 2011, adopted the Interlocal Agreement between the County and the CRA which granted the CRA certain redevelopment powers. The Interlocal Agreement was approved by the County’s Internal Management and Fiscal Responsibility Committee at the December 13, 2011 meeting and the BCC on January 24, 2012.

At the September 20, 2011 BCC meeting, Commissioner Jean Monestime allocated \$20,000 from his office funds to the CRA for their use. This allocation had been the CRA’s sole source of revenue. In order to further implementation of its redevelopment plan, the CRA urged the BCC to convey certain county-owned parcels to the CRA. In February of 2014, the BCC, via Resolution No. R-241-14 conveyed a parcel of land to the CRA to be used as an incentive to attract developers interested in creating new jobs in part through the construction of facilities for new retail, office and industrial use within the redevelopment area. During FY 2014-15, the CRA issued a Request for Proposals (RFP) for development on this parcel of land. Eco Building Solutions, the sole responder to the RFP, offered to construct a mixed use, residential land office/commercial building. Unfortunately, the negotiations with Eco Building Solutions did not materialize and the CRA re-conveyed the parcel back to the County.

Tax Base Growth and Proposed Budget

Based on the preliminary tax roll received from the Property Appraiser for 2016 the value of the area is \$450,139,645, which represents a 9 percent increase from the 2016 Preliminary Tax Roll. Overall, the CRA’s taxable values have increased approximately 13 percent, from its 2011 base year value of \$395,158,830.

Adopted Budget FY 2017-18

On July 12, 2017, the CRA approved the FY 2017-18 budget in the amount of \$495,125. The county-wide contribution to the trust fund for FY 2017-18 is \$243,760. The unincorporated contribution to the trust fund is \$100,719. There is a carryover balance of \$149,946 and projected interest income totaling \$700 for the year.

Additionally, the CRA requested that County staff forward the adopted budget to the BCC as required by the Interlocal Agreement between the CRA and the County.

A. Administrative Expenses - \$43,967

1. Direct County Support – \$25,000

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives. Because the CRA had not received any TIF funding, until FY 2016-17, the County had not charged the CRA for direct administrative expenses. For FY 2017-18, the County will bill the CRA \$25,000 for administrative support. The remaining administrative support expenses for prior years will continue to be billed to the CRA in future fiscal increments, so long as funding is sufficient for CRA programming and administration.

2. Advertising, Printing, and Mail Services - \$6,600

Expenses relating to advertisements, printing and mail services.

3. County Administrative Charge - \$5,167

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of their County's tax increment contribution.

4. Office Supplies - \$5,000

Office-related supplies.

5. Meeting Room and Travel Costs - \$2,200

B. Capital Expenses - \$240,000

1. Infrastructure Improvements - \$75,000

Investment in upgrades to sidewalks, lighting and green spaces.

2. Land Appraisal/Acquisition/Development - \$75,000

Funding designated for the acquisition of any property.

3. Corridor Façade Improvement Program - \$50,000

Improvement grants of up to \$5,000 each will be awarded to qualified businesses to support commercial façade enhancements within the CRA district.

4. Business Training Program - \$40,000

Invest in training programs that are designed for businesses interested in building capacity in the hospitality, trade and logistics industries.

C. Operating Expenses - \$191,800

1. Administrative and Program Support - \$50,000

The CRA will engage the services of a Community Liaison and Program Assistant.

2. Professional Services - \$50,000

Retaining consultants to develop a master plan for Poinciana; to support Business Improvement District (BID) exploration; charrettes, and community marketing campaign.

3. Creation Expenses - \$40,000

In FY 2017-18 the CRA will reimburse the County \$40,000 which represents a portion of the creation and other related expenses associated with the CRA of approximately \$260, 656. Since the CRA had not received any TIF funding until last fiscal year, the County had not charged the CRA for these expenses. For FY 2016-17, the CRA reimbursed the County \$30,000. As in the case of the direct County Support funding, the CRA will reimburse the County in installments for the creation expenses until the remaining has been repaid.

4. Marketing and Promotion - \$25,000

Promote special community events in which the CRA is the lead organization or partner; marketing area to potential developers and promoting local businesses.

5. Printing, Publishing & Social Media - \$15,000

Producing video documenting history of area; press releases; using social media platforms to market events and inform community. Also publication of reports and documents.

6. Legal Services - \$10,000

Cost for legal services beyond County legal support

7. Meeting Room Expenses - \$1,000

The CRA currently meets in the Arcola Lakes library. These costs are associated with expenses charged by the library to hold the meetings at that location.

8. Memberships and State Fees - \$800

All CRAs are required by the State of Florida to pay a Special District fee of \$175. Additionally, there is \$495 budgeted for membership in the Florida Redevelopment Association.

D. Reserve - \$19,358

The CRA is placing this amount in reserve until such time as projects which promote the mission of the CRA are identified. The CRA will focus on building awareness of and promotion of the development in the Area through community visioning meetings by involving community stakeholders and other organizations interested in the development of the Area.

**NW 79th Street
Community Redevelopment Agency
FY 2017 - 2018 Proposed Budget**

(FY 2017-18 begins October 1, 2017)

	FY 16-17 Adopted Budget	FY 16-17 Projected Budget	FY 17-18 Proposed Budget
Revenues			
UMSA Tax Increment Revenue (TIR)	53,888	53,888	100,719
County Tax Increment Revenue (TIR)	130,419	130,419	243,760
Carryover from prior year	(2,597)	-	149,946
Interest earnings	100	450	700
Revenue Total	181,810	184,757	495,125
Expenditures			
Administrative Expenditures:			
Employee salary and fringe	-	-	-
Contractual Services (Economic Dev. Coord.)	-	-	-
Printing and publishing	500	-	-
Meeting Costs			2,000
Advertising, Newspaper and Notices		143	6,600
Travel (includes Educational Seminars)			200
Office Supplies			5,000
Other Admin. Exps (Direct Cnty Support)	-		25,000
(A) Subtotal Admin Expenses	500	143	38,800
County Administrative Charge at 1.5%	2,765	2,765	5,167
(B) Subtot Adm Exp & County Charge	3,265	2,908	43,967
Operating Expenditures:			
Repayment for FON and Plan	30,000	30,000	40,000
Memberships and State Fee	670	670	800
Contractual services			
Printing, Publishing & Social Media			15,000
Marketing & Promotional Events	-	-	25,000
Meeting Room Expenses	700	600	1,000
Legal Services	-	-	10,000
Administrative & Program Support			50,000
Professional Services			50,000
Property Maintenance	-	575	-
Property Assessment and Fees	100	58	
Corridor Façade Program	-		50,000
Business Training Programs Support			40,000
Land Appraisal / Acquisition			75,000
Infrastructure			75,000
(C) Subtotal Oper. Expenses	31,470	31,903	431,800
(D) Reserve			19,358
Expenditure Total (B+C+D)	34,735	34,811	495,125
Cash Position (Rev-Exp)	147,075	149,946	(0)

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