

Memorandum



Date: March 3, 2009

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

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

From: George M. Burgess
County Manager

Subject: FY 2008-09 Budget for the Florida City Community Redevelopment Agency

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the City of Florida City Community Redevelopment Agency's (CRA's) FY 2008-09 budget for the Florida City Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$7,199,501 as detailed in Exhibit I.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the Florida City CRA. The Area lies within Commission District 9.

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 for the CRA total \$1,164,404.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2008-09 Budget.

Background

The BCC approved the CRA's Redevelopment Plan (Plan) pursuant to Resolution R-795-95 and funding of the Plan when it enacted Ordinance No. 95-108 (Trust Fund) on June 6, 1995. An Interlocal Agreement between Miami-Dade County and the Florida City CRA was approved by the BCC on April 16, 1996. Subsequently, the Plan and the Interlocal Agreement were amended on July 8, 1997 (Ordinance No. 97-132) and on September 23, 2003 (Resolution R-1010-03). 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 2008-09 budget of \$7,199,501 which was approved by the CRA on August 12, 2008 and by the City on September 23, 2008. The budget includes revenue sources of County Tax Increment Revenues (\$1,164,404) and City Tax Increment Revenues (\$1,867,097), carryover from prior years (\$4,000,000), and \$168,000 of interest earnings.

Administrative expenditures total \$247,998 and represent 8.76 percent of total tax increment revenues, excluding the 1.5 percent County Administrative Charge (\$17,466), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement. The majority of these expenditures include \$182,574 for salaries and fringe benefits.

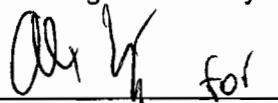
Operating Expenditures total \$6,286,978 and include the following:

- \$2,428,178 for infrastructure improvements consisting of \$78,178 for sewer utility line extension and site drainage work at the intersection of Krome Avenue and Lucy Street; \$800,000 for the NW 12th Street / NW 16th Street Industrial Area Project (includes parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving); \$600,000 for the NW 3rd Avenue / Flagler Streetscape (same type of street improvement project as NW 12th Street); \$300,000 for wastewater improvements to serve Phase II of a U.S. Highway 1 Commercial Sector development anchored by Best Buy; \$600,000 for the Krome Avenue Commercial Sector (streetscapes improvements on NE 1st Court / NE 14th Street to develop and redevelop parcels, including \$110,000 for building improvements to the City owned Florida Pioneer Museum building).
- \$700,000 for a Commercial and Industrial Façade Grants Program in the area around NW 12th Street and NW 3rd Avenue.
- \$325,000 for contractual services planned for the procurement of architectural, engineering, survey professionals.
- \$287,000 covers expenses relating to a Community Policing Program, which funds three police officers and one code enforcement officer.
- \$250,000 for housing assistance programs to rehabilitate deteriorated houses.
- \$64,800 for employee project salary in support of infrastructure projects.
- \$22,000 for audits, studies, legal services and membership dues.
- \$10,000 for assistance to non-profits.

In addition, to these operating expenditures, the budget includes \$2,200,000 for Land and Building Acquisition, Demolition and Relocation of which \$1,800,000 is for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and on NW 14th Street, and \$400,000 for the demolition of the dilapidated structures and relocation of tenants if necessary. The City has recently submitted to the County an Amendment to the CRA Redevelopment Plan, which was adopted by the City on December 9, 2008. The amendments include a housing element and increases the boundaries of the CRA by adding a total of 250 net acres from four areas identified as: 1) the Northwest Neighborhood, 2) an industrial area south of Palm Drive (Closed Packing Plant), 3) a state-owned environmental site on Palm Drive (Pineland Park), and 4) a small residential infill area adjacent to the Miami-Dade Busway (Busway Infill). The line item in the proposed budget for Land and Building Acquisition, Demolition and Relocation are identified expenditures within these new boundaries. However, staff recommends the proposed budget should be approved on the condition that expenses relating to the \$2,200,000 for Land and Building Acquisition, Demolition and Relocation will not be spent until the Finding of Necessity Study and the Redevelopment Plan Amendment for the boundary modification is adopted by the BCC. Staff has begun reviewing the CRA's Redevelopment Plan Amendment and expects to bring it for BCC consideration in April of 2009.

The CRA's annual budget also includes a contingency reserve of approximately \$647,059.

The TIF Committee reviewed the CRA's budget on January 16, 2009 and unanimously recommended it for BCC approval with the condition that the \$2,200,000 not be spent until such time as the BCC adopts the Finding of Necessity.


Cynthia W. Curry
Senior Advisor to the County Manager

Attachments

cmo06509



MEMORANDUM

(Revised)

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

DATE: March 3, 2009

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 Mayor'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)
3-3-09

RESOLUTION NO. _____

RESOLUTION APPROVING BUDGET FOR FISCAL YEAR
2008-09 FOR FLORIDA CITY COMMUNITY
REDEVELOPMENT AGENCY

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County"), the City of Florida City (the "City"), and the Florida City Community Redevelopment Agency (the "Agency"), adopted April 16, 1996 (R-367-96) 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 2008-09 for the Florida City Community Redevelopment Area (the "Budget") 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 Budget in the form attached hereto as Exhibit I.

Section 3. Notwithstanding any reference in the Budget to land and/or building acquisition, the Agency will not expend any funds for land and/or building acquisition outside boundaries of the current Florida City Redevelopment Area (the "CRA") until such time as a

Finding of Necessity to expand the boundaries of the CRA to include such real property has been approved by the Board.

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
Carlos A. Gimenez
Barbara J. Jordan
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Audrey M. Edmonson
Sally A. Heyman
Joe A. Martinez
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 2009. 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 Sybblis

EXHIBIT I

City of Florida City
Community Redevelopment Agency
FY 2008 - 09 Budget

(FY 2008-09 begins October 1, 2008)

	FY 06-07 Budget Adopted	FY 08-07 Budget Actual	FY 07-08 Budget Adopted	FY 07-08 Budget Amendment 1	FY 07-08 Budget Projected	FY 08-09 Budget Proposed
Revenues						
City Tax Increment Revenue	877,054	906,162	1,298,900	1,298,900	1,298,900	1,867,097
County Tax Increment Revenue	565,353	565,353	742,846	742,846	742,846	1,164,404
Carryover from prior year	3,017,739	3,017,739	3,422,746	3,422,746	3,422,746	4,000,000
All other revenues (name)						
Transfers in from others (name)						
Interest earnings	32,000	41,509	45,000	168,000	907	168,000
Revenue Total	4,492,146	4,530,763	5,509,492	5,632,492	5,465,399	7,199,501
Expenditures						
Administrative Expenditures						
Employee salary and fringe	150,000	151,000	165,000	234,000	137,542	182,574
Contractual services	55,000	10,824	85,000	55,000	35,787	16,524
Insurance						
Audits and studies						
Printing and publishing						
Marketing						
Advertising and notices				5,000	138	5,000
Travel and Training				10,000	2,024	12,000
Lease - Auto				6,500		6,500
Rent/lease costs	3,600		3,600	5,400		5,400
Equipment other than office						
Office equipment and furniture	15,000		15,000	10,000		10,000
Other Admin. Exps (attach list)				10,000	193	10,000
(A) Subtotal Admin Expenses, %	223,600	161,824	268,600	335,900	175,684	247,998
County Administrative Charge at 1.5%	8,480	8,480	11,143	11,143	11,143	17,466
(B) Subtotal Adm Exp & County Charge	232,080	170,304	279,743	347,043	186,827	265,464
Operating Expenditures						
Employee salary and fringe				60,000	60,000	64,800
Contractual services	190,000	64,329	285,000	325,000	216,285	325,000
Insurance						
Audits and studies	5,000		10,000	10,000	10,000	10,000
Printing and publishing						
Membership/Dues	300	175	350	2,000	2,240	2,000
General Operating	200	28	250	250		-
Legal services/court costs				10,000		10,000
Land/building acquisitions & Demo/Relo				500,000		2,200,000
Infrastructure improvements	2,776,300	704,019	2,285,000	1,630,000	746,968	2,378,178
Building construction & improves				60,000	21,500	50,000
Debt service payments						
Assistance to Non-profits				10,000		10,000
Housing Assistance Projects						250,000
Redevelopment façade grants given out				1,500,000		700,000
Redevelopment loans issued out						
Transfer out to others (Comm Polic & Code E	180,000	169,162	200,000	200,000	221,579	287,000
Other Oper. Expenses (attach list)						
(C) Subtotal Oper. Expenses	3,151,800	937,713	2,780,600	4,307,250	1,278,572	6,286,978
(D) Reserve/Contingency	1,108,266		2,449,149	978,199		647,059
Expenditure Total (B+C+D)	4,492,146	1,108,017	5,509,492	5,632,492	1,465,399	7,199,501
Cash Position (Rev-Exp)	-	3,422,746	-	-	4,000,000	-

8.76%

Projects	FY 06-07 Planned Expenditures	FY 06-07 Actual Expenditures	FY 07-08 Planned Expenditures	FY 07-08 Amend A Planned Expenditures	FY 07-08 Amend B Planned Expenditures	FY 08-09 Planned Expenditures
Largo Honda Dealership	113,500					
Cracker Barrel Plaza	297,000	292,000				
East Palm Drive Development	265,000		265,000	-		
U.S. Highway 1 Commercial Sector	400,000	133,269	410,000	410,000	409,503	
Krome Ave Commercial Sector	325,000	77,950	225,000	225,000	104,382	
West Palm Drive Improvement Program	750,000		750,000	-		
Neighborhood Sustainable Infill Program	350,000		245,000	100,000		
Potable Water Supply Upgrade Project	200,800	200,800	315,000	315,000	17,387	
Krome Xpress	75,000		75,000	80,000	54,702	78,178
NW 12th St Industrial Area Streetscape Project				500,000	160,994	500,000
NW 16th St Streetscape						300,000
NW 3rd Ave Streetscape						600,000
Commercial / Industrial Façade Program						700,000
U.S. Highway 1 - Best Buy Infrastructure, Phase II						300,000
Krome Avenue - Pioneer Museum Improvements						60,000
Krome Avenue - NE 1st Court Streetscape						300,000
Krome Avenue - NE 14th Street Streetscape						300,000
Housing Rehab Funds - matching to other sources						250,000
Acquire Property in NW 7th Place Area						1,500,000
Demo Houses in NW 7th Pl Area and Relo Tenants						400,000
Buy Dilapidated Housing Structures on NW14th St						300,000
Total Projects Cost	2,776,300	704,019	2,285,000	1,630,000	746,968	5,588,178

Exhibit 1

Florida City CRA Annual Report

Fiscal Year 2008-09

Prepared effective 09-30-08

Introduction

The Florida City Community Redevelopment Agency (CRA) was created in 1995 and completed its 13th full year of operation in FY 2008. The CRA continued to facilitate a large number of private development projects in the Community Redevelopment Area (CR Area) in the current year. Following the adoption of the CRA annual budget on September 25, 2007, it became necessary to amend the budget on May 18, 2008, due to unforeseen or subsequently planned activities. This report will address the primary operating aspects of the CRA, revenue growth and significant projects for FY 2007-08, as well as the proposed budget and CRA plans for the coming year.

During the year, the CRA continued to aggressively implement the adopted Community Redevelopment Plan (CR Plan). The focus of the existing CR Plan had been previously on the facilitation of proposed development projects and development of public/private partnerships to generate new project proposals. The CRA's focus has also broadened to include more proactive projects initiated solely by the CRA.

I. Staffing and operating expenses

The CRA has retained all of its primary staff members that were budgeted during FY 2007-08 and added Rick Stauts as Executive Director of the Community Redevelopment Agency. Bill Kiriloff, City Community Development Director, is the former Executive Director of the CRA and continues to provide input and assistance to Mr. Stauts. The City Finance Director, Mark Ben-Asher, is the Treasurer of the CRA. Jennifer Evelyn, City Clerk, serves as the Board Secretary. All staff members except Mr. Stauts serve on a part-time basis. Staff continued to experience increased CRA workloads in FY 2007-08, and these increases are reflected budget in the employee salary and fringes line items for the coming year. Employee salary and fringes are divided into two categories, administrative and operating.

Additionally, a review of the budget adopted on September 25, 2007 by the new Executive Director revealed that the City might have been bearing a disproportionate amount of expenses for the CRA. The City has been absorbing for the CRA such administrative costs as legal expenses, advertising, office supplies, office rent, vehicle costs, copying cost, telephone expenses, as well as others. The CRA has taken on its share of allocable expenses such as these in this time of declining City tax revenue.

II. Administrative Procedures

The Agency by-laws establish the CRA composition, purpose and powers, meetings and notice requirements and administrative procedures. No modifications to the by-laws were adopted during the most recent fiscal year. The Agency is composed of the five (5) elected City Commissioners and two (2) representatives of the CR Area business community.

III. Community Redevelopment Plan Implementation

During the year, the Agency continued to aggressively implement the adopted CR Plan. The focus of implementation was on the facilitation of proposed existing development projects and development of public/private partnerships to generate new project proposals as discussed below.

Development and Infrastructure Projects Funded During Year

Krome Xpress: Located at the intersection of Krome Avenue and Lucy Street this development combines a gasoline retail outlet and convenience store. The CRA has approved a request for \$75,000 for sewer utility line extension and site drainage work. A more recent estimate reflects the cost will increase by \$80,000. The business was planning to open in the spring of 2007, but the opening has been delayed due to unexpected permitting requirements. The new proposed opening date is January, 2009. In FY 2008, funding distributed was \$54,702.

US 1 Commercial Sector: On Krome Avenue, \$410,000 was budgeted to provide funds to provide infrastructure improvements to developing and redeveloping parcels. A shopping center site

(Florida City Center) will be anchored by a Best Buy retail outlet and is nearing completion. The developer has indicated that water and sewer improvements were needed to make the project feasible. The shopping center will expand next year to double its current configuration and the expansion is under site plan review now. The CRA expended \$409,503 on the infrastructure improvements to serve the site in FY 2008.

NW Twelfth Street Industrial Infrastructure Project: This is a new project not anticipated in the original budget and the line item is created for \$500,000. The construction will upgrade the appearance of the industrial area between Krome Avenue and NW 3rd Avenue through creation of parking, landscaping, curb and gutters, drainage, lighting, sidewalks and repaving the street. The property owners fronting NW 12th Street will all be participating in the façade renovation program, so the whole area will undergo a facelift. It is anticipated that current year spending will be \$160,994.

Potable Water Supply Upgrade Project: Adequate water supply is critical to the future growth and success of CR Area businesses and homes. Florida City is implementing an Alternative Water Supply Project throughout the CR Area. This project will upgrade the water capacity and pressure (for fire flow) available to the CR Area which is particularly important for redevelopment parcels and solidify that capacity for future generations. The CRA provided \$17,387 to this project in FY 2008.

Krome Avenue Commercial Sector: On Krome Avenue, \$104,382 was expended in FY 2008 funds for infrastructure improvements to developing and redeveloping parcels. The developer had indicated that public water and sewer improvements would be needed to make the project feasible. A retail center (Rodeo Plaza) received City site plan approval in 2006 on site north of NW 12th Street on Krome Avenue. Construction of the plaza was completed in October, 2008 and leasing efforts are ongoing. One restaurant has opened and other tenants are expected in the near future.

In FY 2007-08, the CRA continued to implement through technical assistance and other means significant initiatives from prior years including neighborhood infill, downtown redevelopment and the Krome/U.S. 1 commercial sectors. These projects are to be multi-year and involve public/private partnerships with the local, state and national developers to redevelop and improve these areas within

the vision of the adopted CR Plan.

The CRA also began to major planning initiatives for future development. A total rewrite of the CR Plan has begun and should be submitted to the County before the end of the year. It is anticipated that the county's internal review will begin in January, 2009. The CRA has also commissioned a development plan for West Palm Drive to be completed in FY 2009.

The CRA was also designated the lead entity for the City for several additional projects in the CR Area. The County is undertaking a management plan for the conservation area on Palm Drive and the CRA is working with DERM to create a passive recreational plan for the new park which will be in the CR Area. Miami-Dade Transit Authority is just completing an Environmental Assessment on two city blocks it plans to acquire for a Park and Ride Facility adjacent to the Busway. The parking facility will be in the CR Area on Palm Drive and the CR Area is coordinating with MDTA on the project. DOT is designing an expansion of Krome Avenue to four lanes and over half of the improvements will be within or adjacent to the CR Area. The CRA is coordinating meetings with DOT and local property owners to ensure the best possible design that will minimally impact commercial interests in the corridor.

Plan Consistency

The significant number of development projects that were either completed, under construction or planned, combined with the substantial and continuing increase in the CR Area tax base attest to the "bottom line" success of CRA implementation. The CRA made excellent progress in implementing a number of the adopted CR Plan Guiding Principles during FY 2007-08 including:

- 1.) Create strong partnerships with area non-profits, the real estate industry, the financial community and potential businesses in successfully developing existing and new commercial and industrial uses. The CRA has worked with several realtors over the past year as they attempted to locate available sites for business growth or relocation. A construction company that is relocating to NW 12th Street can be attributed to a CRA façade grant commitment.
- 2.) Assist area landowners in transforming slum and blighted conditions into value-stable and value-growth properties. The new CRA Façade Grant Program has attracted one industrial

property owner who is reworking the façade of his industrial building on NW 3rd Avenue.

- 3.) Use CRA funds as an incentive and leveraging factor in non-profit and private sector development opportunities. The expenditure of CRA infrastructure funds along Krome Avenue directly contributed to the decision by Walgreens to build and open a new store adjacent to the new Cracker Barrel.
- 4.) Attract relocating businesses to the CR Area through an aggressive marketing program coordinated with the South Dade Vision Council and the Beacon Council.
- 5.) Assist local businesses and start-up entrepreneurs in relocating to the CR Area. Cracker Barrel, Best Buy, Arbys, and two strip shopping centers opened in the CR Area this year.
- 6.) Increase the overall attractiveness of the Area through strict Code enforcement and special projects and programs such as streetscaping and facade improvements. The CRA has worked closely with the City Code Enforcement Department and the City Public Works Department to address the appearance of the CR Area.
- 7.) Provide cost-effective and strategic infrastructure improvements that are necessary to ensure the on-going redevelopment of the CR Area. The CRA continues to subsidize part of the cost of public infrastructure to attract business growth in the CR Area

These and other adopted principles will be supported and further implemented during the upcoming year.

IV. Tax Base Growth and Proposed Budget

The continuing goal of the CRA is the expansion of the property values within the CR Area to the maximum extent possible and to improve the physical quality of life for the business and residents of the CR Area, consistent with the adopted Community Redevelopment Plan. The 2008 tax base of the CR Area has grown to its present value of \$290 million, an increase of 580% since CRA inception in 1995. The approved FY 2009 CRA Annual Budget (see Exhibit A) summarizes the planned financial program for the CRA in the coming year. Total revenues in FY 2009 are expected to be \$7,199,501. Of this amount, \$1,867,097 is the annual City increment revenue contribution and \$1,164,404 is the Miami-Dade County's increment revenue contribution. The remainder constitutes \$4,000,000 carryover funds from FY 2008 and projected \$168,000 interest income. If interest rates continue to decrease in FY 2008-09, the interest income amount should be monitored closely. If this amount of

interest income will decrease significantly from the proposed budget, spending should be reduced in other line items to offset the decrease.

During FY 2009, the CRA is proposing to add additional blighted parts of the City to the CR Area. This will be formally proposed in a new CR Plan that will be presented to the City Commission before the end of the year. The proposed additional areas include the Northwest Neighborhood, a small residential area near the Florida City Busway bus shelter, the state-owned Pineland area on West Palm Drive, and an infrastructure deficient agricultural based property south of Palm Drive and west of Krome Avenue. It is not anticipated that these areas will contribute significantly to increment revenue for a number of years.

On the expenditure side under administration, the CRA is proposing to increase employee salaries, and fringe benefits modestly to \$182,574 and decrease contractual services to \$16,524. Contractual Services is the line item under which the CRA pays its pro-rata share of the Community Development Director's compensation.

FY 2009-10 Expenses

Administrative Expenses

1. Employee Salary and Fringe (\$182,574)

The *administrative* salary and fringe costs charged to the CRA will be as follows:

60% of Executive Director	$\$162,000 \times .60 = \$97,200$
10% of Mayor/Chairman	$210,600 \times .10 = 21,060$
25% of Treasurer	$163,080 \times .25 = 40,770$
30% of Comptroller	$55,080 \times .30 = 16,524$
10% of Secretary	$70,200 \times .10 = 7,020$
	\$182,574

Note: The *operating* salary and fringe costs are listed in the "Operating Expenses" section below.

2. Contractual Services (\$16,524)

10% of Community Development Director

$\$165,240 \times .10 = \$16,524$

The Community Development Director (former Executive Director of the CRA) continues to provide assistance to the CRA as it works with new businesses and property owners within the CR Area. His involvement upfront with businesses and developers approaching the CRA helps to provide continuity and a smoother process through the City and County development departments.

3. Advertising and Notices (\$5,000)

The CRA will be advertising bid notices for infrastructure projects and publishing other legal notices as required for the amendment to the existing CR Plan. Also public meetings will be advertised as we go forward with the Palm Drive Improvement Plan.

4. Travel and Training (\$12,000)

This category includes educational and business events relating to community redevelopment as well as out of town travel for conferences and client meetings. The CRA Director is a member of the Board for the Florida Redevelopment Association and travels frequently to Board and Committee meetings. The Executive Director also represents the CRA at state meetings of the Florida Economic Development Council, the Florida Community Development Association, and the Florida Housing Coalition.

5. Rent/Lease Auto (\$6,500)

The CRA leases a car from the City for the CRA Executive Director's use.

6. Rent/Lease Costs (\$5,400)

The CRA rents office space at the Florida City City Hall.

7. Office Equipment and Furniture (\$10,000)

The CRA plans to upgrade its office furniture this year and may have to replace both a printer and computer. The CRA will also be upgrading computer software when the new computer is obtained. The City is also preparing to replace the main copy machine that is used by the City administration area and the CRA will be paying a proportionate share of that cost.

8. Other Administrative Expenses (\$10,000)

This line item will be used to pay for miscellaneous administrative expenses such as office supplies, postage, minor equipment replacement, phone expenses, etc.

9. County Administrative Charge (\$17,466)

Required County fee - 1.5% of County's tax increment contribution.

Operating Expenses

1. Employee Salary and Fringe (\$64,800)

40% of Executive Director

$\$162,000 \times .40 = \$64,800$

Note: The *administrative* salary and fringe costs (60%) are listed in the "Administrative Expenses" section above.

2. Contractual Services (\$325,000)

This line item provides funding for architectural, engineering, survey professionals for infrastructure and building projects. It also pays for professional services for creation of the new CR Plan and the Palm Drive Improvement Plan.

3. Audits and studies (\$10,000)

This line item pays the CRA's share of the cost of the annual City Audit (CAFR) plus publication and distribution.

4. Membership and dues (\$2,000)

This line item pays for CRA memberships in the Florida Redevelopment Association, the Florida Economic Development Council, the Florida Community Development Association, the Florida Housing Coalition, and the Florida Special Districts Program.

5. Legal Services/ Court Costs (\$10,000)

This line item pays for the cost of the City Attorney's review of CRA documents, Resolutions, and contracts and for attendance at CRA Board Meetings.

6. Land Acquisition (\$2,200,000)

This line item provides \$1,800,000 for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and on NW 14th Street and \$400,000 to pay for demolition of the dilapidated structures and relocation of tenants where necessary.

7. Infrastructure Improvements (\$2,378,178)

This line item pays for the cost of the public infrastructure projects to be undertaken in the CR Area. These projects are detailed in the Projects Section on page two of the CRA Budget and are described in greater detail in "Section VI. FY 2009 Improvements and Assistance to Private Developments."

8. Building construction & Improvements (\$50,000)

This line item pays for the cost of repairs to the Florida Pioneer Museum, including new air conditioning, upgrades to the electrical system, structural repairs, painting, and a plan for additional parking and landscaping.

9. Assistant to non-profits (\$10,000)

This line item will pay for an operating subsidy for the Museum Association to operate the Florida Pioneer Museum. The Museum is a major tourist attraction on Krome Avenue in the CRA.

10. Housing Assistance Projects (\$250,000)

The City plans to apply for a State CDBG Housing grant to rehabilitate deteriorated houses within the CRA. The funds will be used for matching purposes.

11. Redevelopment façade grants (\$700,000)

This line item will pay the CRA's part of approved façade rehabilitation projects by owners of commercial or industrial buildings. The CRA Board has established a policies and procedures document to provide guidance on use of the funding.

12. Transfer out to others (\$287,000)

This line item pays for police services within the CR Area. After adoption of the new CR Plan, the CRA will pay for an additional Code Enforcement Officer to work exclusively with the CR Area.

100 % of 3 Police Officers	\$220,000
100 % of 1 Code Enforcement Officer	\$ 67,000

12. Reserve/Contingency (\$647,059)

This line item will provide a source of funds to handle overages in estimated costs for infrastructure projects as well as a source of funds for the CRA to be opportunistic if the opportunity arises.

V. Future Development Projects and Other Agency Initiatives

The CRA plans to continue to work with private developers and public funding agencies to recruit employment-generating businesses and affordable housing in the area. A number of development projects coordinated in FY 2008 will be ready for construction and occupancy in the upcoming year. In addition, significant infrastructure, design and streetscape projects are also planned as noted below.

The CRA projects to assist private development described below must go through the CRA's project selection process, which involves application submittal, review by staff and City Engineer, funding recommendation from the CRA Director and eventual approval by the CRA Board. CRA staff and Board use the following criteria in deciding whether projects should be funded:

- 1.) Does the project provide a significant benefit to CR Area businesses and residents?
- 2.) Is the project consistent with the CRA Master Plan?
- 3.) Will payback from estimated tax benefits to City occur within no more than 5 years?
- 4.) Are project funds provided on a reimbursement basis such that project is at least 50% constructed before CRA funds are released?
- 5.) Is the requested amount absolutely necessary to make the project feasible?

If all of above questions are answered in the affirmative, then the application is eligible for final approval.

VI. FY 2009 Public Improvements and Assistance to Private Developments

Krome Xpress: Located at the intersection of Krome Avenue and Lucy Street, the northern gateway to the City and CR Area, this development combines a gasoline retail outlet and convenience store. The CRA has processed a request for \$78,178 for sewer utility line extension and site drainage work. The establishment was planning to open in the fall of 2008, but has been delayed due to unexpected permitting requirements. The new opening date is March, 2009.

NW 12th St/ NW 16th St Industrial Area Project: The oldest industrial area in the City is located between Krome Avenue and the Busway, south of NW 14th Street, and north of the City-owned

Recreational Vehicle Park. This industrial area has only a few stand-alone industrial businesses. Most of the buildings are row warehouses/storefronts averaging about 1,000 square feet per unit. Some of these units are only rented for storage, but many of the units have been rented or leased by businesses that are operating out of them much like a store-front, creating significant traffic and parking demands on the adjacent streets. The streets are in need of repair and additional drainage needs to be created. Because of the new commercial construction that is taking place only one block away on Krome Avenue, a serious upgrade to the appearance of the area must be done. The CRA plans to undertake a streetscape project in this area in FY 2009. The project is budgeted for \$800,000 and will include parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving of NW 12th and NW 16th Streets. Several of the building owners on NW 12th Street want to participate in the Commercial and Industrial Façade program. In the budget, this is reflected as two line items.

NW 3rd Avenue/Flagler Streetscape: NW 3rd Avenue is also an industrial corridor that needs to be upgraded. It is adjacent to the NW 12th Street industrial corridor and will undergo the same type of facelift planned for NW 12th Street. The project is budgeted for \$600,000 and will include parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving. This project will extend from Lucy Street on the north to Davis Parkway on the south. Design and construction will be undertaken in FY 2009, though construction will likely be completed in FY 2010. Several of the building owners on NW 3rd Avenue want to participate in the Commercial and Industrial Façade program.

Commercial and Industrial Façade Program: The CRA has adopted a Commercial and Industrial Building Façade Program to assist building owners within the CR Area in upgrading the appearance of their buildings. The first area to be addressed is the industrial area around NW 12th Street and NW 3rd Avenue. The owners of the industrial buildings in this area are anxious to rework the appearance of their structures. Several new industrial buildings are under construction now and several more are planned in other areas of the City. The building owners near NW 12th Street realize that they must improve the appearance of their buildings, or the best tenants will seek quarters elsewhere. Combined with the streetscape improvements on NW 12th Street and NW 3rd Avenue, this will change the face of

the whole area. The façade project is budgeted for \$700,000.

U.S. Highway 1 Commercial Sector: In the U.S. Highway 1 corridor, the CRA has allocated \$300,000 for wastewater improvements to serve Phase II of a 20-acres commercial development anchored by Best Buy. The developer is in the process of making an application to the CRA and has indicated several significant infrastructure improvements are needed to make to project work including a probable lift station upgrade.

Krome Avenue Commercial Sector: In the Krome Avenue commercial sector, \$600,000 has been budgeted to provide infrastructure improvements to developing and redeveloping parcels and \$60,000 for building improvements to the Florida Pioneer Museum building, owned by the City. The CRA has budgeted \$300,000 each for streetscapes on NE 1st Court (currently a dirt alley) and NE 14th Street.

VII. FY 2009 Housing Programs

Neighborhood Sustainable Infill Program: The CRA will target \$250,000 during the year to assist feasible residential infill and rehabilitation projects that enhance affordable and modern housing in the neighborhoods supporting the CRA. Additionally, the CRA has budgeted a total of \$2,200,000 for the acquisition and demolition of substandard housing within the CR Area. The land will be assembled and, after clearing and relocation of residents, the property will be made available for new housing development. This new housing must be energy-efficient, affordable and compatible with the existing neighborhood. Many CR Area residential areas are adjacent to, or nearby, commercial areas and thus adequate buffering must be provided to protect the tranquility of the neighborhoods.

VIII. Enhanced Public Safety Program

Community Policing Program: The CRA plans to continue implementation of the special public safety program. This program enhances Florida City Police patrols, over and above normal service levels, for CR Area only. The projected cost of this program is \$220,000 for FY 2009. This innovative community policing program has been very effective in providing greatly increased police visibility and interaction with CR Area businesses and residents. Business owners in the area have

repeatedly expressed the desire that the program continue and even be strengthened in the future. The CRA Board feels this is one of its most important and necessary programs because it creates a good public safety environment in which quality redevelopment may occur.

Code Enforcement Program: With the expansion of the CR Area to take in the Northwest Neighborhood, the CRA must become involved in code enforcement in ways previously not needed. With a very limited amount of residential units in the existing CR Area, most of the code enforcement issues have related to commercial or industrial properties. By their very nature, they are usually easy to resolve. The expansion of the CR Area will triple the number of housing units in the CR Area, and many those added are some of the most dilapidated in the City. To impact the physical condition of the residential structures and the living conditions of the residents of the new area, the CRA is budgeting \$67,000 to hire a new Code Enforcement Officer to work only within the CR Area. This position will be filled after it is clear that the expansion of the CR Area to include the Northwest Neighborhood will be approved.

IX. Summary

The CRA is growing at a very healthy rate and has been a very productive catalyst thus far in overall City redevelopment since 1995. An effective partnership with Miami-Dade County has greatly assisted the CRA in its mission. This growth trend is expected to continue as more development projects and special Agency programs consistent with the CR Plan are implemented in FY 2009.

**CITY OF FLORIDA CITY
RESOLUTION NUMBER 08-71**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA APPROVING AND ADOPTING THE FISCAL YEAR 2007-08 ANNUAL REPORT FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA); DIRECTING THE EXECUTIVE DIRECTOR OF THE CRA TO SUBMIT SAID ANNUAL REPORT TO THE MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THEIR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency (the "CRA") receives Tax increment revenue from the City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, Chapter 163.356(3)(c), Florida Statutes requires the CRA to file an Annual Report relating to its activities for the preceding fiscal year with the City on or before March 31 of each year and to publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and is available for inspection during business hours in the office of the City Clerk and the office of the CRA; and

WHEREAS, the 1996 Interlocal Agreement between the City and Miami-Dade County establishing the CRA and the Tax Increment Revenue Trust Fund requires the Florida CRA to annually transmit a copy of the Annual Report to Miami-Dade County for review and approval of the Board of County Commissioners; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

RESOLUTION NO: 08-71

Section 1. Recitals Adopted. That each of the above-stated recitals are hereby adopted and confirmed.

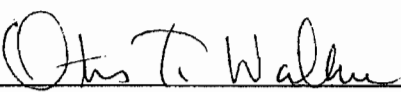
Section 2. Approval and Acceptance of the Annual Report. That the FY 2007-08 Annual Report of the City of Florida City Community Redevelopment Agency attached as Exhibit 1 is approved and accepted by the Mayor and Commission.

Section 3. Transmission to the Board of County Commissioners. That the City Commission hereby directs the Executive Director of the CRA to forward said Annual Report to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County.

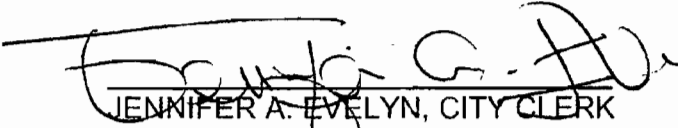
Section 4. Publication of Availability. That the City Commission hereby directs the Executive Director of the CRA to advertise the availability of the Annual Report in a newspaper of general circulation in the community.

Section 5. Effective Date. That this Resolution shall be effective immediately upon adoption.

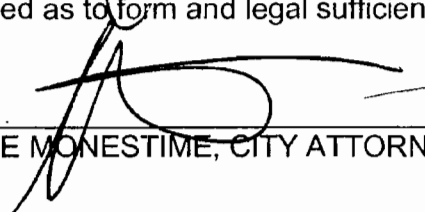
PASSED AND ADOPTED THIS *9th* day of December*****, 2008.


OTIS T WALLACE, MAYOR

ATTEST:


JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

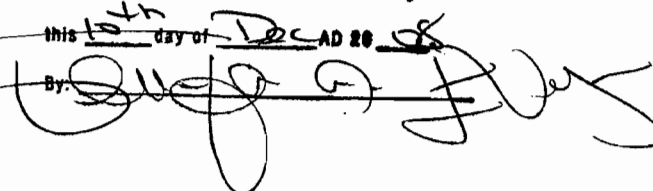

REGINE MONESTIME, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF MIAMI

Jennifer A. Evelyn
City Clerk

I, _____
Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 10th day of Dec AD 20 08

By: 

RESOLUTION NO: 08-71

Offered By: Mayor

Motion to adopt by Comm. Berry seconded by Comm. Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Yes</u>
Vice Mayor Daurell Dorsett	<u>Yes</u>
Commissioner Eugene D. Berry	<u>Yes</u>
Commissioner Sharon Butler	<u>Yes</u>
Commissioner R. S. Shiver	<u>Absent</u>

**CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 08-41 CRA**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2009
BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY AND
DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID
BUDGET TO MIAMI DADE COUNTY AND TO THE FLORIDA CITY
CITY COMMISSION FOR THEIR APPROVAL**

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the 1996 Interlocal Agreement between the City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the Florida City CRA to annually adopt and transmit a budget and annual report to the County for review and approval of the Board of County Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals are hereby adopted and confirmed.

RESOLUTION: 08-41 CRA

Section 2. Total Budget Amount Established. That the budget of the City of Florida City Community Redevelopment Agency shall be adopted at \$7,207,824 in revenues and expenditures as reflected in Exhibit A.

Section 3. Adjustment of Budget if Necessary. Should the Miami Dade County Board of Commissioners or the City Commission City of Florida City propose to modify its millage such that the increment revenue contribution to the Community Redevelopment Agency be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line item for carryover from FY 2008 and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission.

Section 4. Transmission to the City Commission. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the City Commission of the City of Florida City for its approval as specified in the Interlocal Agreement with the County.

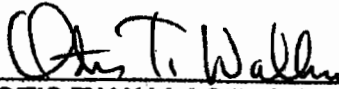
Section 5. Transmission to the Board of County Commissioners. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County after adoption by the City Commission.

Section 6. Implementation. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

RESOLUTION: 08-41 CRA

Section 7. Effective Date. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 12th day of *August*****, 2008.


OTIS T WALLACE, CHAIRMAN

ATTEST:


JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:


REGINE MONESTIME, CITY ATTORNEY

Offered By: Mayor

Motion to adopt by Comm. Butler*** seconded by Vice Mayor Dorsett

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	Yes
Vice Chairman Daurell Dorsett	Yes
Board Member Eugene D. Berry	Absent
Board Member Sharon Butler	Yes
Board Member R. S. Shiver	Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Jennifer A. Evelyn
City Clerk

Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS my hand and the seal of said City

this 12th day of August, 2008

CITY OF FLORIDA CITY
CRA RESOLUTION NUMBER 08-48

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2008-09 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA); DIRECTING THE EXECUTIVE DIRECTOR OF THE CRA TO SUBMIT SAID BUDGET TO THE MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THEIR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives Tax increment revenue from the City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes:

WHEREAS, the 1996 Interlocal Agreement between the City and Miami-Dade County establishing the CRA and the Tax Increment Revenue Trust Fund requires the Florida City CRA to annually adopt and transmit a budget to Miami-Dade County for review and approval of the Board of County Commissioners; and

WHEREAS, the Board of Directors of the CRA has approved the FY 2008-09 budget for the operations of the CRA; and

WHEREAS, the Board of Directors of the CRA authorized the Executive Director of the CRA to adjust the budget based on the final county-wide millage to be adopted by the Miami-Dade Board of County Commissioners and said Board lowered the county-wide millage from 4.8733 as proposed to 4.8379

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

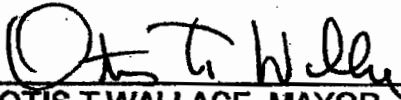
Section 1. Recitals Adopted. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. Total Budget Amount Established. That the FY 2008-09 budget of the City of Florida City Community Redevelopment Agency is adopted at \$7,199,501 in revenues and expenditures as reflected in Exhibit A.

Section 3. Transmission to the Board of County Commissioners. That the City Commission hereby directs the Executive Director of the CRA to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County.

Section 4. Effective Date. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 23rd day of September, 2008.


OTIS T WALLACE, MAYOR

ATTEST:

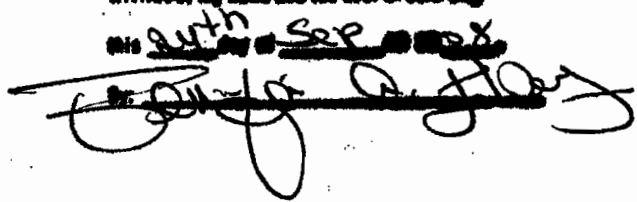

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:


REGINE MONESTIME, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF MIAMI
Jennifer A. Evelyn
City Clerk
I, Jennifer A. Evelyn, City Clerk of the City of Florida City, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof as the same is on file in this office.
WITNESS, my hand and the seal of said City

this 23rd day of SEP, 2008.



Offered By: Mayor

Motion to adopt by Comm. Berry

seconded by Comm. Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace
Vice Mayor Daurell Dorsett
Commissioner Eugene D. Berry
Commissioner Sharon Butler
Commissioner R. S. Shiver

Yes

Yes

Yes

Yes

Absent