

Memorandum



Date: February 5, 2008

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

To: Honorable Chairman Bruno A. Barreiro and
Members, Board of County Commissioners

From: George W. Burgess
County Manager

Subject: FY 2007-08 Budget for the South Miami Community Redevelopment Agency

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the South Miami Community Redevelopment Agency's (CRA's) FY 2007-08 budget for the South Miami Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$3,258,466.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the South Miami Community Redevelopment Area. The Area lies within Commission District 7.

Fiscal Impact / Funding Source

The CRA's revenue source is 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. County tax increment revenues total \$719,490.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2007-08 Budget.

Background

On June 16, 1998, the BCC approved the establishment of the CRA when it approved the CRA's Community Redevelopment Plan (Plan) pursuant to Ordinance No. 98-79 and the funding of the Plan when it enacted Ordinance No. 98-80 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the South Miami CRA was also approved by the BCC on September 9, 1999 (Ordinance No. 99-100), and subsequently amended on May 3, 1995 through Resolution R-466-05 to extend the CRA for 15 years through 2020. 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 2007-08 budget of \$3,258,466 which was approved by the CRA on October 8, 2007 and by the City of South Miami on October 16, 2007. The budget includes revenue sources of County Tax Increment Revenues (\$719,490) and City Tax Increment Revenues (\$751,950), carryover from prior years (\$1,697,526), projected rent revenues from CRA owned properties (\$73,000), and \$16,500 of interest earnings.

Administrative expenditures total \$279,253 and represent 18.9 percent of the total tax increment revenues, excluding the 1.5 percent County Administrative Charge (\$10,792), which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total \$2,901,421. These expenditures include \$1,026,181 for land and building acquisition (comprised of \$965,000 for the acquisition of the remaining properties required to develop the Madison Square Project, \$50,000 for CRA property management expenses, and \$11,181 for residential relocation assistance for eligible CRA tenants); \$502,000 for building construction and improvements to complete exterior and interior renovation of the 6,426 square feet CRA owned Mobley Building and related building utilities and maintenance expenses; and \$370,000 for infrastructure improvements which include \$30,000 for the completion of Phase IV of the 59th Place Streetscape Improvement Project, \$95,000 for each of the roadway improvement projects at 66th Street and at Sunset Drive, \$25,000 for an infrastructure feasibility analysis, and \$125,000 for additional infrastructure improvement projects as determined by the aforementioned analysis.

Other operating expenditures include \$194,775 for contractual services, that is comprised of \$23,775 for landscape design and installation of pedestrian oriented street trees, \$3,000 for consumer credit counseling for future CRA homeowners, \$8,000 for outreach and preliminary design services for the Madison Square Project, \$50,000 toward the design and construction costs of a community pool at the Murray Park, and \$110,000 for the construction of restrooms at Marshall Williamson Park. A total of \$124,336 will be transferred to the City of South Miami for expenses relating to the services of a full-time Police Officer (\$55,752) and a full-time Code Enforcement Officer (\$68,584) within the CRA. In addition, expenditures include debt service payments of \$297,774.

The CRA's annual budget includes a contingency reserve of approximately \$67,000.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on November 19, 2007 and unanimously recommended it for BCC approval.



Cynthia W. Curry
Senior Advisor to the County Manager

Attachments

cmo05908

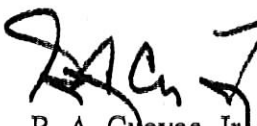


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: February 5, 2008

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

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

Please note any items checked.

- ☐ "4-Day Rule" ("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
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Veto _____

Override _____

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

02-05-08

RESOLUTION NO. _____

**RESOLUTION APPROVING THE BUDGET FOR FISCAL
YEAR 2007-08 FOR THE SOUTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY**

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County"), the City of South Miami (the "City"), and the South Miami Community Redevelopment Agency (the "Agency") requires that the City and 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 2007-08 for the South Miami Community Redevelopment Area in the form attached hereto as Exhibit I 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 2007-08 related to the South Miami Community Redevelopment Area in the form attached hereto as Exhibit I.

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:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of February, 2008. 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. 

Martin W. Sybblis

Miami-Dade County Budget Format

FY 2007-2008 South Miami Community Redevelopment Agency

	FY 05-06 Budget Adopted	FY 05-06 Budget Actual	FY 06-07 Budget Adopted	FY 06-07 Budget Projection	FY 07-08 Budget Proposed
Revenues					
City Tax Increment Revenue	645,320	645,320	831,463	831,463	751,950
County Tax Increment Revenue	541,804	541,804	740,335	740,335	719,490
Carryover from prior year	388,800	388,800	253,047	253,047	1,697,526
All other revenues (Rent Revenues)	9,500	9,500	0	0	73,000
Transfers - Finance Bond From Regions Bank	-	-	2,730,000	2,730,000	0
OCED Grant Funding			294,000	394,000	0
Interest earnings			10,811	8,148	16,500
Revenue Total	1,585,424	1,585,424	4,859,656	4,956,993	3,258,466
Expenditures					
Administrative Expenditures:					
Employee salary and fringe (City Budget #36,37,38,39)	201,603	143,344	268,673	235,718	246,003
Contractual services (City Budget #41,42)	6,180	2,575	6,500	1,667	11,500
Insurance				0	
Audits and Studies (City Budget #40)	5,500	5,000	6,000	6,000	6,500
Printing and Publishing (City Budget #51)	1,000	1,000	1,000	1,000	750
Marketing					
Advertising and Notices (City Budget #48)			500	131	500
Travel (City Budget #43)	1,000	70	1,000	916	3,000
Rent/lease costs					
Office equipment and furniture (City Budget #50,52,54)	7,336	3,809	16,320	13,884	8,500
Other Admin. Exps (Employee Education & Phones City Budget #44,47)	1,500	85	1,500	1,500	2,500
(A) Subtotal Admin Expenses, %	224,119	155,683	301,493	260,816	279,253
County Administrative Charge at 1.5% (City Budget #55)	8,127	8,127	11,105	11,105	10,792
(B) Subtotal Admin Exp & County Charge	232,246	163,810	312,598	271,921	290,045
Operating Expenditures:					
Employee Salary and Fringe (City Budget #66)	40,000	38,975	9,689	3,934	23,830
Contractual Services (City Budget #11,12,32,66,71,72)	20,000	20,000	61,000	51,814	194,775
Insurance (City Budget #8)	4,000	3,339	19,148	19,148	26,025
Audits and Studies					0
Printing and Publishing (City Budget #4,20,29)	7,500	720	4,500	0	5,500
Marketing (City Budget #74)					3,000
Special Events	25,000	25,000	25,000	25,000	
Legal Services/Court Costs (City Budget #70)	45,000	45,000	50,000	50,000	50,000
Land/Building Acquisitions (City Budget #75-77)	260,000	260,000	3,166,327	2,120,192	1,026,181
Infrastructure Improvements (City Budget #1-3, 5,6)	152,500	147,500	150,000	63,069	370,000
Building Construction & Improvements (City Budget #9,10)	274,000	270,402	324,000	63,461	502,000
Debt Service Payments (City Budget #77)	24,000	24,000	298,474	297,700	297,774
Redevelopment Grants Given Out (City Budget 24,25,27,35)	280,000	123,803	247,500	38,070	260,000
Redevelopment Loans Issued Out					
Transfers out to others (City Budget #56,57 Police & Code Officers)	123,600	130,000	128,300	128,300	124,336
Other Oper. Expenses (City Budget #68,69)	34,000	20,000	4,000	4,000	18,000
(C) Subtotal Oper. Expenses	1,289,600	1,108,739	4,488,938	2,864,888	2,901,421
(D) Reserve/Contingency (City Budget #60,61)	63,578	59,828	58,120	25,521	67,000
Expenditure Total (B+C+D)	1,585,424	1,332,377	4,859,656	3,162,130	3,258,466
Cash Position (Rev-Exp)		253,047		1,697,526	

	FY 04-05 Actual Expenditures	FY 05-06 Planned Expenditures	FY 05-06 Projected Expenditures	FY 06-07 Proposed Expenditures	FY 07-08 Proposed Expenditures
Projects:					
Madison Square Mixed-Use Development - Land Acquisition Completion and Issuance of RFP/O (10/07 - 1/08)				3,024,000	750,000
Affordable Housing Development - Land Acquisition of Vacant Properties				0	276,181
Church Street Improvements - Phase IV (10/07 - 9/08)				60,000	30,000
SW 66th Streetscape and Infrastructure Improvements - (10/07 - 9/08)				0	85,000
Sunset Streetscape Improvements - (10/07 - 9/08)				0	35,000
Marshall Williamson Park Improvements - Restroom Construction (10/07 - 9/08)				90,000	110,000
Infrastructure Analysis				25,000	
Mobley Building Renovation Phase II - (10/07 - 9/08)				324,000	500,000
Landscape Design/Street Tree Planting - (10/07 - 9/08)				15,000	23,775
Total Project Dollars					\$1,809,956

CITY OF SOUTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
FY 2007-2008 BUDGET NARRATIVE

Introduction

The South Miami Community Redevelopment Agency (SMCRA) 2006-2007 Fiscal Year was characterized by numerous challenges and accomplishments. Chief among these accomplishments was the attainment a long-term bond and extension of the SMCRA Agency. As a result of the continued dedication and support of the SMCRA Board, unanimous approval was received from Miami-Dade County for a long-term bonding program and fifteen-year extension of the Agency. Approval was based upon an endorsement of the SMCRA cornerstone project, Madison Square. Following County approval, the Agency successfully attained a \$2.73 million dollar bond to acquire properties to develop the project and subsequently purchased \$2.1 million dollars worth of blighted, property to develop the proposed mixed-use project. As a result of this land acquisition initiative, approximately 95% of the site has now been acquired.

During the prior fiscal year, the Agency has also facilitated much needed infrastructure improvements along one of the SMCRA major arterials, SW 59th Place; initiated building renovations of SMCRA owned property for community oriented office space and business incubator programs; revised existing housing rehabilitation programs to improve the existing housing stock while focusing on those with the greatest need in the community; and has also partnered with existing job training programs to provide employment training through the renovation of existing homes in the District.

The 2007-2008 Proposed Budget focuses on a continuation of these comprehensive redevelopment initiatives. Following completion of land acquisition for the Madison Square Project, the site will be cleared and advertised for development. Commencement of the final phase of construction for the 59th Place Streetscape Improvement Project is also scheduled for completion during FY 07/08 as well as additional streetscape improvements along the entry to the David B. Bethel Community Center on SW 66th Street and along the southernmost boundary to the redevelopment on Sunset Drive. Park improvements shall include additional lighting and restroom facilities at Marshall Williamson Park. Building renovation of the SMCRA owned Mobley Building shall also be completed during FY 07/08 resulting in additional services for the SMCRA community and rent revenues for the Agency. The revised housing rehabilitation grant programs shall also be implemented during the upcoming fiscal year including purchase assistance grant funding for eligible purchasers of SMCRA initiated affordable housing projects.

During the October 8, 2007 Meeting of the SMCRA Board adopted the 2007-2008 Budget (See **Exhibit A**). The budget was subsequently approved by the South Miami City Commission on October 16, 2007 (See **Exhibit B**).

At this time, we respectfully submit the 2007-2008 SMCRA Budget for Miami-Dade County review and approval. We look forward to working with Miami-Dade County during the upcoming 07/08 Budget Year to implement these and other vital community redevelopment initiatives. A detailed description of SMCRA 07/08 revenues and expenditures has been provided below:

2007-2008 Revenues

The total projected revenues for FY 2007-2008 is \$3,258,466. Revenues include \$1,471,440 in combined tax increment financing revenues from Miami-Dade County and City of South Miami, \$73,000 in projected rent revenues from SMCRA owned properties, \$16,500 in interest revenue from interest bearing accounts and \$1,697,526 in cash carryover funding from the prior year's \$4,859,656 budget.

Tax Increment Revenues

2007 Tax Increment Value.....	\$312,142,062
1998 Base Year Value.....	\$68,437,390
City of South Miami@4.818 Mills.....	\$751,950
Miami-Dade County@4.5796 Mills.....	\$719,490
Total Tax Increment Revenue.....	\$1,471,440

2007-2008 Administrative Expenses

1. Employee Salary & Fringe (City Budget Line Item #36-39).....\$246,003

A total amount of \$246,003 has been allocated for Employee Salary and Fringe. This amount includes salary and fringe expenses for 4 full-time employees including 1 Agency Director, 1 Community Outreach Coordinator, 1 Administrative Assistant and 1 Receptionist. A total of 25% the Agency's receptionist position is partially funded by the City of South Miami's Planning & Zoning Department. The City of South Miami also contributes 50% towards the salary of the City of South Miami Grant Writer position for SMCRA related grant projects.

2. Contractual Services (City Budget Line Item #41-42).....\$11,500

A total amount of \$11,550 has been allocated for Contractual Services. This amount includes \$5,000 for general administrative legal services and \$6,500 for digitizing expenses for records archiving by the SMCRA Secretary/City Clerk.

3. Audits and Studies (City Budget Line Item #40).....\$6,500

A total amount of \$6,500 has been allocated for Audits and Studies including funding for the required annual audit for the SMCRA Agency.

4. Printing & Publishing City Budget Line Item #51).....\$750

A total of \$750 has been allocated for Printing and Publishing including SMCRA related subscriptions and publishing for non-legal related advertising.

5. Advertising & Notices (City Budget Line Item #48).....\$500

A total of \$500 has been allocated for Advertising and Notices including legal based advertisements and notices.

6. Travel (City Budget Line Item #43).....\$3,000

A total amount of \$3,000 has been allocated for Travel for community redevelopment oriented conferences including the annual Florida Redevelopment Association and Florida Planning Association Conferences.

7. Office Equipment & Furniture (City Budget Line Item #50, 52, 54).....\$8,500

A total amount of \$8,500 has been allocated for Office Equipment and Furniture. This amount includes \$2,500 operating supplies; \$1,000 for all equipment less than \$500; and \$5,000 for one computer, two filing cabinets, two desks and two chairs.

8. Other Administrative Expenses (City Budget Line Item #44, 47).....\$2,500

A total amount of \$2,500 has been allocated for Other Administrative Expenses. This amount includes \$2,000 for specific training seminars for SMCRA employees and \$500 for repair expenses related to SMCRA communications equipment.

9. County Administrative Charge (City Budget Line Item #55).....\$10,792

A total amount of \$10,792 has been allocated for the County Annual Administrative Charge for Community Redevelopment Agency expenses incurred by Miami-Dade County.

2007-2008 Operating Expenses

1. Employee Salary & Fringe (City Budget Line Item #67).....\$23,830

A total amount of \$23,830 has been allocated for Employee Salary and Fringe. This amount includes \$23,830 for 50% of the salary of the Community Outreach Coordinator for specially assigned redevelopment and technical service projects.

2. Contractual Services (City Budget Line Item # 11,12,32,66,71,72).....\$194,775

A total amount of \$194,775 has been allocated for Contractual Services. This amount includes \$23,775 for landscape design and installation of pedestrian friendly street trees on designated SMCRA roadways; \$3,000 for consumer credit counseling for potential homeowners; \$8,000 for community outreach services and preliminary design fees for the Madison Square Project; \$50,000 as the SMCRA contribution for the design and construction costs of a community pool at City of South Miami's Murray Park; and \$110,000 for the construction of restrooms at Marshall Williamson Park.

3. Insurance (City Budget Line Item #8).....\$26,025

A total amount of \$26,025 has been allocated for Insurance including required general property and liability insurance policies for SMCRA owned properties.

3. Printing & Publishing (City Budget Line Item #4, 20, 29).....\$5,500

A total amount of \$5,500 has been allocated for Printing and Publishing. This amount includes \$2,000 for printing and publishing fees associated with infrastructure improvement projects; \$2,000 for fees associated with economic development and job creation programs; and \$1,500 for a proposed commercial rehabilitation program brochure.

5. Marketing (City Budget Line Item #74).....\$3,000

A total of \$3,000 for Marketing including creation of an updated Agency master plan/marketing brochure.

6. Legal Services/Court Costs (City Budget Line Item # 70).....\$50,000

A total amount of \$50,000 has been allocated for Legal Services/Court Costs including expenses associated with general corporate legal services.

7. Land/Building Acquisition (City Budget Line Item #75-77).....\$1,026,181

A total amount of \$1,026,181 has been allocated for Land Acquisition including \$965,000 for the acquisition of the remaining properties required to develop the Madison Square Project; \$50,000 for property management expenses associated with SMCRA properties; and \$11,181 for residential relocation assistance for eligible SMCRA tenants.

8. Infrastructure Improvements (City Budget Line Item #1-3, 5, 6).....\$370,000

A total amount of \$370,000 has been allocated Infrastructure Improvements. This amount includes \$30,000 for the completion of Phase IV of the 59th Place Streetscape Improvement Project; \$95,000 for the 66th Street Roadway Improvement Project; \$95,000 for the Sunset Drive Roadway Improvement Project; \$25,000 for an infrastructure feasibility analysis; and \$125,000 for additional infrastructure improvement projects as determined by the aforementioned analysis.

9. Building Construction & Improvements(City Budget Line Item #9, 10).....\$502,000

A total amount of \$502,000 has been allocated for Building Construction & Improvements. This amount includes \$500,000 to complete exterior/interior building renovation of the 6426 sq. ft. SMCRA owned Mobley Building and \$2,000 for related expenses associated with building utilities and maintenance.

10. Debt Service Payments (City Budget Line Item #77).....\$297,774

A total amount of \$297,774 has been allocated for Debt Service Payments. This amount includes the total allocated amount for repayment of the SMCRA long-term 2.73 Million bond which was obtained by the Agency during the 06/07 budget year.

11. Redevelopment Grants Given Out (City Budget Line Item #24, 25, 27, 35)... \$260,000

A total amount of \$260,000 has been allocated for Redevelopment Grants Given Out. This amount includes \$50,000 for housing rehabilitation grants and employment training; \$22,500 for business start-up assistance; \$30,000 for commercial business façade grants; \$10,000 in rehabilitation grant assistance for multi-family project owners; \$12,500 in rehabilitation grant assistance for multi-family unit owners; \$35,000 in rehabilitation grant assistance for single-family property owners; and \$100,000 in purchase assistance for potential SMCRA homeowners.

12. Transfers Out to Others (City Budget Line Item #56, 57).....\$124,336

A total amount of \$124,366 has been allocated for Transfers Out to Others. This amount includes \$55,752 for one fulltime Police Officer assigned to specialized duties within the SMCRA and \$68,584 for one fulltime Code Enforcement Officer for additionally assigned duties within the SMCRA area.

13. Other Operating Expenses (City Budget Line Item #68, 69).....\$18,000

A total amount of \$18,000 has been allocated for Other Operating Expenses. This amount includes \$12,000 for two part-time SMCRA college interns and \$6,000 for the annual bowman scholarship awards for aspiring SMCRA students.

14. Reserve/Contingency (City Budget Line Item #60, 61).....\$67,000

A total amount of \$67,000 has been allocated for Reserve/Contingency., This amount includes \$60,000 for unforeseen, emergency expenses and \$7,000 for individual Board Member discretionary funds for special assistance within the SMCRA community.



**To: Honorable Chair and
SMCRA Board Members**

Date: October 8, 2007

**From: Stephen David
SMCRA Director**

**ITEM No. 9
FY 07/08 BUDGET HEARING**

A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA) AGENCY APPROVING A BUDGET FOR THE SMCRA AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2007 AND ENDING SEPTEMBER 30, 2008; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE AGENCY TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND

During the October 1, 2007 Meeting, the South Miami CRA Board held a budget workshop to discuss the FY07/08 SMCRA Proposed Budget. During the workshop, the board suggested the following general revisions to the proposed budget:

1. An overall reduction in allocated funding for Economic Development & Job Creation;
2. An overall reduction in allocated funding for Residential Rehabilitation Grant Funds;
3. An allocation of surplus funding to Infrastructure and Development;
4. An allocation of surplus Land Acquisition funds for the purchase of problem properties.

Based on the above referenced suggestions received from the SMCRA Board, the following changes were made to the proposed budget:

1. \$7,500 reduction in Job Training Funding;
2. \$2,500 reduction in Business Start-Up Assistance Funding;
3. \$10,000 reduction in Commercial Business Rehabilitation Grant Funding;
4. \$10,000 reduction in Multi-Family Rehabilitation Grant Funding;
5. \$25,000 reduction in Home Ownership Grant Funding;
6. \$55,000 increase in Infrastructure and Development Funding.

Each of the above referenced revisions has been highlighted and included in red in the Proposed 07/08 Budget (See Exhibit 1).

Recommendation

Staff recommends approval of the attached resolution authorizing the expenditures in SMCRA FY 07/08 Budget and authorizing the SMCRA Agency to submit the budget to Miami-Dade County for final approval.

Attachments:
Resolution
FY 07/08 Budget Package/Proposed Budget

SDEACRA\FY 07/08 Budget Hearing

RESOLUTION NO. CRA 54-07-307

A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA) AGENCY APPROVING A BUDGET FOR THE SMCRA AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2007 AND ENDING SEPTEMBER 30, 2008; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE AGENCY TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the SMCRA is a Community Redevelopment Agency which is a municipality located in South Miami, Miami-Dade County, Florida, created under the City/County Interlocal Cooperation Agreement; and,

WHEREAS, a public hearing on the proposed FY 2007-08 Budget was held by the SMCRA on October 1, 2007 at South Miami City Hall, 6130 Sunset Drive, South Miami, Florida 33143; and,

WHEREAS, the amount of funds available equals the total appropriations for expenditures and reserves.

NOW THEREFORE BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH MIAMI, FLORIDA THAT:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The Budget of the South Miami Community Redevelopment Agency (Attached as Exhibit 1) for the fiscal year beginning October 1, 2007 and ending September 30, 2008, was considered at a public hearing and is approved and adopted.

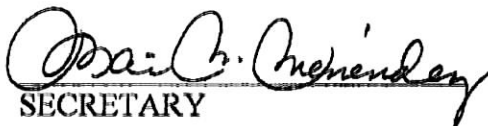
Section 3. The Budget shall be transmitted to Miami-Dade County pursuant, City/County Interlocal Cooperation Agreement for the SMCRA agency.

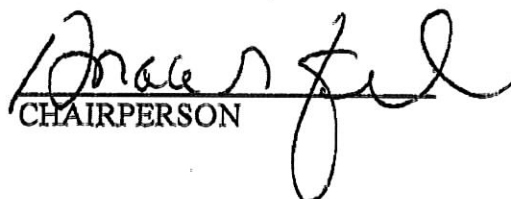
Section 4. The funds appropriated in the budget may be expended in accordance with the provisions of the budget, the Community Redevelopment Plan, and as authorized by the law.

PASSED AND ADOPTED this 5th day of October, 2007.

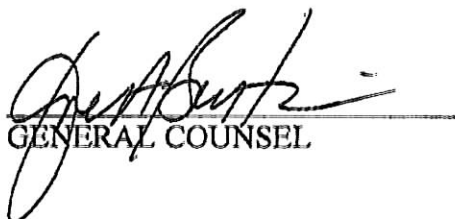
ATTEST:

APPROVED:


SECRETARY


CHAIRPERSON

READ AND APPROVED AS TO FORM:


GENERAL COUNSEL

Board Vote:	5-1
Chairperson Feliu:	Yea
Vice Chairperson Wiscombe:	Yea
Board Member Palmer:	Yea
Board Member Birts:	Absent
Board Member Beckman:	Nay
Board Member R. Williams:	Yea
Board Member L. Williams:	Yea



CITY OF SOUTH MIAMI
OFFICE OF THE CITY MANAGER
INTER-OFFICE MEMORANDUM



To: The Honorable Mayor Feliu and Members of the City Commission
Via: Stephen A. David, SMCRA Director *[Signature]*
From: Yvonne S. McKinley, City Manager *WAB.S. for*
Date: October 16, 2007 Agenda Item: 7
Subject: Approval of SMCRA Proposed FY 07/08 Budget

Request: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MAIMI, FLORIDA APPROVING A BUDGET FOR THE SMCRA AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2007 AND ENDING SEPTEMBER 30, 2008; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE AGENCY TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Reason/Need: On October 1, 2007, the South Miami CRA Board held a budget workshop to discuss the 07/08 SMCRA Proposed Budget. During a subsequent budget hearing held on October 8, 2007, the SMCRA Board approved the proposed budget for the fiscal year beginning October 1, 2007 and ending September 30, 2008. As indicated in **Exhibit 1**, the proposed budget includes total revenues of \$3,258,466 including \$1,471,440 in combined city and county tax increment financing revenues, \$1,697,526 in "cash carry over" revenue and \$89,500 in projected rent and interest revenues. Major areas of funding emphasis in the 07/08 Budget include:

- Land Acquisition of required Madison Square Properties and Other Blighted Lots;
- Renovation of the SMCRA owned Mobley Building for Office Uses;
- Implementation of Designated Infrastructure and Streetscape Improvement Projects;
- Implementation of Designated Park Improvement Projects; and
- Housing Rehabilitation Grant Assistance

Approval of the attached resolution shall authorize the expenditure of funds established by the FY 07/08 Budget and authorize the Agency to submit the budget to Miami-Dade County for approval.

Recommendation: Staff recommends approval of the attached resolution authorizing the expenditure of funds established by the SMCRA FY 06/07 Budget and authorizing the SMCRA Agency to submit the budget to Miami-Dade County for final approval.

Backup Documentation:

Draft Resolution
FY 07/08 SMCRA Proposed Budget

RESOLUTION NO. 175-07-12560

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI APPROVING A BUDGET FOR THE SMCRA AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2007 AND ENDING SEPTEMBER 30, 2008; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE SMCRA AGENCY TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the SMCRA is a Community Redevelopment Agency which is a municipality located in South Miami, Miami-Dade County, Florida, created under the City/County Interlocal Cooperation Agreement; and,

WHEREAS, a budget workshop on the proposed FY 2007-2008 Budget was held by the SMCRA on October 1, 2007 at South Miami City Hall, 6130 Sunset Drive, South Miami, Florida 33143; and,

WHEREAS, a public hearing on the proposed FY 2007-2008 Budget was held by the SMCRA on October 8, 2007 at South Miami City Hall, 6130 Sunset Drive, South Miami, Florida 33143; and,

WHEREAS, the amount of funds available equals the total appropriations for expenditures and reserves.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR A CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA THAT:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The Budget of the South Miami Community Redevelopment Agency (Attached as Exhibit 1) for the fiscal year beginning October 1, 2007 and ending September 30, 2008, was considered at a public hearing and is approved and adopted.

Section 3. The Budget shall be transmitted to Miami-Dade County pursuant, City/County Interlocal Cooperation Agreement for the SMCRA Agency.

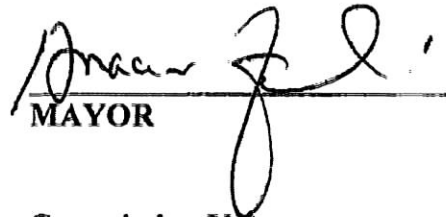
Section 4. The funds appropriated in the budget may be expended in accordance with the provisions of the budget, the Community Redevelopment Plan, and as authorized by the law.

PASSED AND ADOPTED this 16th day of October, 2007.

ATTEST: t


CITY CLERK

APPROVED:


MAYOR

READ AND APPROVED AS TO FORM:


Luis R. Figueredo,
Nagin Gallop & Figueredo, P.A.
Office of City Attorney

Commission Vote:	4-1
Mayor Feliu:	Yea
Vice Mayor Wiscombe:	Yea
Commissioner Palmer:	Yea
Commissioner Birts:	Yea
Commissioner Beckman:	Nay

SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

2007-2008 PROJECTED REVENUES

REVENUE SOURCE	FY02-03 AMOUNT	FY-03-04 AMOUNT	FY-04-05 AMOUNT	FY-05-06 AMOUNT	FY-06-07 AMOUNT	FY-07-08 AMOUNT
CITY OF SOUTH MIAMI TIF CONTRIBUTION	\$319,500	\$478,169	\$446,972	\$645,320	\$831,463	\$751,950
MIAMI-DADE COUNTY TIF CONTRIBUTION	\$301,300	\$329,120	\$312,664	\$541,804	\$740,335	\$719,490
TOTAL TIF REVENUES	\$620,800	\$807,289	\$759,636	\$1,187,124	\$1,571,798	\$1,471,440
DEBT PROCEEDS	\$0	\$0	\$0	\$0	\$2,730,000	\$0
GRANT PROCEEDS	\$0	\$0	\$0	\$0	\$294,000	\$0
INTEREST REVENUE	\$9,100	\$0	\$9,500	\$9,500	\$10,811	\$16,500
RENT REVENUE	\$11,000	\$0	\$11,000	\$0	\$0	\$73,000
SUB-TOTAL	\$640,900	\$807,289	\$780,136	\$1,196,624	\$4,606,609	\$1,560,940
2006-2007 CASH CARRYOVER	\$17,092	\$204,525	\$472,649	\$388,800	\$253,047	\$1,697,526
TOTAL REVENUES	\$657,992	\$1,011,814	\$1,252,785	\$1,585,424	\$4,859,656	\$3,258,466

EXPENDITURE SUMMARY	ACTUAL	20% ADMIN CAP
ADMINISTRATIVE	\$290,045	\$294,288
PROGRAM	\$2,968,421	
TOTAL	3,258,466	

2007 - 2008 SOUTH MIAMI CRA BUDGET

ACCOUNT NO	ACCOUNT CLASSIFICATION	PROPOSED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006	ADOPTED BUDGET 2004-2005	ADOPTED BUDGET 2003-2004
	INFRASTRUCTURE					
1. 610-1110-513-31-20	PROFESSIONAL SERVICES	25,000				26,000
2. 610-1110-513-34-50	CONTRACTUAL SERVICES/SW 66th Place Improvements and 66th Street Improvements	125,000	25,000			
3. 610-1110-513-46-70	MAINTENANCE REPAIRS/Sunset Drive Streetscape Enhancement/Lighting Improvement Projects	95,000		37,500	7,000	
	Design - Sunset Drive / Charrette II			15,000		
	Traffic Management Study					
4. 610-1110-513-47-10	PRINTING AND BINDING	2,000	2,000			360
5. 610-1110-513-99-30	CAPITOL IMPROVEMENTS				40,684	
6. 610-1110-513-63-40	INFRASTRUCTURE IMPROVEMENTS/STREETSCAPE ENHANCEMENT	125,000	60,000	50,000		20,000
	SW 66th Street scape Improvements - 85,000; 59TH Place Streetscape Improvements - \$30,000					
7. 610-1110-513-64-30	EQUIPMENT/OPERATING					
	TOTAL INFRASTRUCTURE	372,000	87,000	102,500	47,684	46,380
	FACILITIES MAINTENANCE - MOBLEY BUILDING					
8. 610-1110-518-45-10	GENERAL PROPERTY & LIABILITY INSURANCE	26,025	19,148	4,000	10,000	
9. 610-1110-518-46-70	FACILITIES MAINTENANCE/UTILITY PAYMENTS	2,000		4,000		70,000
10. 610-1110-518-99-32	BUILDING RENOVATION	500,000	324,000		72,117	
	TOTAL FACILITIES MAINTENANCE - MOBLEY BUILDING	528,025	343,148	8,000	82,117	70,000
	STREET BEAUTIFICATION					
11. 610-1110-541-31-20	PROFESSIONAL SERVICES/Landscape Design	7,500				
12. 610-1110-541-34-50	CONTRACTUAL SERVICES/Street Tree/Landscape Installation	16,275	15,000	13,000		2,000
13. 610-1110-541-47-10	PRINTING AND BINDING					
14. 610-1110-541-99-30	OTHER USES/PROGRAM SERVICES					
	TOTAL STREET BEAUTIFICATION	23,775	15,000	13,000		2,000

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2007-2008 SOUTH MIAMI CRA BUDGET

		PROPOSED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006	ADOPTED BUDGET 2004-2005	ADOPTED BUDGET 2003-2004
	TRANSPORTATION IMPROVEMENTS					
15. 610-1110-544-47-10	PRINTING AND BINDING					
16. 610-1110-544-64-30	OPERATING EQUIPMENT/SHUTTLE			30,000		2,500
17. 610-1110-544-46-80	MAINTENANCE REPAIRS/SHUTTLE					5,000
	TOTAL TRANSPORTATION IMPROVEMENTS			30,000		7,500
	ECONOMIC DEVELOPMENT & JOB CREATION					
18. 610-1110-551-31-20	PROFESSIONAL SERVICES/Sunday's on Sunset Contribution		25,000	25,000	34,000	3,800
19. 610-1110-551-34-50	CONTRACTUAL SERVICES					4,000
20. 610-1110-551-47-10	PRINTING AND BINDING	2,000	2,500	2,500	2,500	
21. 610-1110-551-61-10	LAND ACQUISITION					
	<i>Moved to Land Acquisition Account</i>					
22. 610-1110-551-99-30	OTHER USES					
23. 610-1110-551-99-31	RENOVATION OF OFFICE SPACE			270,000		
24. 610-1110-551-99-32	WOUNDED HEALERS AND APPRENTICESHIP JOB TRAINING PROGRAMS/For SMCRA esignated Projects	50,000	67,500	52,500	35,000	
25. 610-1110-551-99-33	BUSINESS START-UP ASSISTANCE/Three Potential Grants of \$7,500	22,500	30,000	40,000	25,000	
26. 610-1110-551-64-30	ECONOMIC DEVELOPMENT PROGRAM/BUSINESS LOANS					
						52,800
	TOTAL ECONOMIC DEVELOPMENT & JOB CREATION	74,500	125,000	390,000	96,500	60,600

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2007 - 2008 SOUTH MIAMI CRA BUDGET

		PROPOSED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006	ADOPTED BUDGET 2004-2005	ADOPTED BUDGET 2003-2004
	COMMERCIAL BUSINESS REHABILITATION					
27. 610-1110-552-31-20	COMMERCIAL BUSINESS REHABILITATION/Three Potential Grants of \$10,000	30,000	30,000	50,000		13,800
28. 610-1110-552-34-50	CONTRACTUAL SERVICES					1,430
29. 610-1110-552-47-10	PRINTING AND BINDING	1,500				240
30. 610-1110-552-99-30	OTHER USES/PROGRAM SERVICES					
	TOTAL COMMERCIAL BUSINESS REHABILITATION	31,500	30,000	50,000		15,470
	RESIDENTIAL REHABILITATION					
31. 610-1110-553-31-20	PROFESSIONAL SERVICES					49,700
					3,000	
32. 610-1110-553-34-50	CONTRACTUAL SERVICES/Consumer Credit Counseling	3,000		7,000		18,300
			3,000			
			6,000			
33. 610-1110-553-47-10	PRINTING AND BINDING					500
34. 610-1110-553-99-21	PROPERTY TAXES/Rehabilitation Properties			5,000	5,500	
35. 610-1110-553-99-30	RESIDENTIAL REHABILITATION GRANTS					
	Multifamily Rehabilitation Grant Funding for Complex Owners /One Potential Grant of \$10,000	157,500	120,000	137,500	70,000	
	Multifamily Rehabilitation Grant/ Five Potential Grants of \$2,500 (\$12,500 Total)		20,000			
	Single Family Rehabilitation Grant - Five Potential Grant of Up To 7,000 (\$35,000 Total)		50,000			
	Home Ownership Purchase Assistance Grant/Four Potential Grants of \$25,000 (\$100,000 Total)		30,000			
	TOTAL RESIDENTIAL REHABILITATION	160,500	129,000	149,500	78,500	68,500

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2007-2008 SOUTH MIAMI CRA BUDGET

		PROPOSED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006	ADOPTED BUDGET 2004-2005	ADOPTED BUDGET 2003-2004
36. 610-1110-554-12-10	ADMINISTRATIVE					
	SALARIES & WAGES/REGULAR	201,060	220,271	162,209	77,917	37,800
	RECEPTIONIST (75%) (25% Paid By City of South Miami Planning Department)	25,857	23,909	14,666		
	COMMUNITY OUTREACH COORDINATOR (50%)	23,830	46,272	41,272		
	SHARED GRANT WRITER (50%) (50% Paid By The City of South Miami)	29,913	28,882	28,883	25,000	
	ADMINISTRATIVE ASSISTANT	41,909	31,002			
	PRINCIPAL PLANNER	0	18,051	28,056		
	AGENCY DIRECTOR	79,551	72,155			
37. 610-1110-554-21-10	FICA/ MEDICARE	14,496	14,595	11,591	7,873	
38. 610-1110-554-22-20	RETIREMENT CONTRIBUTIONS/DEFERRED COMPENSATION	15,132	15,170	12,166	2,500	8,200
39. 610-1110-554-23-10	LIFE & HEALTH INSURANCE/GROUP HEALTH INSURANCE	15,315	18,637	15,637	11,478	8,000
40. 610-1110-554-32-10	ANNUAL AUDIT	6,500	6,000	5,500	5,500	8,200
41. 610-1110-554-34-15	OTHER CONTRACTUAL SERVICES/GENERAL LEGAL	5,000	6,500	6,180	6,180	6,500
42. 610-1110-554-34-50	OTHER CONTRACTUAL SERVICES / DIGITIZING	6,500				
43. 610-1110-554-40-70	TRAVEL & PER DIEM TRAVEL & CONFERENCE	3,000	1,000	1,000		
44. 610-1110-554-40-80	EMPLOYEE EDUCATION/TRAINING		1,500	1,500	500	500
45. 610-1110-554-44-10	RENTS & LEASE OFFICE RENT	2,000				
46. 610-1110-554-45-10	PROPERTY & LIABILITY INSURANCE					1,000
47. 610-1110-554-46-31	MAINTENANCE & REPAIRS/Communication Equipment	500			1,100	
48. 610-1110-554-48-50	ADVERTISING NON-LEGAL					
49. 610-1110-554-49-10	Other Current Charges/ Legal Ads/ Comp. Plan Atty	500	500			200
50. 610-1110-554-52-10	OPERATING SUPPLIES					
51. 610-1110-554-54-10	BOOKS/PUBLISHING/SUBSCRIPTIONS & MEMBERSHIPS	2,500	5,000	4,736		
52. 610-1110-554-64-10	EQUIPMENT UNDER \$500	750	1,000	1,000	2,500	500
53. 610-1110-554-64-20	EQUIPMENT/OFFICE	1,000				
			9,120	600	600	600
54. 610-1110-554-64-30	EQUIPMENT/OPERATING/1 Computer, 2 Filing Cabinets, 2 Desks, 2 Chairs					
		5,000				2,000
55. 610-1110-554-99-15	OTHER USES/MIAMI-DADE COUNTY 1.5% ADMINISTRATIVE FEE	10,792	2,200	2,000	2,736	2,000
			11,105	8,127	5,100	
	TOTAL ADMINISTRATIVE	290,045	312,598	232,246	148,984	75,500

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2007 - 2008 SOUTH MIAMI CRA BUDGET

	GENERAL FUND TRANSFERS	PROPOSED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006	ADOPTED BUDGET 2004-2005	ADOPTED BUDGET 2003-2004
56. 610-1110-554-91-25	CRA AREA POLICE OFFICER, \$55,752/For Specific Duties in the SMCRA District	55,752	69,950	66,950	65,000	65,000
57. 610-1110-554-91-30	CRA AREA CODE ENFORCEMENT OFFICER, \$68,584/For Specific Duties in the SMCRA District	68,584	58,350	56,650	55,000	55,000
58. 610-1110-554-91-35	REPAYMENT TO GENERAL FUND/Mobley Building Repaymtn		1,700	24,000	60,000	60,000
59. 610-1110-554-91-32	CRA AREA SOCIAL WORKER					
	TOTAL GENERAL FUND TRANSFERS	124,336	130,000	147,600		
	OTHER USES/GENERAL CONTINGENCY					
60. 610-1110-554-99-20	GENERAL CONTINGENCY	60,000	51,120	56,578	21,668	50,000
61. 610-1110-554-99-25	BOARD MEMBER DISCRETIONARY FUNDS	7,000	7,000	7,000	7,000	
62. 610-1110-554-99-30	REPAYMENT FOR MOBLEY PROPERTY				123,475	120,000
	TOTAL OTHER USES/GENERAL CONTINGENCY	67,000	58,120	63,578	332,143	350,000
	RESIDENTIAL INFILL					
63. 610-1110-555-31-20	PROFESSIONAL SERVICES				3,000	
64. 610-1110-555-61-10	LAND ACQUISITION <i>Moved to Land Acquisition Account</i>					
65. 610-1110-555-99-35	HOMEOWNERSHIP GRANT PROGRAM				35,000	
	TOTAL RESIDENTIAL INFILL				38,000	
	SPECIAL REDEVELOPMENT & TECHNICAL SERVICES					
66. 610-1110-559-31-20	PROFESSIONAL SERVICES/Madison Square Final Design Analysis	8,000	9,689		53,250	2,000
	COMMUNITY OUTREACH COORDINATOR (50%)	23,830		20,000	20,000	
68. 610-1110-559-34-50	PART-TIME INTERNS/Funding For Two Potential Interns	12,000	12,000	20,000	15,000	
69. 610-1110-559-99-31	JAMES BOWMAN SCHOLARSHIP PROGRAM	6,000	4,000	4,000	2,000	2,000
	TOTAL SPECIAL REDEVELOPMENT & TECHNICAL SERVICES	49,830	25,689	44,000	90,250	4,000

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2007 - 2008 SOUTH MIAMI CRA BUDGET

		PROPOSED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006	ADOPTED BUDGET 2004-2005	ADOPTED BUDGET 2003-2004
	LEGAL SERVICES					
70. 610-1110-564-31-20	PROFESSIONAL SERVICES	50,000	50,000	45,000	46,837	20,000
	TOTAL LEGAL SERVICES	50,000	50,000	45,000	46,837	20,000
	PARK IMPROVEMENTS					
71. 610-1110-572-31-20	PROFESSIONAL SERVICES/Murray Park Pool Design	50,000	90,000	50,000	12,799	2,000
72. 610-1110-572-34-50	CONTRACTUAL SERVICES/Marshall Williamson Park Restroom Construction	110,000				
73. 610-1110-572-99-30	OTHER USES				56,981	
	TOTAL PARK IMPROVEMENTS	160,000	90,000	50,000	69,780	2,000
	MARKETING & PUBLIC RELATIONS					
74. 610-1110-574-31-20	PROFESSIONAL SERVICES/CRA MASTER PLAN	3,000			2,000	8,900
	TOTAL MARKETING & PUBLIC RELATIONS	3,000			2,000	8,900
	LAND ACQUISITION					
75. 610-1110-583-31-20	PROFESSIONAL SERVICES					
76. 610-1110-583-61-10	LAND ACQUISITION	965,000	3,126,227	260,000	219,990	40,000
	ANNUAL DEBT SERVICE PAYMENT/Long-Term Loan	297,774	297,774			
	RESIDENTIAL RELOCATION ASSISTANCE/SMCRA Tenants	11,181	12,100			
77. 610-1110-583-3125	PROPERTY MANAGEMENT/LAWN SERVICE/SMCRA Owned Properties	50,000	28,000			
	TOTAL LAND ACQUISITION	1,323,955	3,436,101	260,000	219,990	40,000
	TOTAL BUDGET	3,258,466	4,831,656	1,585,424	1,252,785	770,850

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