

MEMORANDUM

Agenda Item No. 8(G)(2)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: June 21, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the
Fiscal Year 2022-2023 budget
for the West Perrine Community
Redevelopment Agency and the
West Perrine Community
Redevelopment Area in the total
amount of \$4,336,796.00

Resolution No. R-517-23

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: June 21, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: West Perrine Community Redevelopment Agency FY 2022-23 Budget

Executive Summary

As required by Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies, and any amendments to the budgets. This item seeks approval of the West Perrine Community Redevelopment Agency's (Agency) fiscal year (FY) 2022-23 budget for the West Perrine Community Redevelopment Area (area) in the amount of \$4,336,796.

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2022-23 budget for the area. The Agency's budget includes revenues and expenditures in the amount of \$4,336,796. The Board must approve the Agency's budget prior to the Agency expending any funds as required by section 163.387, Florida Statutes.

Scope of Agenda Item

The area lies within Commission District 9, represented by Commissioner Kionne L. McGhee.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor's designee.

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. The countywide TIF payment to the Agency's trust fund is \$1,152,078 and the unincorporated municipal service area (UMSA) TIF payment into the trust fund is \$476,021. 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 through 2046 when the Agency and the area sunset.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's and the area's FY 2022-23 budget.

Background

On March 1, 2005, the Board adopted Resolution No. R-212-05, declaring a geographical area in south Miami-Dade County as slum and blight. On June 5, 2007, the Board adopted Resolution No. R-745-07 appointing itself as the board of commissioners of the Agency; Resolution No. R-744-07, which approved the redevelopment plan for the area; and Ordinance No. 07-79, which created the trust fund. On July 3, 2012, the Board adopted Resolution No. R-598-12, which delegated certain redevelopment powers to the Agency, including, but not limited to, the power to appropriate fund and make expenditures in accordance with applicable law. On July 14, 2016, the Board also approved an amendment to the Agency's plan and

extended the life of the Agency until September 30, 2046. On May 3, 2022, the Board adopted Ordinance No. 22-46 creating the Agency as a public body corporate and politic in accordance with section 163.356, Florida Statutes. Additionally, on November 7, 2022, the Board adopted Resolution No. R-1130-22 appointing commissioners to the Agency's board.

The County administration is in the process of negotiating an interlocal agreement with the Agency to delegate certain redevelopment authorities. The interlocal agreement will be submitted to the Board as a separate item.

Fiscal Year 2022-23 Budget

On January 25, 2023, the Agency adopted Resolution No. CRA-01-23 (Attachment A), which approved the Agency's FY 2022-23 budget of \$4,336,796 for the area. The budget includes \$1,152,078 in revenue sources of County TIF, \$476,021 in UMSA TIF, carryover funds of \$2,688,697 and \$20,000 in interest earnings.

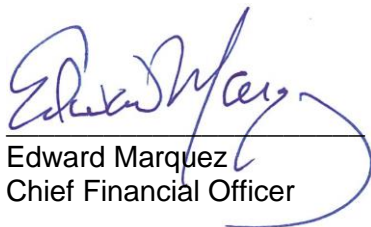
Administrative expenditures total \$143,241, which includes direct County support (\$100,000); audits & studies (\$25,241); travel, educational seminars & conferences (\$5,000); advertising & notices (\$5,000); meeting room expenses (\$5,000); printing & publishing (\$500); web-based software services (\$2,500). Administrative costs represent approximately 3 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$24,421).

Operating expenses total \$2,706,925 including:

- \$600,000 for non-profit organizations, including maintenance and operational support to the Historic Bethel House Museum and the Richmond Perrine Optimist Club
- \$400,000 for commercial redevelopment grants
- \$350,000 for residential improvement grants
- \$300,000 for beautification grants
- \$300,000 for infrastructure improvements
- \$200,000 for workforce training and job creation programs
- \$200,000 for innovative community policing
- \$100,000 for contractual services for finding of necessity/expansion/redevelopment plan update
- \$100,000 for community space
- \$75,000 for contractual services for grants administrator
- \$50,000 for marketing and promotion
- \$30,000 for legal services
- \$1,375 for memberships and fees
- \$550 for ground maintenance and non-ad valorem taxes (special lighting district)

The budget also includes a contingency reserve of \$1,462,209.

Attachments



Edward Marquez
Chief Financial Officer

RESOLUTION NO. CRA-01-23

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING THE AGENCY'S AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA'S BUDGET FOR FISCAL YEAR 2022-23 TOTALING \$4,336,796.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS FOR APPROVAL

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, 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 West Perrine Redevelopment Agency's and the West Perrine Community Redevelopment Area's budget for Fiscal Year 2022-23 totaling \$4,336,796.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. This Board hereby authorizes the Executive Director or Executive Director's designee to submit the budget approved herein to the Miami-Dade County Board of County Commissioners ("County Commission") for approval, and to make any necessary adjustments to the budget to account for any corrections due to the carryover for the budget and final action by the County Commission on the County's final budget.

Section 4. This resolution shall take effect immediately upon approval.

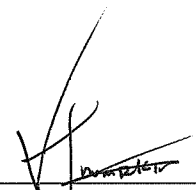
The foregoing resolution was offered by Leviticus L. Gilliard, who moved its adoption. The motion was seconded by Rhonda Richardson-Comer and upon being put to a vote, the vote was as follows:

Leviticus L. Gilliard, Chair Yes
Tyreke Spann, Vice Chair Yes

Rhonda Richardson-Comer Yes Taj C. Echoles Absent
Veronica Thompkins Yes

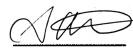
The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2023.

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: 

Veronica Thompkins
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: June 21, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(2)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(2)
6-21-23

RESOLUTION NO. _____ R-517-23

RESOLUTION APPROVING THE FISCAL YEAR 2022-2023
BUDGET FOR THE WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND THE WEST PERRINE
COMMUNITY REDEVELOPMENT AREA IN THE TOTAL
AMOUNT OF \$4,336,796.00

WHEREAS, section 163.387, Florida Statutes, requires the West Perrine Community Redevelopment Agency (“Agency”) transmit its adopted annual budget to this Board for approval; and

WHEREAS, on January 25, 2023, the Agency adopted the Agency’s Fiscal Year 2022-23 budget (“budget”) for the West Perrine Redevelopment Area (“redevelopment area”) through Resolution No. CRA-01-23; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2022-23 for the redevelopment area, totaling \$4,336,796.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference; and

WHEREAS, this Board desires to accomplish the purpose 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 recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2022-23 budget for the West Perrine Community Redevelopment Agency and the West Perrine Community Redevelopment Area, in the total amount of \$4,336,796.00, which is attached hereto as Exhibit 1 and incorporated herein by reference.

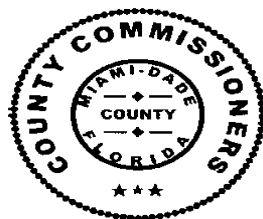
The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	absent		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	absent	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	absent
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of June, 2023. 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

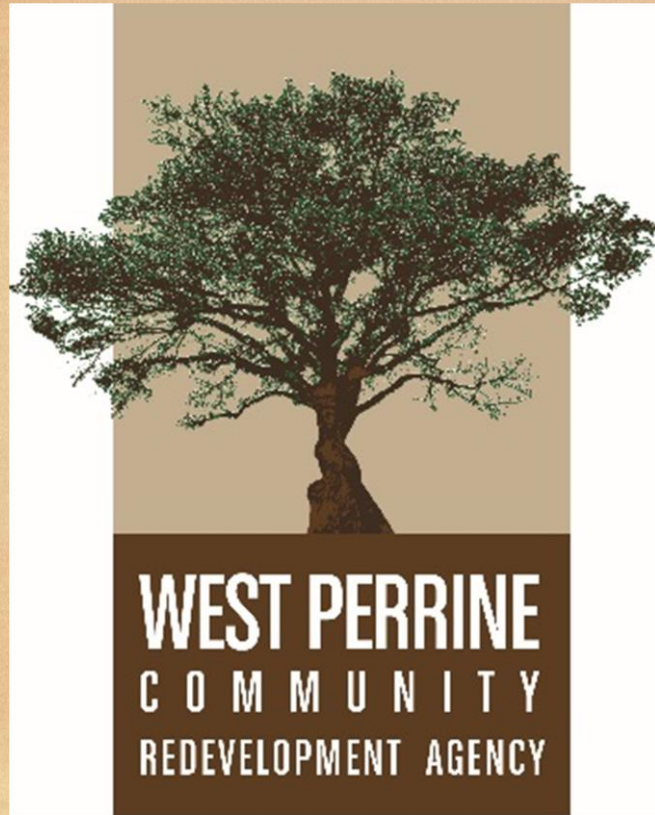
JUAN FERNANDEZ-BARQUIN, CLERK



By: Basia Pruna
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

Terrence A. Smith



FISCAL YEAR 2022-23 BUDGET
FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA

Proposed Budget for Fiscal Year 2022-23

Revenues - \$4,336,796

The Agency’s proposed budget for FY 2022-23 is \$4,336,796. Revenues include a countywide tax increment revenue payment of \$1,152,078, an unincorporated area tax increment payment of \$476,021, carryover funding \$2,688,697 and projected interest earnings \$20,000.

Expenditures - \$4,336,796

Administrative Expenses - \$143,241

1. Audits (\$25,241)

Florida Statute requires that the Agency’s revenues and expenses be audited annually by an external auditor to ensure compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.

2. Advertising, Notices & Printing Materials (\$5,500)

Set aside for any advertising, printing, and mailing materials that may be required as a result of the Agency’s activities.

3. Grants Software (\$2,500)

The Agency’s grant programs will be integrated within a web-based software for ease access by the public and staff processing. This allocation covers the software annual fee.

4. Meeting Rooms (5,000)

Cover cost associated with the logistics relating to conducting CRA Board meetings.

5. Travel (\$5,000)

Travel the annual Florida Redevelopment Association Conference, and events geared towards economic development that provide access to investors and developers to market the redevelopment area.

6. Direct County Support (\$100,000)

This line item covers expenses incurred by the County’s Office of Management and Budget relating to operations of the Agency, including preparing meeting agendas, overseeing the Agency’s Trust Fund, processing invoices, and coordinating with County Departments to implement the Agency’s initiatives.

County Administrative Charge - \$24,421

1. County Administrative Charge (\$24,421)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County’s tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$143,241 and represent less than 20 percent of total expenditures.

Operating Expenses - \$2,706,925

1. Membership and State Fee (\$1,375)

The Agency is required by the State of Florida to pay a Special District fee (\$175). The Agency is also a member of the Florida Redevelopment Association and pays annual dues (\$1,200).

2. Contractual Services (\$100,000)

For professional services to conduct a Finding of Necessity Study for a possible expansion of the redevelopment area and amend the Agency's Redevelopment Plan.

3. Infrastructure Improvements (\$300,000)

This allocation will fund improvements within the Area. Additionally, this can be used to seek match funding from the Florida Department of Transportation for a beautification grant project within the redevelopment area.

4. Landscape Enhancement & Ground Maintenance (\$500)

For ground maintenance and litter removal from Agency's vacant lot.

5. Marketing (\$50,000)

A marketing and branding study is essential to identify how best to promote the Area for target further redevelopment, as well as creating a website to highlight the Agency's programs and the area's redevelopment opportunities.

6. Legal Services (\$30,000)

For legal services to review and/or prepare documents, resolutions, contracts, and represent the Agency in meetings with County staff.

7. Residential Redevelopment Grant Program (\$350,000)

The Agency created a Residential Rehabilitation Program in 2011. The program is intended to provide financial assistance to qualified resident-owners of detached single-family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In prior years, the Agency has partnered with Rebuilding Together to provide repairs to homes in the area. Rebuilding Together has identified four homes that can benefit from rehab, and which meet the Agency's guidelines for funding.

8. Commercial Redevelopment Grants (\$400,000)

The Agency created a Commercial Rehabilitation Program in 2011. The program provides funding for upgrades to existing structures or commercial property in the Area. To be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the

violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

9. Beautification Grants (\$300,000)

The Agency will provide funding for local agencies to provide debris and garbage removal and beautification within the area. The agency will provide jobs to residents within the redevelopment area.

10. Grant Coordinator (\$75,000)

The Agency will enter into an agreement with a not-for-profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

11. Non-Profit Organizations Grants (\$600,000)

This amount provides for maintenance and operational support to the Historic Bethel House Museum and the Richmond Perrine Optimist Club; per the Agency's grant agreements adopted by Resolution Nos. CRA-1-20 and CRA-2-20, respectively. Both agreements provided for a two one-year option to renew. Fiscal Year 2022-23 is the last year for the grant agreements with both non-profit organizations.

12. Community Space (\$100,000)

The Agency will partner with a not-for-profit in the area to create a community center space for residents in the community to create a safe gathering space in the area.

13. Innovative Community Policing (\$200,000)

For the implementation of a community policing program to reduce crime in the area through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

14. Special Lighting District (\$50)

Payment of non-ad valorem assessment on the Agency's vacant land at the corner of SW 182nd Street and SW 102nd Court, folio number: 30-5032-014-0210.

15. Workforce Training / Job Creation Programs (\$200,000)

This allocation will be utilized to implement a labor force job training to enhance the area's future labor force development and job creation.

Reserves - \$1,462,209

The annual budget includes a contingency of \$1,462,209 for possible redevelopment opportunities.

West Perrine Community Redevelopment Agency

FISCAL YEAR 2021-22 END OF YEAR EXPENDITURES and PROPOSED FISCAL YEAR 2022-23 BUDGET			
	FY 21-22 ADOPTED BUDGET	FY 21-22 ACTUALS BUDGET	FY 22-23 PROPOSED BUDGET
REVENUES			
Carryover	1,737,350	1,723,458	2,688,697
TIF Revenues			
UMSA Tax Increment Revenue	332,256	332,256	476,021
County Tax Increment Revenue	804,131	804,131	1,152,078
Interest	2,000	12,584	20,000
Revenue Total	2,875,737	2,872,429	4,336,796
EXPENDITURES			
Administrative Expense			
Audit	-	25,241	25,241
Advertising and Notices	500	-	5,000
Printing & Publishing	500	-	500
Grants Software			2,500
Meeting Room Expenses			5,000
Mail Services	50	-	
Travel - FRA Annual Conference	-	-	5,000
Direct County Support	75,000	75,000	100,000
Subtotal Administrative Expense	76,050	100,241	143,241
County Administrative Charge (1.5%)	17,046	17,046	24,421
(A) Subtotal Admin and Admin Charge	93,096	117,287	167,662
Operating Expense			
F.R.A. Membership and State Fee	1,545	1,070	1,375
Contractual Services (Redevelopment Studies)	-	-	100,000
Land / Bldg. Acquisitions	-	-	-
Infrastructure Improvements	200,000	-	300,000
Landscape Enhancement & Ground Maintenance	-	176	500
Marketing, Website, Brochures	25,000	-	50,000
Legal Services	-	-	30,000
Residential Improvement Grants	200,000	-	350,000
Redevelopment Grants - Commercial	300,000	-	400,000
Beautification Grants	250,000	-	300,000
Grant Coordinator	75,000	-	75,000
Non-Profit Organizations	500,000	65,061	600,000
Community Space	100,000	-	100,000
Innovative Community Policing	-	-	200,000
Special Lighting District	-	137	50
Workforce Training / Job Creation Programs	-	-	200,000
Debt Payments	-	-	-
Reserves	1,131,096		1,462,209
(B) Subtotal Operating Expenses & Reserves	2,782,641	66,444	4,169,134
Expenditures Total (A+B)	2,875,737	183,731	4,336,796
Revenues Less Expenditures Total	-	2,688,697	0