



**BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR**

**M E M O R A N D U M**

**TO:** Honorable Rebeca Sosa, Chairwoman  
and Members, Board of County Commissioners

**FROM:** Charles Anderson   
Commission Auditor

**DATE:** November 27, 2013

**SUBJECT: Review of Fiscal Year 2013-14 Budgets for Community  
Redevelopment Agencies**

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Attached is OCA's review for the December 3, 2013 BCC agenda of the Fiscal Year 2013-14 budgets for the following:

- Agenda Item 8G1 – N.W. 79<sup>th</sup> Street Community Redevelopment Agency
- Agenda Item 8G2 – N.W. 7<sup>th</sup> Avenue Community Redevelopment Agency

We reviewed applicable Florida State Statutes, and Miami-Dade County Ordinances and Resolutions.

Special thanks to the County Attorney's Office and the Office of Management and Budget for their cooperation and input throughout the review. As always, if you have any questions or concerns, feel free to contact me at (305) 375-2524.

Attachments

c: Honorable Carlos Gimenez, Mayor  
R.A. Cuevas, County Attorney  
Edward Marquez, Deputy Mayor, Office of the Mayor  
Jennifer Moon, Director, Office of Management & Budget  
Christopher Agrippa, Director, Clerk of the Board

**N.W. 79<sup>TH</sup> STREET COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2013-14**

<b>Expenditure Description(*)</b>	<b>Budget (\$) FY13-14</b>	<b>Reference to CRA Plan, Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)</b>	<b>Source</b>
<b>Administrative Expenses</b>			
<b>Contractual Services (Economic Development Coordinator)</b>	8,000	The Interlocal states: "The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act."	Interlocal HW p.10 Article I.A.(1)
<b>Printing and Publishing</b>	504	The Interlocal states: "The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act."	Interlocal HW p.13 Article I.A.(18)
<b>Total Administrative Expenses</b>	<b>8,504</b>		
<b>Operating Expenses</b>			
<b>Memberships and State Fee</b>	175	The Interlocal states: "The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act."	Interlocal HW p.13 Article I.A.(18)
<b>Total Operating Expenses</b>	<b>175</b>		
<b>TOTAL CRA EXPENSES</b>	<b>8,679</b>		

(\*) Source: Agenda item consisting of Mayor's Memorandum and CRA FY13-14 Budget Report

(\*\*) The Interlocal Agreement, that grants the Agency certain redevelopment powers, was approved by the Board of County Commissioners on January 24, 2012 through Resolution R-5-12.

FY 2013-14 is the third fiscal year for the CRA. Since there was a decrease in the Preliminary 2013 Tax Roll for the area over the base year of the CRA, the CRA will not receive any Tax Increment Finance revenue for the current fiscal year. At the September 20, 2011 BCC meeting, Commissioner Jean

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Monestime allocated \$20,000 from his office funds to the CRA for their use. The FY2013-14 budget proposes the use of carryover funds in the amount of \$8,679 for completion of the strategic plan.

Sunset Note:

The CRA Plan states: “The completion of the Community Redevelopment Agency’s work and the subsequent end or “sunset” of the Agency will either be based on the reaching of the 30 years it may be allowed to operate or the completion of all anticipated projects and substantial advancement of goals and objectives of the described programs and the repayment of any and all debt.”

As indicated in the Mayor’s Memorandum: “The County will make payments to the Agency, when applicable, based on each year’s growth of ad valorem revenues over the base year through 2039 when the Agency will sunset.”

**N.W. 7<sup>th</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2013-14**

Expenditure Description(*)	Budget (\$) FY13-14	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<b>Administrative Expenses</b>			
<b>Administrative Expenses</b> <ul style="list-style-type: none"> <li>• \$75,000 County Staff</li> <li>• \$30,000 Economic Development Coordinator</li> <li>• \$10,000 Printing and Publishing</li> <li>• \$8,000 Advertising and Notices</li> <li>• \$22,000 CRA Office</li> <li>• \$1,500 Clerk and Meeting Costs</li> </ul>	146,500	Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."	Florida Statute Section 163.387(6)(a)
<b>County Administrative Charge</b>	4,306	The Mayor's Memorandum states: "Administrative expenditures represent 13 percent of the total contemplated expenditures, excluding the 1.5 percent County Administrative Charge. "	Mayor's Memorandum dated December 3, 2013 p.3
<b>Total Administrative Expenses</b>	150,806	Interlocal states: "No more than twenty percent (20%) of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387 (6)(a), Florida Statutes (including indirect and overhead expenses which may not exceed six percent (6%) of such contemplated to be spend under the Plan)."	Interlocal Article III(B)
<b>Operating Expenses</b>			
<b>Commercial Improvement Program</b> (i.e. lighting, correction of code violations, sewer connections...)	600,000	Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads,	Florida Statute Section 163.370(2)(d)

**N.W. 7<sup>th</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2013-14**

Expenditure Description(*)	Budget (\$) FY13-14	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
		<p>public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements ...”.</p> <p>The CRA Plan, Infrastructure and Neighborhood Improvements states: “Capital Projects could include assistance with ...utility service improvements, lighting, landscaping...”.</p>	CRA Plan p.V-1 Infrastructure and Neighborhood Improvements
<b>Residential Improvement Program</b>	100,000	The Interlocal states: “ The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: (e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan.”	Interlocal Article A(3)(e)
<b>Existing Business Enhancement Grant Program</b>	200,000	<p>The Interlocal states: “The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant the Act.”</p> <p>The CRA Plan, Grant and Financing Programs states: “ The CRA should fund grant and/or low interest loan programs to accomplish several of the priorities of the Housing and Economic Development Strategies. Grants should always be designed to include a match from the recipient to insure that the grantee has a financial interest in seeing the funds expended appropriately.”</p>	Interlocal Article A(1)  CRA Plan p. V-12 Grant and Financing Programs
<b>New Business Incentive Program</b>	25,000	<p>The CRA Plan, Attraction of New Users states:</p> <ul style="list-style-type: none"> <li>• “Another direction for the attraction of new businesses is through the abilities of the Beacon Council which should be enabled to work directly with the CRA to assist in business development.”</li> <li>• “A business incubator program is another method to attract and promote new businesses in the community. The program should include office space, business services, business education and mentoring services.”</li> </ul>	CRA Plan p.V-3 Attraction of New Users

**N.W. 7<sup>th</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2013-14**

Expenditure Description(*)	Budget (\$) FY13-14	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<b>Landscaping/Streetscaping</b>	50,000	<p>The CRA Plan, Infrastructure and Neighborhood Improvements states: "Neighborhood improvements could include sidewalks, lighting, landscaping and open spaces."</p> <p>Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (d) To provide, or to arrange contract for, furnishing or repairs by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements ...".</p>	<p>CRA Plan p.V-1 Infrastructure and Neighborhood Improvements</p> <p>Florida Statute Section 163.370(2)(d)</p>
<b>Infrastructure Improvements</b>	25,000	<p>The CRA Plan, Infrastructure and Neighborhood Improvements states: "Neighborhood improvements could include sidewalks, lighting, landscaping and open spaces."</p> <p>Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements ...".</p>	<p>CRA Plan p.V-1 Infrastructure and Neighborhood Improvements</p> <p>Florida Statute Section 163.370(2)(d)</p>
<b>Safety and Security Initiatives</b> (Private Security Patrol or agreement with Police Department)	100,000	Expense allowable under Florida Statute Section 163.387 (6). "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to: (h) The development of community policing innovations."	Florida Statute Section 163.387(6)(h)

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		<p>Expense allowable under Florida Statute Section 163.370 (2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (o) To develop and implement community policing innovations."</p> <p>The Interlocal states: "The power to enter into any contracts necessary to effectuate the purposes of the Act."</p>	<p>Florida Statute Section 163.370(2)(o)</p> <p>Interlocal Article A(10)</p>
<b>Marketing and Outreach</b>	25,000	The CRA Plan, Attraction of New Users states: "The CRA should also assist with the general marketing and promotion of the area. This could include recruiting businesses to the area, creating outreach and communication media such as an area newsletter, as well as assistance with local special events designed to improve the image and profile of the CRA."	CRA Plan p.V-3 Attraction of New Users
<b>Legal Services</b>	20,000	The Interlocal states: "The power to enter into any contracts necessary to effectuate the purposes of the Act."	Interlocal Article A(10)
<b>Graffiti Removal Grant Program</b>	5,000	Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part."	Florida Statute Section 163.370(2)(l)
<b>Meeting Room Expenses</b>	2,000	Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the	Florida Statute Section 163.370(2)(l)

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		contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.”	
<b>State Fee</b>	200	Expense allowable under Florida Statute Section 163.370(2) “Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.”	Florida Statute Section 163.370(2)(l)
<b>Total Operating Expenses</b>	<b>1,152,200</b>		
<b>Reserves</b>	1,214,824	Expense allowable under Florida Statute Section 163.370(2) “Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.”  The Mayor’s Memorandum states: “The remaining \$1,214,824 will be held in reserve for future projects and grants currently being identified by the Agency.”	Florida Statute Section 163.370(2)(l)  Mayor’s Memorandum dated December 3, 2013 p.3
<b>TOTAL CRA EXPENSES</b>	<b>2,517,830</b>		

(\*) Source – Agenda item consisting of Mayor’s Memorandum and CRA FY13-14 Budget Report

(\*\*) Resolution No. R-1360-09 Interlocal Cooperation Agreement between Miami-Dade County, and the Northwest 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency. The Board approved the establishment of the Agency when it approved the Agency’s Plan, pursuant to Resolution R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund).

**N.W. 7<sup>th</sup> AVENUE COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2013-14**

Sunset Notes:

The Plan VII. Exit Strategy states: “The completion of the Community Redevelopment Agency’s work and subsequent end or “sunset” of the Agency will either be based on the reaching of the 30 years it may be allowed to operate or the completion of all anticipated projects and substantial advancement of goals and objectives of the described programs and the repayment of any and all debt.”

As indicated in the Mayor’s Memorandum: “The County will continue to make payments through 2034 when the CRA will sunset.”