

Memorandum



Date: May 18, 2010

To: Honorable Chairman Dennis C. Moss and
Members, Board of County Commissioners

Agenda Item No. 8(L)(1)(A)

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of the County Manager.

Subject: FY 2009-10 Budget for the North Miami Beach Community Redevelopment
Agency

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the North Miami Beach Community Redevelopment Agency's (CRA's) FY 2009-10 budget for the North Miami Beach Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$8,962,689.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the Area, which lies within Commission Districts 2 and 4.

Fiscal Impact / Funding Source

The CRA's revenue sources are generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as defined in Section 163.387 of the Florida State Statutes. The Countywide tax increment revenue into the CRA's Trust Fund for FY 2009-10 is \$711,475 and the City of North Miami Beach (City) tax increment revenue payment into the Trust Fund is \$1,046,817.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2009-10 Budget.

Background

On June 7, 2005, the BCC approved the establishment of the CRA when it approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-611-05 and the funding of the Plan when it enacted Ordinance No. 05-110 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the North Miami Beach CRA was also approved by the BCC on June 7, 2005. The Interlocal Agreement requires the CRA to submit for County approval an annual budget for the implementation of the Plan.

It is recommended that the BCC approve the CRA's FY 2009-10 budget of \$8,962,689 which was approved by the CRA and the City of North Miami Beach on September 22, 2009. The budget includes revenue sources of County tax increment revenues (\$711,475) and City tax increment revenues (\$1,046,817), carryover from prior years (\$7,022,554 million), and \$181,843 in interest earnings.

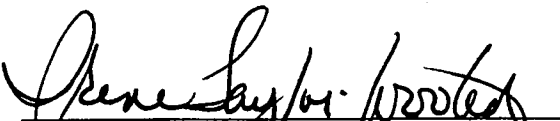
Administrative expenditures total \$233,395 and represent 13.3 percent of the total tax increment revenues from the County and City (\$1,758,292) excluding the 1.5 percent County Administrative Charge (\$10,672), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total \$8,696,861 and are described as follows:

- \$5,000,000 for land acquisition projects which may include the purchase of land for recreational use, and a multi-use retail development through a public/private partnership;
- \$1,992,000 for infrastructure improvements such as the Commercial Façade Improvement Program (\$500,000), Snyder Tennis Center Phase II Master Planning (\$550,000), Mischon Field Renovation (\$492,000), Taylor Park Renovation (\$300,000), and the CRA Way finding Signage Program (\$150,000);
- \$624,500 for debt service payments on two loans;
- \$457,298 for public safety such as the cost of two police officers, equipment, and cars (\$372,000), and one code compliance officer (\$85,298);
- \$208,392 for contractual services of professional consultants to implement redevelopment plans programs and strategies such as services for neighborhood economic action strategies and public outreach (\$102,000), Façade Improvement Initiative and Pilot Project Implementation (\$66,392), and Design of Entry Features / Public Signage (\$40,000);
- \$159,671 for the portion of salaries and fringes associated with the three CRA employees providing direct support to the redevelopment projects;
- \$85,000 for special events aimed at increasing business volume and residential interest in the redevelopment area such as the Halloween Celebration (\$13,000), Snowfest Holiday Celebration (\$10,500), Easter Sunday Fun Day (\$8,000), City Community Festival (\$31,000), Domestic Violence Walk (\$7,500), and grants to community organization events (\$15,000);
- \$84,000 for general legal services related to development agreements, oversight of the façade improvement program, and land acquisition initiative;
- \$60,000 for Hanford Boulevard maintenance services;
- \$26,000 for other operating expenditures such as printing, publishing, and marketing, and the CRA's contribution to special events

The CRA budget includes a \$21,761 contingency reserve.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on March 12, 2010 and unanimously recommended it for BCC approval.


Special Assistant to the County Manager

Attachments

cmo12310



MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

DATE: May 18, 2010

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(L)(1)(A)

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
- _____ Ordinance creating a new board requires detailed County Manager'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(L)(1)(A)
5-18-10

RESOLUTION NO. _____

**RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR
2009-10 FOR THE NORTH MIAMI BEACH COMMUNITY
REDEVELOPMENT AGENCY**

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County") and the North Miami Beach Community Redevelopment Agency (the "Agency") requires that the Agency transmit its adopted annual budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2009-10 for the North Miami Beach Community Redevelopment Area in the form attached hereto as Exhibit A 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 Agency's annual adopted budget for Fiscal Year 2009-10 related to the North Miami Beach Community Redevelopment Area in the form attached hereto as Exhibit A.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of May, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Shannon D. Summerset

CITY OF NORTH MIAMI BEACH

COMMUNITY REDEVELOPMENT AGENCY

FY 2009-2010 BUDGET NARRATIVE

The North Miami Beach Community Redevelopment Agency was created in 2005. A Tax-increment revenue funding mechanism was established to include both the City of North Miami Beach and Miami-Dade County. Additionally, the CRA initiated and received required approval from Miami-Dade County (R-1427-06, Dec. 19, 2006) for the issuance of two lines of credit totaling \$8 million for the purpose of capital investment such as infrastructure improvements and property acquisition.

Fiscal Year 2008-2009 activities focused on Capital infrastructure projects. Listed below are some of the projects completed in during the last fiscal year.

- **NE 164th Street (between NE 112th Avenue and NE 12th Avenue)** This project was completed in July 2008 and included road reconstruction with drainage, sidewalks, on-street parking, curbing and landscapes, and the installation of the sewer main.
- **Hanford Boulevard – Phase IVA (NE 17th Avenue between NE 163rd Street and South Glade Drive) and Phase IVC (NE 20th Avenue between NE 163rd Street and South Glade Drive)** This project was completed in December 2008. It included road reconstruction with drainage, on-street parking, decorative street lighting, curbing, sidewalks, streetscapes and landscapes, and dry sewer mains.
- **NE 16th Avenue (between 163rd Street and NE 164th Street)** This project was completed in June 2009 and included drainage, road re-construction, curbing, sidewalks, crosswalks, decorative street lighting, landscapes and streetscapes.
- **NE 168th Street (between NE 18th Avenue and NE 19th Avenue)** this project was completed in August 2009 and included drainage, paving, sidewalks, on-street parking, curbing and landscapes.
- **Amphitheatre Awning Replacement** – This project was completed in July 2009 and included replacement of the awning and cables damaged by Hurricane Wilma. The project was funded partially with FEMA funds.

OVERVIEW OF FISCAL YEAR 2008-2009

A major transition occurred during fiscal year 2008-2009 resulting in newly elected leadership and City management. With new direction from the City Council and the new City Manager, a CRA Coordinator was hired in the latter half of the fiscal year. The current proposed 2009-2010 CRA budget reflects this change in direction with a carryover amount in excess of \$7 million.

These carryover funds reflect the recent release of capital from the 2 credit facilities that triggered in mid-2009. The availability of the balance of remaining capital will also allow for a substantial increase in the projected revenue generated by interest during the 2009-2010 fiscal year.

With the advent of a newly elected leadership and professional management, the CRA has recently completed a fully statutorily compliant second-generation Redevelopment Plan. This 175-page plan will replace the existing 70-page plan, and will serve as the vehicle to create innovative financial and economic development strategies that are unique to the powers granted to a CRA and will serve as a major tool to implement the goals and visions of our dynamic community by assisting our most fragile economic and residential neighborhoods. The amended Plan provides the Agency with the programs, tools and specific capital projects it needs to undertake a more aggressive approach to creating an environment to foster private investment needed to achieve redevelopment. All of these capital projects appear in this budget narrative. The Mayor and City Council, who serve as the CRA Board of Commissioners, recognize that the current economic conditions require a competitive edge to attract businesses and developers to North Miami Beach.

The new plan includes twenty-one new programs and tools in the Programs section, a new Capital Improvement Projects section, a section dedicated to CRA Innovations, and updated Tax-Increment Financing projections have been added. The new CRA Plan is complete and was adopted by the CRA Board (Resolution # R2010-02) and City Council (Resolution R2010-3) in January 2010, and has been forwarded to Miami-Dade County for the review and approval process as required in the Interlocal Agreement between the County and the City and CRA.

The amended Plan also includes an expansive Revenue Enhancement section to assist in expanding funds beyond its TIF revenue for achieving its redevelopment goals. The Agency has identified more than 40 revenue enhancement opportunities for both the Agency and its parent City. As the Agency generates capital through the credit facility debt instrument and TIF, these funds may be utilized to leverage the successful pursuit of the funding avenues identified. The CRA is working with the City's CARE (Comprehensive Assessment of Revenue and Expense) Committee to maximize revenue resources available.

Another major initiative undertaken in the latter part of fiscal year 2008-2009 was property acquisition. The current proposed 2009-2010 CRA budget reflects a carryover of allocated funds for property acquisition. The new Redevelopment Plan includes strict new guidelines for property acquisition and disposition to assure compliance with the governing statute and the Interlocal Agreement. The advance engineering and site specific due diligence is currently underway, and the new Plan also includes a manifest of potential properties to be acquired by the CRA. This list is presented in detail in section 7 of this document under Operating Expenses.

NMBCRA 2009-2010 REVENUE

FY 2008-2009 was the fourth year of operation for the North Miami Beach Community Redevelopment Agency (NMBCRA). The Agency's activities in FY 2008-2009 were focused on public infrastructure planning and construction in order to improve the economic environment for future business and developer recruitment.

NMBCRA FY 2009-2010 Revenues

Tax increment revenue in FY 2009-2010 for the NMBCRA will total \$1,758,292. The sources of revenue for FY 2009-2010 include tax increment revenue payments from the City of North Miami Beach of \$1,046,817 and Miami-Dade County of \$711,475 respectively and a carryover from FY 2008-2009 of \$7,022,554.

Tax Increment Revenue Payments

TIF City Contribution (09-10)	\$ 1,046,817
TIF County Contribution (09-10)	\$ 711,475
Carryover	\$ 7,022,554
Projected Interest on Investments	<u>\$ 181,843</u>
Total Revenues:	\$ 8,962,689

NMBCRA FY 2009-2010 EXPENSES

Administrative Expenses

1. Employee Salary and Fringe (\$82,141)

The administrative personnel costs charged to the CRA are:

30% of CRA Coordinator	$\$150,091 \times .30 = \$ 45,027$
25% of CRA Financial Coordinator	$\$ 95,980 \times .25 = \$ 23,995$
30% of CRA Administrative Assistant III	$\$ 43,731 \times .30 = \underline{\$ 13,119}$
	\$82,141

Note: The operating personnel costs (70%) are listed in the "Operating Expenses" section.

2. Administrative Support as per Interlocal Agreement (\$100,000)

As per the interlocal agreement approved by Miami-Dade County BCC, the City of North Miami Beach is governed by a 6% cap of total TIF expenditures within a set fiscal year for the purposes of assessing an indirect cost allocation. To further ratify this administrative relationship, on July 5, 2005, the North Miami Beach City Council and NMBCRA Board approved an Interagency Services Agreement, in which the parties acknowledged that the CRA would need certain support services. The most immediate needs are for the services of the City Attorney, City Clerk, Chief Procurement Officer and a Finance Department. The City and the CRA agreed that the City would provide those services, and that the CRA would make payments to the City's General Fund as compensation.

**Breakdown of CRA Administrative Support
For FY- 2010**

Position	Salary	Admin Support	Ratio	Rounding % of Admin Support
City Attorney	200,000.00	25,370.73	0.253707298	0.25
City Clerk	88,400.00	11,213.86	0.112138626	0.11
City Manager	200,000.00	25,370.73	0.253707298	0.25
Finance Director	120,000.00	15,222.44	0.152224379	0.15
Asst Finance Director	94,910.00	12,039.68	0.120396798	0.12
Chief Procurement Officer	<u>85,000.00</u>	<u>10,782.56</u>	<u>0.107825602</u>	<u>0.11</u>
Totals	<u>788,310.00</u>	<u>100,000.00</u>	<u>1</u>	<u>1.0000</u>

3. Annual Audit (\$10,000)

The CRA is audited as a part of the City of North Miami Beach's annual audit (CAFR) and, as with all funds, pays its pro-rata share of the cost of the audit.

4. Advertising and Notices (\$6,000)

Legal notices as required by law.

5. Travel (\$4,000)

Travel for conventions / seminars and developer meetings.

6. Office Equipment & Furniture (\$20,000)

The CRA Coordinator is currently utilizing an office and equipment in City Hall formerly utilized by the City's Economic Development Coordinator. The CRA has no equipment or furniture at this time. The CRA will be relocating to a building within the CRA area during this fiscal year and will need a functional office and equipment. The \$20,000 allocation in the budget for this purpose is necessary and linked to one of the CRA's major initiatives, the Commercial Façade Improvement Program. A basic furniture and equipment inventory is listed below. These are only working estimates for budgeting purposes. All purchases will be subject to the existing procurement procedures and requirements.

ITEM	ESTIMATED COST
Computers (2 PC's and 1 laptop)	\$5,000
Printer	\$2,000
Fax Machine	\$ 500
Phone System	\$2,000
Powerpoint Projector and screen	\$1,500
Copier	\$3,000
Desk (2)	\$1,000
Conference table and chairs	\$2,000
File cabinets	\$1,500
Miscellaneous office equipment	\$ 500
Office side chairs	<u>\$1,000</u>
TOTAL	\$20,000

7. Other Administrative Expenses (\$11,254)

Miscellaneous overhead expenses include FedEx, courier, bank service charges, professional organization membership dues, subscriptions to publications. Specifically this amount includes professional memberships for Urban Land Institute, Florida Redevelopment Agency, International Downtown Association subscriptions and publications for South Florida Business Journal, Florida Real Estate Journal. This amount also includes any other Administrative expenses that may occur.

8. County Administrative Charge (\$10,672)

Required County Fee @ 1.5% of County's tax increment contribution.

Total Administrative Expenses **\$244,067**

Allowable Administrative Expense per Interlocal:	20%	\$ 351,067
Actual Administrative Expense Assessed:	13.88%	\$ 244,067

It should be noted that the Interlocal Agreement with Miami-Dade County allows for the City/CRA to expend up to 20% of annual TIF revenue for administrative expenses. The City of North Miami Beach has chosen to limit this amount to only 13.88%. The remaining funds are programmed into operational expenses.

Operating Expenses

1. Employee Salary and Fringe (\$159,671)

The operating personnel costs charged to the CRA are:

70% of CRA Coordinator	\$150,091 x .70 = \$105,064
25% of CRA Financial Coordinator	\$ 95,980 x .25 = \$ 23,995
70% of CRA Administrative Assistant III	\$ 43,731 x .70 = \$ 30,612
	\$159,671

Note: The administrative personnel costs (30%) are listed in the "Administrative Expenses" section above.

2. Contractual Services (\$208,392)

Funding to cover necessary miscellaneous professional services within the Community Redevelopment Area necessary to implement redevelopment plans and strategies.

- SDI Inc, Consulting Services - \$102,000 (professional support services, projects as assigned, neighborhood economic action strategies, and public outreach.)
- Façade Improvement Initiative and Pilot Project Implementation (SDI) - \$66,392
- Design of Entry Features, Public Signs (consultant) - \$40,000

3. Printing and Publishing (\$10,000)

Cost of producing annual reports for public information and other documents for developer recruitment, including annual demographic/economic overview of the market and CRA Publications.

4. Marketing (\$16,000)

Promoting CRA area through advertising, events, and promotions.

5. Special Events (\$85,000)

The NMB CRA is attracting investment to the redevelopment area by providing infrastructure, development incentives and promotion. In order for the community and visitors to become aware of the changes taking place in the CRA district, multi-cultural and seasonal events are sponsored to bring hundreds and in some cases thousands to the heart of the area. This furthers our goal of making the region aware of the improving environment for investment by directly exposing persons

to that environment. We also receive positive media coverage, further expanding outreach. For each event, the CRA contribution is only a part of the total cost so that these amounts are the CRA's contribution to the overall event.

The CRA Plan identifies the need to "assist in the funding for the creation of promotional campaigns aimed at increasing business volume and residential interest in the area." (p. 37). Towards this end, the Agency is assisting in the funding for the creation of marketing and retailing programs aimed at increasing business volume in the area. Appropriate media venues include visual (television commercials), audio (radio commercials), digital (internet web site), and print media (newspaper, magazine, specialty publications, marketing collateral). The Agency shall also consider assisting in the funding of special events. The Agency is empowered to pay for promotional efforts, including but not limited to, staff, consultants, materials production costs, distribution costs, special purpose equipment and systems, and events. For each event, the CRA contribution is only a part of the total cost. The amounts shown below are the CRA's contribution to the overall event:

- Halloween Celebration (\$13,000),
- Snowfest Holiday Celebration (\$10,500),
- Easter Sunday Fun Day (\$ 8,000),
- City Community Festival (\$31,000)
- Domestic Violence Walk (\$7,500)
- And grants to community organization events totaling \$15,000

6. Legal Services/Court Costs (\$84,000)

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board meetings. (This shall include additional legal oversight of the façade improvement program and the land acquisition initiative.) The law firm of Knox Seaton shall provide continuous services as General Counsel and additional services consisting of representation of the CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

7. Land Acquisition for Redevelopment/Development Assistance (\$5,000,000)

This is a list of candidate projects that will bring in a public/private partnership for the residents of North Miami Beach. These funds include all engineering, appraisals, legal, environmental audit, and customary costs associated with due diligence of major land acquisition initiatives. All properties are included in the newly adopted redevelopment plan which has been submitted to Miami-Dade County.

NMB Mishcon Park Expansion (The project is described under subsection 9 (Capital Projects))

Property Folio #	Address	Market Value	Land Use
07-2217-003-0010	NE 165 St & NE 15 Avenue		Recreational facility
07-2217-003-0011	NE 165 Street & NE 15 Avenue		
07-2217-003-0060	NE 165 St & NE 15 Avenue		
07-2217-003-0070	NE 165 Street & NE 15 Avenue		
07-2217-003-0080	NE 165 Street & NE 15 Avenue		
07-2217-003-0440	NE 165 Street & NE 15 Avenue		
07-2217-003-0530	NE 165 Street & NE 15 Avenue		
Jiets Investment Corp. 07-2217-003-0020	16501 NE 15 Ave	\$648,221	
J&Z Invest LLC 07-2217-003-0570	16451 NE 15 Ave	\$681,011	
Barry A Sharpe Tr 07-2217-003-0581	1560 NE 165 St	\$2,007,743	

TECO Peoples Gas Vacant Land

The City and the CRA have identified this large parcel for potential multi-use retail development under a public/private partnership in order to create jobs and new business activity in what is now 15-acres of vacant land.

Property Folio #	Address	Market Value	Land Use
07-2216-041-0010	NE 159 St & Dixie Hwy	\$1,196,505	Mixed use / Recreational
07-2216-041-0020	NE 159 St & Dixie Hwy	\$3,881,692	Mixed use / Recreational

CRA Pilot Project

Budget: \$ 383,482

The CRA Office to be relocated into the CRA area. Following acquisition of the property, the CRA office renovation will serve as the initial project for the Agency's area wide Façade Improvement Initiative. The CRA office relocation and building renovation will serve as an example of the commercial façade improvement program, but will not be a recipient of any of the \$500,000 allocated for the Commercial Façade Improvement Program. The above listed allocation of \$383,482 will cover the cost of the CRA office façade improvement and land/property acquisition.

8. Public Safety (\$457,298)

- Under a new CRA initiative, the Agency will fund 2 Police Officers / Equipment / Cars / Specialized Community Training

Budget: \$ 372,000

(As required by Ch 163, part III, FS the Agency-funded officers will utilize Community Policing Innovations. This strategy is acknowledged by State statute to reduce crime by reducing opportunities for criminal activity through the visible presence of police in the community. The officers assigned to the CRA area will utilize innovations including, but not limited to, Community Mobilization, Neighborhood Block Watch, Citizen Patrol, Foot Patrol, Neighborhood Storefront Police Stations, or intensified motorized patrol)

- Under a continuing CRA initiative, the Agency will fund 1 Code Enforcement Officer
Budget: \$ 85,298

(This Code Enforcement Officer is assigned exclusively to the CRA area)

9. Capital Projects Total (\$1,992,000)

This is a list of candidate projects that will bring in a public/private partnership for the residents of North Miami Beach. These funds include all customary engineering, environmental design and other soft costs normally associated with a capital project. All of the projects listed in this section are included in the newly adopted CRA Plan which has been submitted to Miami-Dade County.

Building Construction & Improvement

Wayfinding Signage for CRA

BUDGET: CRA (\$150,000)

DESCRIPTION: This project will create new way finding signage and clearly mark public parking, public facilities, and other key locations

Commercial Façade Improvement Program

BUDGET CRA: \$500,000 TIF Investment - \$500,000 Private match

TOTAL: \$1,000,000 investment in improvements

DESCRIPTION: The North Miami Beach Community Redevelopment Area (NMBCRA), under the Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes, may provide financial assistance to qualified owners of commercial properties located within the boundaries of the CRA for eligible building or site improvements that contribute to the physical, economic, social, and aesthetic enhancement of the NMBCRA area. Through the Façade Improvement Grant Program, the NMBCRA seeks to help businesses improve the attractiveness of properties, and thereby work to achieve the agency's goal of eliminating conditions that have a negative impact on economic growth. The grant will pay for 50% of the total cost of an approved project up to a maximum grant of \$50,000. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami Beach. Every project must be approved by the CRA, and is subject to fund availability.

Public Space Improvements

In response to the Citizens' Charrette that revealed strong public support for additional park/recreational facilities, and in an effort to improve the overall image of the CRA area, which is by statutory definition a "slum and blight" area, the CRA is partnering with the City to make the public spaces within the CRA area more useful, more attractive, and safer for the residents of North Miami Beach. These improvements will create more activity in the CRA area, and thereby increase the viability of the existing business community and make the area more desirable for future private sector investment.

Snyder Tennis Center Master Planning

BUDGET: CRA (\$ 550,000)

DESCRIPTION: Phase II Master Planning. New Clubhouse with restaurant, Pro Shop, and renovation of the entire complex

Taylor Park Renovation

BUDGET: CRA (\$ 300,000)

DESCRIPTION: The design of the restroom is currently in progress. Project will include new scoreboard, replacement of fencing with decorative type, resurface.

Mischon Field Renovations

BUDGET: CRA \$492,000

DESCRIPTION: Expansion of football and soccer field capacity and the addition of new park activities that appeal to a diversity of age groups and recreational interests. The project will modify the amphitheater to accommodate and attract more revenue-generating events, and introduce changes that improve safety to encourage residents to use the park. It will also incorporate a specialty magnet school and community center in one building. The building for this charter school will be constructed by the developer and the City will have use of the building after 4:00 p.m., for city-sponsored recreational activities.

10. Hanford Boulevard Maintenance (\$60,000)

Hanford Boulevard (NE 164 Street) has been reconstructed by the City to serve as the "Main Street" centerpiece of Fulford City Center, which is located in the CRA district. Now complete, Hanford Boulevard will serve as one of the CRA's most important assets in promoting the CRA district. In its initial year (FY 2008-2009) the Agency found it necessary to expand the maintenance to include side streets off Hanford Boulevard in order to support the newly constructed infrastructure. This included swales, alleys, easements, and medians. These expanded responsibilities resulted in an additional \$16,000 above the fiscal year 2008-2009 budget allocation. The City and the CRA have signed a memorandum of understanding for fiscal year 2009-2010 to provide maintenance on Hanford Boulevard to the current and the expanded area at a fee of \$60,000.

11. Debt Service (\$624,500)

The repayment of borrowed funds drawn down in 2007 and 2008.

- Debt service for the \$3,000,000 tax exempt \$226,700
- Debt service for the \$5,000,000 taxable loan \$397,800

12. Reserve/Contingency (\$21,761)

The CRA shall retain this line item to cover minor expenses which may occur in either administrative or operational expenses.

Total Administrative Expenses:	\$244,067
Total Operating Expenses:	\$8,696,861
Contingency /Reserve	<u>\$21,761</u>
Total CRA Budget:	\$8,962,689

City of North Miami Beach
Community Redevelopment Agency FY 2009-2010 Budget

(FY 09-10 begins October 1, 2009)

	FY 08-09 Budget	FY 08-09 Actual	FY 09-10 Budget	FY 09-10 Actual	FY 09-10 Actual
Revenue					
City Tax Increment Revenue	1,145,072	1,145,072	1,217,228	1,217,228	1,046,817
County Tax Increment Revenue	755,920	755,920	897,748	897,748	711,475
Carryover from prior year (cash & equiv.)	7,482,462	7,391,096	7,324,255	7,324,255	7,022,554
Loan Proceeds	0		0		
Interest earnings	22,000	24,395	11,000	193,783	181,843
Revenue Total	9,405,454	9,316,483	9,450,231	9,633,014	8,962,689
Operating Expenses					
Employee salary and fringe	93,892	7,487	56,754	65,862	82,141
Contractual services	72,791	72,791	76,430	76,430	100,000
Insurance					
Audits	7,000	7,000	10,000	10,000	10,000
Printing and publishing					
Marketing					
Advertising and notices	3,500	346	3,000	1,631	6,000
Travel	6,000	4,379	5,000	1,726	4,000
Rent/lease costs					
Office equipment and furniture		0	2,500	2,508	20,000
Other Admin. Exps (attach list)	5,000	10,103	9,500	26,359	11,254
(A) Subtotal Admin Expenses, %	188,183	102,106	163,184	184,516	233,395
Reimbursement of City Advances	60,200	60,200	0	0	
County Administrative Charge at 1.5%	11,339	11,339	13,466	13,466	10,672
(B) Subtotl Adm Exp	259,722	173,645	176,650	197,982	244,067
Operating Expenditures					
Employee salary and fringe	284,794	266,318	190,345	153,678	159,671
Contractual services	275,000	196,833	250,000	722,353	208,392
Insurance					
Audits and studies					
Printing and publishing	8,000	5,324	7,500	3,841	10,000
Marketing	25,000	17,797	10,000	4,003	16,000
Special events	50,000	49,997	99,000	83,254	85,000
Legal services/court costs	15,000	7,163	20,000	20,787	84,000
Land/building acquisitions	5,000,000	0	5,000,000	0	5,000,000
Public Safety					457,298
Infrastructure improvements	1,087,241	1,210,591	999,845	967,013	1,992,000
Building Construction & Improvement					
Hanford Blvd Maintenance	50,000	50,000	60,000	76,000	60,000
Debt service payments (property)	175,000	2,528	235,000	218,774	226,700
Debt service payments (capital imp.)	150,000	3,532	175,000	153,850	397,800
Capital Projects					
Transfers out to others (attach list)					
Other Oper. Expenses (attach list)	8,500	8,500	8,675	8,925	
(C) Subtotal Oper. Expenses	7,128,535	1,818,583	7,055,365	2,412,478	8,696,861
(D) Reserve/Contingency	2,017,197	7,324,255	2,218,216	7,022,554	21,761
Expenditure Total (B+C+D)	9,405,454	9,316,483	9,450,231	9,633,014	8,962,689
Cash Position (Rev-Exp)	2,017,197	7,324,255	2,218,216	7,022,554	
Projects					
Land/Building Acquisitions	5,000,000	0	5,000,000	0	5,000,000
Street/Sewer/Stormsewer Reconstruction	1,087,241	1,210,591	999,845	967,013	0
Capital Projects	-	0	0	0	1,992,000
Hanford Blvd Maintenance	50,000	50,000	60,000	76,000	60,000
Total project dollars:	6,087,241	1,210,591	6,059,845	1,043,013	7,052,000

ADMINISTRATIVE MEMORANDUM OF UNDERSTANDING

BETWEEN

NORTH MIAMI BEACH COMMUNITY

REDEVELOPMENT AGENCY (CRA)

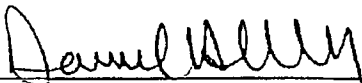
AND

THE CITY OF NORTH MIAMI BEACH (CITY)

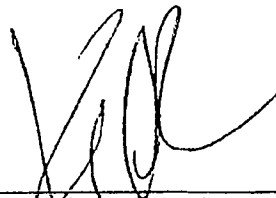
1. Whereas the North Miami Beach Community Redevelopment has installed extensive infrastructure, streetscape and landscape improvements for Hanford Boulevard (164th Street), pursuant to its powers and plans, and
2. Whereas this completed project requires maintenance and upkeep on a continual basis, and
3. Whereas the CRA desires to utilize the CITY's personnel and resources to perform this service, the following terms and conditions are mutually agreed upon by both parties:
 - a. Project area to be maintained: Hanford Blvd between NE 15th Avenue and NE 22nd Avenue.
 - b. Scope of maintenance to be performed: landscaping, lighting, trash pick-up, and banners.
 - c. Monitoring shall be conducted on a periodically by the CRA Coordinator and the appropriate staff member of the City's Public Works Department.
4. This Memorandum of Understanding between the CRA and the CITY shall be effective October 1, 2009 through September 30, 2010 (Fiscal Year 09-10).

5. The CRA shall pay the CITY \$60,000 for maintenance services for a twelve (12) month period.

Effective date: October 1, 2009



Dan Wick, CRA Coordinator



Kelvin Baker, City Manager

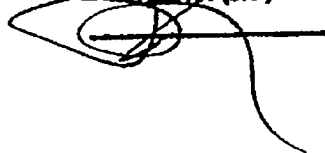
12/8/09

(Date)

12/8/09

(Date)

REVIEWED AND APPROVED BY
GEORGE KNOX, GENERAL COUNSEL
FOR THE NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT
AGENCY (CRA)



**COMMUNITY REDEVELOPMENT AGENCY (CRA)
POLICY RESOLUTION NO. 2009-1**

**A POLICY RESOLUTION OF THE BOARD OF THE NORTH
MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY
APPROVING THE FISCAL YEAR 2010 BUDGET AS AMENDED
AND CLARIFIED; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on June 7, 2005, the Miami-Dade Board of County Commissioners adopted Resolution R-611-05 approving the Interlocal Cooperation Agreement (“Agreement”) among Miami-Dade County (“County”), the City of North Miami Beach (“City”), and the North Miami Beach Community Redevelopment Agency (“Agency”); and

WHEREAS, on July 26, 2005, the Agency adopted Policy Resolution 2005-2 approving the Agreement; and

WHEREAS, on August 16, 2005, the City adopted Resolution R2005-48 approving the Agreement; and

WHEREAS, the Agreement requires that the Agency approve and adopt an annual budget, and transmit its annual budget to the City for approval prior to transmitting said budget for the County for approval.

NOW, THEREFORE,

BE IT RESOLVED by the Board of the North Miami Beach Community Redevelopment Agency:

Section 1. The foregoing recitals are true and correct.

Section 2. The FY2010 Budget for the Agency, attached hereto as “Exhibit A”, is hereby approved.

Section 3. The CRA Coordinator is hereby directed to submit the Agency’s FY2010 Budget to the City for approval.

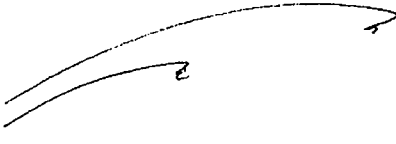
Section 4. This resolution shall take effect immediately upon its adoption. Should the Miami-Dade Board of County Commissioners propose to modify its millage such that the Tax Increment contribution to the Community Redevelopment Agency is unissued or decreased, the Community Redevelopment Agency Coordinator is hereby

directed to adjust the Community Redevelopment Agency budget accordingly, to ensure that an accurate and balanced budget is adopted and maintained.

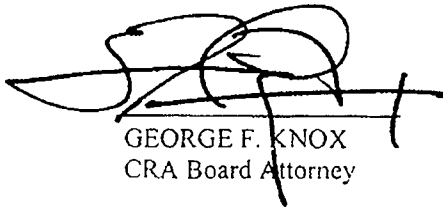
Section 5. All revenues and interest carried forward from FY 08/09 shall be appropriated according to established guidelines and applicable law.

APPROVED AND ADOPTED by the Board of the North Miami Beach Community Redevelopment Agency at the special meeting assembled this 22nd day of September, 2009.

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**

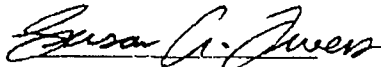


MYRON ROSNER
Chairman



GEORGE F. KNOX
CRA Board Attorney

ATTEST:



SUSAN A. OWENS
Board Clerk

Section 2. The FY2010 Budget for the Agency, attached hereto as "Exhibit A", is hereby approved.

Section 3. The CRA Coordinator is hereby directed to submit the Agency's FY2010 Budget to the County for approval.

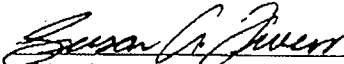
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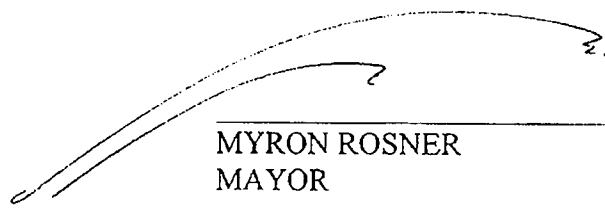
Section 5. All revenues and interest carried forward from FY 08/09 shall be appropriated according to established guidelines and applicable law.

Section 6. This irresolution shall take effect immediately upon its adoption.

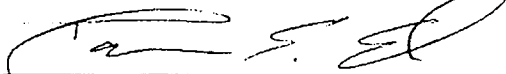
APPROVED AND ADOPTED by the City of North Miami Beach City Council at a special meeting assembled this 22nd day of September, 2009.

ATTEST:


SUSAN A. OWENS
CITY CLERK
(CITY SEAL)


MYRON ROSNER
MAYOR

APPROVED AS TO FORM:


DARCEE S. SIEGEL
CITY ATTORNEY

Sponsored by: Mayor and Council

RESOLUTION R2009-55