

# Memorandum



**Date:** April 6, 2010

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

**From:** George M. Burgess  
County Manager

**Subject:** FY 2009-10 Budget for the Florida City Community Redevelopment Agency

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

## **Recommendation**

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the Florida City Community Redevelopment Agency's (CRA's) FY 2009-10 budget for the Florida City Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$7,307,956.

## **Scope of Agenda Item**

This resolution provides the appropriation of tax increment funds derived from the Area, which 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. The Countywide tax increment revenue into the CRA's Trust Fund for FY 2009-10 is \$1,049,095 and the City of Florida City (City) tax increment revenue payment into the Trust Fund is \$1,616,379.

## **Track Record / Monitor**

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

## **Background**

On June 6, 1995, the BCC approved the establishment of the CRA when it 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). 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). On June 2, 2009 the BCC approved an expansion to the CRA boundaries, a revised Plan, and an amendment to the Interlocal Agreement granting the CRA the necessary power to implement the new Plan (Resolutions R-645-09 and R-683-09). The Interlocal Agreement requires the CRA to submit for County approval an annual budget for the implementation of the Plan.

It is recommended that the BCC approve the CRA's FY 2009-10 budget of \$7,307,956 which was initially approved by the CRA on September 22, 2009 and amended on December 8, 2009 to correct the revenue projections. The budget includes revenue sources of County tax increment revenues (\$1,049,095) and City tax increment revenues (\$1,616,379), carryover from prior years (\$4,615,123), and \$27,359 of interest earnings.

Administrative expenditures total \$260,498 and represent 10 percent of the total tax increment revenues from the County and the City (\$2.665 million), excluding the 1.5 percent County Administrative Charge (\$15,736), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total \$7,026,810, including:

- \$3,380,000 for infrastructure improvements such as the NW 12 Street & 3 Avenue Industrial Streetscape (\$750,000), NW 16 Street and 1 Court streetscape (\$300,000), NW 14 Street and 1 Court Streetscape (\$700,000), a traffic signal on US 1 and other infrastructure improvements (\$350,000), NW 14 Street / NW 16 Street streetscape (\$1,160,000), street lighting in the NW Neighborhood (\$50,000), and West Palm Drive and 2 Avenue drainage project (\$70,000);
- \$1,575,000 for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and the Northwest Neighborhood, including the cost of demolishing structures;
- \$600,000 for housing assistance projects of which \$300,000 will be used for Neighborhood Stabilization Program matching grant and \$300,000 for hooking up lower income households to the City's sanitary sewer system;
- \$425,000 for contractual services relating to infrastructure and building projects including architectural, engineering, and survey professionals lead based paint and asbestos testing for housing units to be demolished, and realtor services to assist in the acquisition of foreclosed and abandoned properties;
- \$350,000 for redevelopment façade grants to owners of commercial and/or industrial buildings;
- \$300,000 for redevelopment loans to assist businesses with the cost of moving into vacant shopping center and other unused commercial space (\$100,000) and loans to businesses for job creation purposes (\$200,000);
- \$287,000 for public safety to pay for the cost of three police officers providing patrol service in the Area; and
- \$109,810 for other operating expenditures such as employee salary and fringes related to redevelopment projects, insurance, membership dues, legal services, assistance to the non-profit Pioneer Museum for interior improvements relating to exhibit displays, and the cost of expanded hours to make the Pioneer Museum more readily available to tourists and local residents.

The CRA budget includes a \$4,912 contingency reserve.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on February 8, 2010 and unanimously recommended it for BCC approval.

  
Assistant County Manager

Attachments

cmo10210



# MEMORANDUM

(Revised)

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

**DATE:** April 6, 2010

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

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

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

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

Veto \_\_\_\_\_

4-6-10

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR  
2009-10 FOR THE FLORIDA CITY COMMUNITY  
REDEVELOPMENT AGENCY

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

**WHEREAS**, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2009-10 for the Florida City Community Redevelopment Area in the form attached hereto as Exhibit A and incorporated herein by reference; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's annual adopted budget for Fiscal Year 2009-10 related to the Florida City Community Redevelopment Area in the form attached hereto as Exhibit A.

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day  
of April, 2010. This resolution shall become effective ten (10) days after the date of its adoption  
unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this  
Board.

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

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Martin Sybblis

**City of Florida City**  
**Community Redevelopment Agency**  
**Annual Report**  
**Fiscal Year 2008-09**

Prepared effective 09-30-09

**Introduction**

The Florida City Community Redevelopment Agency (CRA) was created in 1995 and completed its 14th full year of operation in FY 2008-09. The CRA continued to facilitate a 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 22, 2009, it became necessary for the CRA Board to amend the CRA budget on December 8, 2009. After the City budget was adopted, the City was notified by the Tax assessor that the property tax revenue figures previously provided were wrong. The City finally received the corrected numbers and the CRA budget was amended to account for the reduction in revenue.

This report will address the primary operating aspects of the CRA, revenue shrinkage and significant projects for FY 2008-09, as well as the proposed budget and CRA plans for the coming year.

During the year, the CRA was able to complete a revised Community Redevelopment Plan (CR Plan) and work with County staff to get the new Plan through the County's approval process. The focus of the original CR Plan had been on the recovery from Hurricane Andrew, the facilitation of revenue enhancing development projects, and the development of public/private partnerships to generate new construction. The CRA's focus in the new CR Plan has been broadened to include more proactive projects initiated solely by the CRA.

The new CR Plan also increases the focus on arresting the blighting effects of dilapidated structures on residential neighborhoods. This will be done through rehabilitation of many structures and the demolition of others that are beyond redemption.

## **I. Staffing and operating expenses**

The CRA has retained all of its primary staff members that were budgeted during FY 2007-08. Rick Stauts is the 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 2008-09, but there are no increases reflected in the budget in the employee salary line item for the coming year, except for the rising cost of insurance. Employee salary and fringes are divided into two categories, administrative and operating.

## **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, though an update is planned during 2010. The Agency is composed of the five (5) elected City Commissioners and two (2) representatives of the CR Area business community.

The CRA Board meets on an as needed basis, but the meetings have averaged about one per month during FY 2008-09. The Board typically meets immediately prior to a City Commission Meeting on either the second or fourth Tuesday of the month.

## **III. Community Redevelopment Plan Implementation**

During the year, the Agency adopted a new CR Plan. The new Plan provided for expansion of the CR Area to take in four additional areas in need of redevelopment. The new Plan and expansion were approved by the County and the Interlocal Agreement was executed on July 10, 2009. The focus of implementation was on the facilitation of proposed existing development projects through providing necessary infrastructure and the development of public/private partnerships to generate new project

proposals as discussed below. The cost for creating the new CR Plan was \$76,082.

Additionally, the CRA commissioned Iler Planning to create a development plan for the Palm Drive corridor. Palm Drive is the major east/west corridor in Florida City and is the route taken by those traveling to Everglades National Park from US 1. The plan provides for proposed streetscapes and design criteria to be used as the street is widened from two lanes to four, west of 6<sup>th</sup> Avenue. The plan incorporates the proposals related to parking for the Busway as well as the Pineland Park Area and potential uses of that state owned conservation area.

### **Development and Infrastructure Projects Funded During Year**

**US 1 Commercial Sector:** In 2006, the CRA agreed to pay for certain infrastructure improvements for the Credit Union site on the corner of US1 and NE 14<sup>th</sup> St. The work was done, but the CRA was never billed for the final payment by the contractor. The oversight was discovered in early 2009 and the CRA paid the invoice when presented. The amount of the invoice was \$21,600.

**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 \$102,799 for sewer utility line extension, sidewalks, and public drainage work. The business was planning to open in the spring of 2007, but the opening was delayed due to unexpected DERM and DOT permitting requirements. The business finally opened in September of 2009.

**NW 12<sup>th</sup> Street / NW 3<sup>rd</sup> Avenue Industrial Infrastructure Project:** This project was originally budgeted for \$1,100,000 and the bid was awarded for \$996,000. The construction will upgrade the appearance of the industrial area between Krome Avenue and NW 3<sup>rd</sup> Avenue through creation of parking, landscaping, curb and gutters, drainage, lighting, sidewalks and repaving the street. Most of the property owners fronting NW 12<sup>th</sup> Street will all be participating in the new Commercial and Industrial Façade Renovation program, so the whole area will undergo a facelift. It is anticipated that current year spending will be \$270,001 with the remainder being spent in FY 2009-10

**NW 16<sup>th</sup> Street and NW 1st Court Infrastructure Project:** This project was originally budgeted for \$300,000. The construction will upgrade the appearance of the residential area north of the 12<sup>th</sup> Street Industrial Area through creation of landscaping, curb and gutters, drainage, lighting, sidewalks and

repaving the street. Due to design delays, the project was not bid out in time to begin in FY2008-09. The construction contract was executed on September 22, 2009 and a Notice to Proceed issued on October 30, 2009. The final bid is \$276,881.28 with a \$20,000 contingency.

**Commercial and Industrial Façade Program:** The CRA adopted a Commercial and Industrial Building Façade Program on FY 2007-08 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 12<sup>th</sup> Street and NW 3<sup>rd</sup> Avenue. The owners of the industrial buildings in this area are anxious to rework the appearance of their structures. Several new industrial buildings have completed construction and several more were planned in other areas of the City in 2009. The building owners near NW 12<sup>th</sup> 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 12<sup>th</sup> Street and NW 3<sup>rd</sup> Avenue, this will change the face of the whole area. The façade project was budgeted for \$700,000. However, only one building owner was able to take advantage of the program in FY 2007-08. Oscar Cassariego completed the renovation of the façade of his building on NW 3<sup>rd</sup> Street in January, 2009. The CRA expended \$68,250 as its part of the total project cost of \$102,300, not counting landscaping done by the owner.

**Best Buy Infrastructure on US1:** A shopping center site (Florida City Center, Phase I) is anchored by a Best Buy retail outlet that is now complete. The developer indicated that water and sewer improvements were needed to make the project financially feasible and the CRA expended \$409,503 on the infrastructure improvements to serve the site in FY 2007-08. Since the opening of Best Buy, two additional buildings have been completed, the most recent being the new location for an AutoZone Store. The shopping center planned to expand in FY 2008-09 to double its current configuration and the additional \$300,000 infrastructure budget was set aside for that purpose. Due to changing financial conditions, the expansion had to be delayed. The infrastructure (a traffic signal) will still be needed when the expansion goes forward in FY 2009-10.

**Pioneer Museum Improvements:** \$43,733 was expended in FY 2008-09 for improvements to the Florida Pioneer Museum on Krome Avenue. The Museum building is owned by the City and the facility is operated by a non-profit that oversees and displays the museum collection. The facility is a jewel that has drawn students and travelers in the past to the heart of the Community Redevelopment Area. Over the last few years, the building has need renovations that were put off due to financial restraints. This

year, the Museum has undergone a facelift including a new roof, structural repairs, new electrical system, plumbing upgrades, air conditioning system replacement, and has been completely repainted. The building is historical and is one of the few remaining of the original Florida East Coast Railroad Buildings that survive.

**NE 14<sup>th</sup> Street NE 1<sup>st</sup> Court Infrastructure Project:** NE 14<sup>th</sup> Street runs between Krome Avenue and US1 on the north side of Florida City Center. NE 1<sup>st</sup> Court runs north from NE 14<sup>th</sup> Street to Lucy Street (and is the last dirt street in the CR Area). These two streets were budgeted in FY 2008-09 for improvements totaling \$600,000. Improvements were to include creation of landscaping, curb and gutters, drainage, lighting, sidewalks, paving 1<sup>st</sup> Court, and repaving NE 14<sup>th</sup> Street. Due to design delays, the project was not bid out in time to begin in FY2008-09. During permitting it was determined that the design created an access problems for the motel on the corner of NE14th Street and Krome Avenue. The entrances to the motel parking lot and the alignment of the parking spaces have to be reworked. The existing parking lot will have to be extended to accomplish these changes and drainage will have to be created.

**Housing Rehabilitation – Matching to Other Sources:** It was anticipated that the State Small Cities Community Block Grant program would open its 2009 funding round last spring and the CRA anticipated pledging \$250,000 in funds as match for the rehabilitation of housing to enhance to probability of receiving the grant. The opening of the funding round has not yet occurred.

**Acquisition of Property in the Northwest Neighborhood:** \$1,500,000 was budgeted for the acquisition of dilapidated structures in the Northwest Neighborhood. Funds could also be used for acquisition of undeveloped parcels for the purpose of site assembly. During the year the CRA expended approximately \$1,450,000 for 17 parcels, 7 of which had structures that required demolition.

**Demolish Houses and Relocate Tenants in Northwest Neighborhood:** \$400,000 was budgeted to demolish dilapidated houses in the Northwest Neighborhood and to relocate the tenants from those houses. It was anticipated that this would be done in conjunction with an NSP1 grant. The City was not awarded an NSP1 grant so the funds were not needed for that purpose. Approximately \$24,000 was expended doing demolition of houses owned by the CRA. Since there were no legal tenants in the units when acquired, there was no relocation expense involved.

**Buy Dilapidated Structures on NW 14<sup>th</sup> St:** \$300,000 was budgeted to acquire dilapidated houses on NW 14<sup>th</sup> Street. Due to time constraints, no structures were acquired in this area. It is anticipated that this area will be looked at again in 2010-11 for acquisition efforts.

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 has completed 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 has nearly completed the design of 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 over the past 14 years. The CRA has made excellent progress in implementing a number of the adopted CR Plan Goals during FY 2008-09 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. Stronger relationships have been forged with the Florida Pioneer Museum and with Centro Campesino.
- 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 reworked the façade of his industrial building on NW 3<sup>rd</sup> Avenue. Two other building owners are working on their plans and should begin upgrading their facades in 2010.
- 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 AutoZone to build and open a new store in Florida City

Center. Additionally, Krome Express completed their facility and has opened for business. A new Bank of America facility will be under construction this year.

- 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.
- 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 2009 tax base of the CR Area has grown to its present value of \$279 million, an increase of over 500% since the CRA's inception in 1995. However, in 2009, tax values fell by \$11 million as they did throughout much of the state. The approved FY 2009-10 CRA Annual Budget (see Exhibit A) summarizes the planned financial program for the CRA in the coming year. Total funds available in FY 2009-10 are expected to be \$7,307,956. Of this amount, \$1,616,379 is the annual City increment revenue contribution and \$1,049,095 is the Miami-Dade County's increment revenue contribution. The remainder constitutes \$4,615,123 in carryover funds from FY 2008-09 and projected \$27,359 in interest income.

During FY 2009, the CRA added additional blighted parts of the City to the CR Area. The CR Plan was updated to outline the City and CRA plans for these four areas. The 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. During FY 2009-10, the CRA will start investing existing increment revenue in the Northwest Neighborhood to begin addressing the blighted conditions there.

On the expenditure side under administration, the CRA is not proposing to increase employee salaries, and fringe benefits, though there is a slight increase in fringe benefits due to insurance costs. Contractual Services is the line item under which the CRA pays its pro-rata share of the Community Development Director’s compensation, and contractual services remain at \$16,574.

**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 x .60 = \$97,200
10% of Mayor/Chairman	210,600 x .10 = 21,060
25% of Treasurer	163,080 x .25 = 40,770
30% of Comptroller	55,080 x .30 = 16,524
10% of Secretary	70,200 x .10 = 7,020
	<u>\$182,574</u>

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 x .10 = \$16,524
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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 with in 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. Insurance (\$5,000)

The CRA is responsible for the cost of liability insurance on the property it has acquired. This is not a higher amount because the CRA demolishes the dilapidated housing units soon after acquisition which

minimizes the CRA's liability exposure.

#### 4. Advertising and Notices (\$10,000)

The CRA will be advertising bid notices for infrastructure projects and publishing other legal notices as required. Also public meetings will be advertised as we go forward with implementing the Palm Drive Improvement Plan. The CRA is also paying for amending the City's Comprehensive Plan to implement land use changes proposed in the new CR Plan. The advertising costs for this type of Comprehensive Plan amendment will be substantial.

#### 5. 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 Executive 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. Since the proposed grant applications for the Small Cities Community Development Block Grant Program and the application for the Neighborhood Stabilization Program both will mainly address issues in the CR Area, attendance at application and implementation workshops is also warranted.

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

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

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

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

#### 8. Equipment Other Than Office (\$2,500)

The City Public Works Department is doing all of the maintenance of vacant lots owned by the CRA. The CRA will buy a piece of equipment or pay part of the cost of a piece of equipment for the Public Works Department to offset the cost of maintaining CRA owned property. What piece of equipment will be purchased is unknown at this time, but the cost to the CRA will not exceed \$2,500. During 2009-10, CRA staff will work with the Public Works Department to develop a cost billing process to better track the actual cost of the maintenance of CRA owned property.

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

The CRA plans to upgrade its office furniture this year and may have to replace a computer and scanner. The CRA will also be upgrading computer software when the new computer is obtained. The CRA also needs additional lateral filing cabinets, a small meeting table, and another bookcase.

10. 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, CRA share of copy machine and reproduction costs, coffee and supplies, water, internet, etc.

11. County Administrative Charge (\$15,736)

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 (\$425,000)

This line item provides funding for architectural, engineering, and survey professionals for infrastructure and building projects. It also pays for professional services for the changes that are driven by the new CR Plan to the Future Land Use Map. This line item also includes lead based paint and asbestos testing for housing units to be demolished. Other costs are for realtor services to assist in the acquisition of foreclosed and abandoned properties. The CRA may also pay for a small part of the cost of administration if the City is awarded an NSP2 grant from the US Department of Housing and Urban Development. Most of the activities in the NSP2 grant application occur within the CR Area. A professional display consultant may be secured for the Museum to assist in upgrading the quality of the displays and fixtures.

3. Audits and studies (\$7,510)

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 (\$2,500)

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 (\$15,000)

This line item pays for the cost of the City Attorney's review and /or preparation of CRA documents, Resolutions, agenda items, and contracts, and for attendance at CRA Board Meetings. The CRA also incurs legal expenses when it acquires property in the CR Area.

6. Land Acquisition (\$1,575,000)

This line item provides \$1,500,000 for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and the Northwest Neighborhood and \$75,000 to pay for demolition of the dilapidated structures. It is not known which parcels will be acquired or demolished. What is acquired will be a function of what comes on the market, what properties complete the foreclosure process and are available, whether a desired property is for sale at a price the CRA is willing too pay, and in many cases, the finalization of probate issues so that someone can pass a clean title.

7. Infrastructure Improvements (\$3,380,000)

This line item pays for the cost of the public infrastructure projects to be undertaken in the CR Area. Theses projects are detailed in the Projects Section on page two of the CRA Budget.

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

This line item will pay for an operating subsidy for the Florida Pioneer Museum Association to operate the Florida Pioneer Museum. The Museum is a major tourist attraction on Krome Avenue within the CR Area and the CRA desires to fund the cost of expanded hours so the historic building and museum displays are more readily available to tourists and local residents alike. The Association will be working with local schools to encourage field trips to the museum and this will require expanded hours of operation.

9. Housing Assistance Projects (\$600,000)

The City applied for a Neighborhood Stabilization Program grant. \$300,000 of the funds will be used for matching purposes for activities that take place within the CR Area. An additional \$300,000 is for hooking up lower income households in the CR Area to the City's sanitary sewer system.

10. Redevelopment façade grants (\$350,000)

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.

11. Redevelopment Loans/Grants issued out (\$300,000)

The CRA has initiated a new program in 2010 to assist businesses with the cost of moving into vacant

shopping center and other unused commercial space. The budget for this is \$100,000. The CRA also budgeted \$200,000 for loans or grants to businesses for job creation purposes.

12. Building construction & Improvements (\$10,000)

This line item pays for the cost of interior improvements for the Florida Pioneer Museum. The CRA, the City, and the Florida Pioneer Museum Association want to see greater utilization of the Museum by both tourists and local residents. To accomplish this, the quality of the viewing experience has to be upgraded through better and more diverse displays.

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

This line item pays for additional police services within the CR Area.

100 % of 3 Police Officers	\$287,000
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14. Reserve/Contingency (\$4,912)

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 to create affordable housing opportunities in the CR Area. One development project by Pinnacle Housing Group that was coordinated in FY 2008-09 will be ready for construction and occupancy in the upcoming year. In addition, several infrastructure, design and streetscape projects are also planned as noted below.

Private developers seeking assistance from the CRA must go through the CRA's project selection process, which involves application submittal, review by staff and City Engineer, funding recommendation from the CRA Executive 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 Community Redevelopment Plan?
- 3.) Will payback from estimated increases to City occur within 5-7 years?
- 4.) Are project funds provided to a private developer on a reimbursement basis such that project is at

least 50% constructed before CRA funds are released?

- 5.) Is the requested amount necessary to make the project feasible?
- 6.) Are CRA infrastructure improvements timed such that the private developer effort will be underway at the site the CRA funded infrastructure is designed to serve?

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

## **VI. FY 2009-10 Public Improvements and Assistance to Private Developments**

**NW 12<sup>th</sup> Street/ NW 3<sup>rd</sup> Avenue Industrial Area Project:** The oldest industrial area in the City is located between Krome Avenue and the Busway, south of NW 14<sup>th</sup> Street, and north of Davis Parkway. 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 (Florida City Center), a serious upgrade to the appearance of the area must be done. The CRA began a streetscape project in this area in FY 2008-09 that will be completed in FY 2009-10. The project is budgeted for \$750,000 (part of it was paid for in FY 2008-09) and will include parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving of NW 12<sup>th</sup> Street and NW 3<sup>rd</sup> Avenue. The work should be finished in March or April. Several of the building owners on NW 12<sup>th</sup> Street want to participate in the Commercial and Industrial Façade program.

**NW 16<sup>th</sup> Street/NW 1<sup>st</sup> Court Streetscape Project:** North of the above referenced industrial area is a residential area known as Coral Bay Manor. This neighborhood is made up of older homes and multifamily rentals. Construction began just before the end of the fiscal year on Phase I of a full streetscape for that neighborhood. Initially, NW 16<sup>th</sup> Street and NW 1<sup>st</sup> Court will be completed. This project will include on-street parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving. The project is budgeted for \$300,000 and should be finished in March.

**NW 14<sup>th</sup> Street/NW 16<sup>th</sup> Street Streetscape Project:** Phase II of the above project will begin in the spring and will include a new streetscapes on NW 1<sup>st</sup> Court, NW 2<sup>nd</sup> Avenue, and NW 2<sup>nd</sup> Court to include on-street parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving. These streets are between NW 14<sup>th</sup> Street and NW 16<sup>th</sup> Street. In September, work will begin on NW 14<sup>th</sup> Street and NW 1<sup>st</sup> Avenue to complete the streetscape in that neighborhood. These two phases are budgeted for \$1,160,000.

**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 12<sup>th</sup> Street and NW 3<sup>rd</sup> Avenue. The owners of the industrial buildings in this area are anxious to rework the appearance of their structures. Several new industrial buildings opened in 2009 and the building owners near NW 12<sup>th</sup> Street realize that they must improve the appearance of their buildings, or their best tenants will seek quarters elsewhere. Combined with the streetscape improvements on NW 12<sup>th</sup> Street and NW 3<sup>rd</sup> Avenue, this façade renovation program will change the face of the whole area. The façade project is budgeted for \$350,000.

**Pioneer Museum Improvements:** \$43,733 was expended in FY 2008-09 for improvements to the Pioneer Museum on Krome Avenue. The Museum building is owned by the City and the facility is operated by a non-profit that oversees and displays the museum collection. The facility is a jewel that has drawn students and travelers in the past to the heart of the Community Redevelopment Area. The building is designated as a historic structure and is one of the few remaining of the original Florida East Coast Railroad Buildings that survive. The CRA will assist the Museum in FY 2009-10 with the cost of new displays for part of its collection.

**NE 14<sup>th</sup> Street / NE 1<sup>st</sup> Court Infrastructure Project:** NE 14<sup>th</sup> Street runs between Krome Avenue and US1 on the north side of Florida City Center. NE 1<sup>st</sup> Court runs north from NE 14<sup>th</sup> Street to Lucy Street (and is the last dirt street in the CR Area). Improvements to these two streets were budgeted in FY 2008-09 totaling \$600,000. Improvements were to include creation of landscaping, curb and gutters, drainage, lighting, sidewalks, paving 1<sup>st</sup> Court, and repaving NE 14<sup>th</sup> Street. Due to design delays, the project was

not bid out in time to begin in FY2008-09. During permitting it was determined that the intersection design required by FDOT created an access problem for the motel on the corner of NE14th Street and Krome Avenue. The entrances to the motel parking lot and the alignment of the parking spaces have to be reworked. The existing parking lot will have to be widened to accomplish these changes and drainage will have to be created. Cost estimates for the additional work means the project is now budgeted for \$700,000. Work on this project should be bid out in February, 2009

**US 1 Traffic Signal and other US 1 Infrastructure:** A shopping center site (Florida City Center, Phase I) is anchored by a Best Buy retail outlet that is now complete. Since the opening of Best Buy, two additional buildings have been completed, the most recent being the new location for an AutoZone Store. Another building for a Bank of America will begin in the spring. The shopping center plans to begin an expansion this year to double its current configuration (Phase II) and the \$350,000 for a traffic signal at the main entrance on US 1 is required by DOT as part of the permitting process for Phase II.

**Commercial Building Improvement Grant Program:** The CRA has budgeted \$100,000 for grants to assist new and expanding businesses to relocate into unused shopping center and commercial space. The program requires a match from the business and a contribution from the building owner as well. The use of the funds is limited to items that remain in the building as tenants change, such as lighting, flooring, partitions, etc.

**Street Lighting in Northwest Neighborhood:** One of the issues raised by residents in one of the areas added to the CR Area in 2009 is the lack of adequate street lighting. To start addressing the issue, the CRA has budgeted \$50,000 for additional street lighting.

**West Palm Drive/SW 2<sup>nd</sup> Avenue Drainage Project:** During heavy rain storms, one of the places in the CR Area where water stands for several days is between Rosita's Restaurant and the Everglades Hostel On SW 2<sup>nd</sup> Avenue. To address the situation, the CRA has budgeted \$70,000 for construction of new drains and modifying street elevations at the intersection of SW 2<sup>nd</sup> Avenue and West Palm Drive.

**Loans and Grants to Businesses:** Because of the economy, the CRA has budgeted \$200,000 to assist

businesses with grants or loans. It is not the intent of the CRA to make a lot of small loans or grants, but rather to have a budget line item that would allow the CRA to be opportunistic should a large job-creating opportunity for a public-private partnership present itself.

## **VII. FY 2009 Housing Programs**

**Housing Rehabilitation Funds:** The City applied for a Neighborhood Stabilization Fund grant to address foreclosed and abandoned properties, many of which would be in the CR Area. The CRA budgeted \$300,000 for matching funds to be used to help rehabilitate those housing units should the City's application be successful.

**Acquire Property in the NW 7<sup>th</sup> Avenue Area:** \$1,500,000 is budgeted for the acquisition of dilapidated structures in the section of the Northwest Neighborhood known as the "Snake Pit". Funds could also be used for acquisition of undeveloped parcels for the purpose of site assembly. This part of the Northwest Neighborhood contains many housing units that are unfit for rehabilitation and just should be demolished.

**Demolish Houses in the NW 7<sup>th</sup> Avenue Area:** \$75,000 is budgeted to demolish housing structures in the Northwest Neighborhood that are acquired by the CRA. There are a number of housing units that are in foreclosure or have been abandoned that the CRA is planning to acquire so they can be demolished. The properties will be held until the real estate market improves and they will be developed for affordable housing.

**Hookup and Lateral Project:** There are a number of housing units in the CR Area that are not hooked up to the City's sanitary Sewer system. The CRA has budgeted \$300,000 to pay for the cost of hooking those houses up to the sewer system and for abandoning the septic tanks.

## **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 \$287,000 for FY 2010. 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.

## **IX. Summary**

The CRA has growing at a very healthy rate, even with the property tax shrinkage in 2009, 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 slow down over the next several years and funding for large projects will become a challenge. However, the CRA remains confident that it can accomplish all the planned activities in FY 2010 consistent with the newly adopted CR Plan.

**ATTACHMENT A**

City of Florida City  
Community Redevelopment Agency  
FY 2009 - 10 Budget

(FY 2009-10 begins October 1, 2009)

	FY 07-08 Budget Adopted	FY 07-08 Budget Amendment 1	FY 07-08 Budget Actual	FY 08-09 Budget Adopted	FY 08-09 Budget Projected	FY 09-10 Budget Proposed
<b>Revenues</b>						
City Tax Increment Revenue	1,298,900	1,298,900	1,298,900	1,867,097	1,867,097	1,616,379
County Tax Increment Revenue	742,846	742,846	742,846	1,164,404	1,164,404	1,049,095
Carryover from prior year	3,422,746	3,422,746	3,766,984	4,000,000	4,651,677	4,615,123
All other revenues (name)						
Transfers in from others (name)						
Interest earnings	45,000	168,000	159,929	168,000	119,994	27,359
<b>Revenue Total</b>	<b>5,509,492</b>	<b>5,632,492</b>	<b>5,968,659</b>	<b>7,199,501</b>	<b>7,803,172</b>	<b>7,307,956</b>
<b>Expenditures</b>						
<b>Administrative Expenditures:</b>						
Employee salary and fringe	165,000	234,000	126,946	182,574	180,000	182,574
Contractual services	85,000	55,000	35,787	16,524	16,254	16,524
Insurance						5,000
Audits and studies						
Printing and publishing						
Marketing						
Advertising and notices		5,000	220	5,000	564	10,000
Travel and Training		10,000	2,024	12,000	11,000	12,000
Lease - Auto		6,500		6,500	6,500	6,500
Rent/lease costs	3,600	5,400		5,400	5,400	5,400
Equipment other than office						2,500
Office equipment and furniture	15,000	10,000		10,000		10,000
Other Admin. Exps (attach list)		10,000	67	10,000	207	10,000
<b>(A) Subtotal Admin Expenses, %</b>	<b>268,600</b>	<b>335,900</b>	<b>165,044</b>	<b>247,998</b>	<b>219,925</b>	<b>260,498</b>
County Administrative Charge at 1.5%	11,143	11,143	11,143	17,466	17,466	15,736
<b>(B) Subtot Adm Exp &amp; County Charge</b>	<b>279,743</b>	<b>347,043</b>	<b>176,187</b>	<b>265,464</b>	<b>237,391</b>	<b>276,234</b>
<b>Operating Expenditures:</b>						
Employee salary and fringe		60,000	60,000	64,800	62,000	64,800
Contractual services	285,000	325,000	199,436	325,000	380,000	425,000
Insurance						
Audits and studies	10,000	10,000	10,000	10,000	10,000	7,510
Printing and publishing						
Membership/Dues	350	2,000	2,240	2,000	2,175	2,500
General Operating	250	250		-	1,000	
Legal services/court costs		10,000		10,000	13,500	15,000
Land/building acquisitions & Demo/Relo		500,000		2,200,000	1,470,000	1,575,000
Infrastructure improvements	2,285,000	1,630,000	585,974	2,378,178	350,000	3,380,000
Debt service payments						
Assistance to Non-profits		10,000		10,000		10,000
Housing Assistance Projects				250,000		600,000
Redevelopment façade grants given out		1,500,000		700,000	68,250	350,000
Redevelopment loans / grants issued out						300,000
Building construction & improves		60,000	21,500	50,000	43,733	10,000
Transfer out to others (Comm Polic & Code Enf)	200,000	200,000	261,645	287,000	300,000	287,000
Other Oper. Expenses (attach list)						
<b>(C) Subtotal Oper. Expenses</b>	<b>2,780,600</b>	<b>4,307,250</b>	<b>1,140,795</b>	<b>6,286,978</b>	<b>2,700,658</b>	<b>7,026,810</b>
<b>(D) Reserve/Contingency</b>	<b>2,449,149</b>	<b>978,199</b>		<b>647,059</b>	<b>250,000</b>	<b>4,912</b>
<b>Expenditure Total (B+C+D)</b>	<b>5,509,492</b>	<b>5,632,492</b>	<b>1,316,982</b>	<b>7,199,501</b>	<b>3,188,049</b>	<b>7,307,956</b>
<b>Cash Position (Rev-Exp)</b>	<b>-</b>	<b>-</b>	<b>4,651,677</b>	<b>-</b>	<b>4,615,123</b>	<b>-</b>

10.36%

(1)  
(2)  
(3)  
(4)  
(5)  
(6)

City of Florida City  
Community Redevelopment Agency  
FY 2009 -10 Budget

**Attachment A**

Projects:	FY 07-08 Budgeted Expenditures	FY 07-08 Amend 1 Budgeted Expenditures	FY 07-08 Actual Expenditures	FY 08-09 Budgeted Expenditures	FY 08-09 Planned Expenditures	FY 09-10 Budgeted Expenditures	
East Palm Drive Development	265,000						
U.S. Highway 1 Commercial Sector	410,000	410,000	409,503		21,600		
Krome Ave Commercial Sector	225,000	225,000	104,382				
West Palm Drive Improvement Program	750,000						
Neighborhood Sustainable Infill Program	245,000	100,000					
Potable Water Supply Upgrade Project	315,000	315,000	17,387				
Krome Xpress	75,000	80,000	54,702	78,178	102,799		
NW 12th St/3rd Ave Industrial Streetscape		500,000		1,100,000	227,001	750,000	(2)
NW 16th St/1st Ct Streetscape				300,000		300,000	(2)
Industrial / Commercial Façade Program				700,000	62,850	350,000	(4)
Best Buy Infrastructure, Phase II				300,000			
Pioneer Museum Improvements				60,000	43,733	10,000	(6)
NE 14th St/1st Ct Streetscape				600,000		700,000	(2)
Housing Rehab Funds - matching to other sources				250,000		300,000	(3)
Acquire Property in NW 7th Avenue Area				1,500,000	1,450,000	1,500,000	(1)
Demo Houses in NW 7th Ave Area and Relo Tenants				400,000	24,000	75,000	(1)
Buy Dilapidated Housing Structures on NW14th St				300,000			
US 1 Traffic Signal and other Infrastructure						350,000	(2)
Hookup and Lateral Project						300,000	(3)
NW 14th St/16th St Streetscape						1,160,000	(2)
Comm Interior Buildout/Renovation Program						100,000	(5)
Street Lighting in NW Neighborhood						50,000	(2)
West Palm Dr/2nd Ave Drainage Project						70,000	(2)
Loans/Grants to Businesses						200,000	(5)
<b>Total Projects Cost</b>	<b>2,285,000</b>	<b>1,630,000</b>	<b>585,974</b>	<b>5,588,178</b>	<b>1,931,983</b>	<b>6,215,000</b>	

	FY 07-08 Budgeted Expenditures	FY 07-08 Amend 1 Budgeted Expenditures	FY 07-08 Actual Expenditures	FY 08-09 Budgeted Expenditures	FY 08-09 Planned Expenditures	FY 09-10 Budgeted Expenditures
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Projects:

East Palm Drive Development	265,000					
U.S. Highway 1 Commercial Sector	410,000	410,000	409,503		21,600	
Krome Ave Commercial Sector	225,000	225,000	104,382			
West Palm Drive Improvement Program	750,000					
Neighborhood Sustainable Infill Program	245,000	100,000				
Potable Water Supply Upgrade Project	315,000	315,000	17,387			
Krome Xpress	75,000	80,000	54,702	78,178	102,799	
NW 12th St/3rd Ave Industrial Streetscape		500,000		1,100,000	227,001	750,000
NW 16th St/1st Ct Streetscape				300,000		300,000
Industrial / Commercial Façade Program				700,000	62,850	350,000
Best Buy Infrastructure, Phase II				300,000		
Pioneer Museum Improvements				60,000	43,733	10,000
NE 14th St/1st Ct Streetscape				600,000		300,000
Housing Rehab Funds - matching to other sources				250,000		300,000
Acquire Property in NW 7th Place Area				1,500,000	1,450,000	1,500,000
Demo Houses in NW 7th Pl Area and Relo Tenants				400,000	24,000	75,000
Buy Dilapidated Housing Structures on NW14th St				300,000		
US 1 Traffic Signal and other Infrastructure						750,000
Hookup and Lateral Project						300,000
NW 14th St/16th St Streetscape						600,000
Comm Interior Buildout/Renovation Program						100,000
Street Lighting in NW Neighborhood						50,000
West Palm Dr/2nd Ave Drainage Project						70,000
Loans/Grants to Businesses						200,000
<b>Total Projects Cost</b>	<b>2,285,000</b>	<b>1,630,000</b>	<b>585,974</b>	<b>5,588,178</b>	<b>1,931,983</b>	<b>5,655,000</b>

CITY OF FLORIDA CITY  
COMMUNITY REDEVELOPMENT AGENCY  
RESOLUTION NUMBER 09-72

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA AMENDING THE FISCAL YEAR 2009-10 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY FOR ITS APPROVAL; PROVIDING FOR 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 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. That each of the above-stated recitals are hereby adopted and confirmed.

CRA RESOLUTION NO:09-72

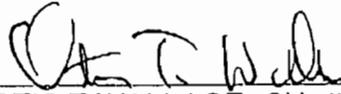
Section 2. That the FY 2009-10 budget of the City of Florida City Community Redevelopment Agency shall be adopted at \$7,307,956 in revenues and expenditures as reflected in Exhibit A.

Section 3. 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.

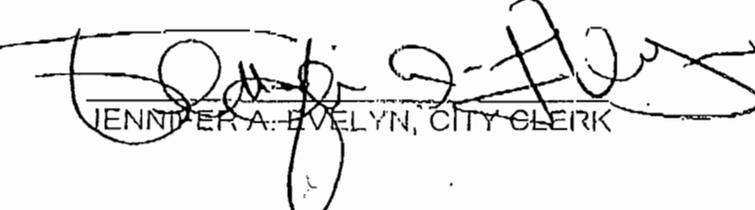
Section 4. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

Section 4. That this Resclution shall be effective October 1, 2009.

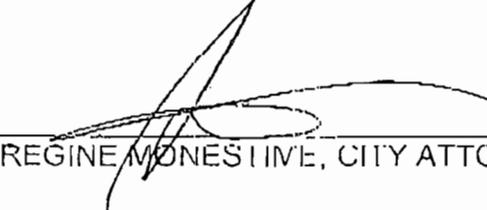
PASSED AND ADOPTED THIS 8th day of December\*\*\*\*\*, 2009.

  
OTIS T WALLACE, CHAIRMAN

ATTEST:

  
JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

  
REGINE MONESLIME, CITY ATTORNEY

Motion to adopt by Director Butler seconded by Director Berry

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	<u>Yes</u>
Vice Chairman Daurell Dorsett	<u>Yes</u>
Board Member Eugene D. Berry	<u>Yes</u>
Board Member Sharon Butler	<u>Yes</u>
Board Member R. S. Shiver	<u>Yes</u>

CITY OF FLORIDA CITY  
RESOLUTION NUMBER 09-50

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2009-10 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 2009-10 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 any adjustment in the projected rollover.

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: 09-50

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 2009-010 budget of the City of Florida City Community Redevelopment Agency is adopted at \$7,373.106 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 after 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 2009-10 and the expense line item for Reserve/Contingency as necessary.

Section 4. 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.

RESOLUTION NO: 09-50

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

PASSED AND ADOPTED THIS 22nd day of September, 2008.

Otis T. Wallace  
OTIS T WALLACE, MAYOR

ATTEST:

Jennifer A. Evelyn  
JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

Regine Monestime  
REGINE MONESTIME, CITY ATTORNEY

Offered By: Mayor Motion to adopt by Comm. Butler seconded by Comm. Shiver

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>Yes</u>

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  
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 25th day of SEP AD 2008

Jennifer A. Evelyn  
By: \_\_\_\_\_