

# Memorandum



**Date:** March 1, 2011

**To:** Honorable Chairman Joe A. Martinez and  
Members, Board of County Commissioners

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

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

**Subject:** FY 2010-11 Budget for the North Miami Beach Community Redevelopment  
Agency

## **Recommendation**

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the North Miami Beach Community Redevelopment Agency's (CRA's) FY 2010-11 budget for the North Miami Beach Community Redevelopment Area (Area). The CRA's budget includes revenues and expenditures in the amount of \$7,268,387.

## **Scope of Agenda Item**

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

## **Fiscal Impact / Funding Source**

The CRA's revenue sources are generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as defined in Section 163.387 of the Florida State Statutes. The Countywide tax increment revenue into the CRA's Trust Fund for FY 2010-11 is \$446,570 and the City of North Miami Beach's (City's) tax increment revenue payment into the Trust Fund is \$692,319.

The County will continue to make annual payments to the CRA, based on each respective year's growth of ad valorem revenues over the base year, through 2028, when the CRA will sunset.

## **Track Record / Monitor**

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2010-11 Budget.

## **Background**

On June 7, 2005, the BCC approved the establishment of the CRA when it approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-611-05 and the funding of the Plan when it enacted Ordinance No. 05-110 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the North Miami Beach CRA was also approved by the BCC on June 7, 2005. The Interlocal Agreement requires the CRA to submit for County approval an annual budget for the implementation of the Plan. On December 19, 2006, the BCC approved Resolution R-1429-06 allowing the CRA to enter into a loan not to exceed \$8 million and extend the life of the CRA from 2015 to 2028.

It is recommended that the BCC approve the CRA's FY 2010-11 budget of \$7,268,387 which was approved by the CRA on August 25, 2010 and the City of North Miami Beach on September 14, 2010. The budget includes revenue sources of County tax increment revenues (\$446,570), City tax increment revenues (\$692,319), carryover from prior years (\$5,964,527), and \$164,971 in interest earnings.

Administrative expenditures total \$185,141 and represent 16 percent of the total tax increment revenues from the County and City, excluding the 1.5 percent County Administrative Charge (\$6,699), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

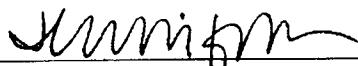
Operating Expenditures total \$7,053,249 and are described as follows:

- \$5,000,000 for land acquisition projects which may include the purchase of land for recreational use, and a multi-use retail development through a public/private partnership;
- \$624,500 for debt service payments on two loans;
- \$550,000 for infrastructure improvements such as the Commercial Façade Improvement Program (\$150,000), Snyder Tennis Center Phase II (\$200,000), Mischon Field Renovation Phase II (\$100,000), and the CRA Way finding Signage Program (\$100,000);
- \$298,000 for public safety such as the cost of one police officer (\$120,000), one code compliance officer (\$88,000) and a Security Enhancements Initiative to provide a \$5,000 matching grant to businesses who need enhanced security on their properties (\$90,000);
- \$170,749 for the portion of salaries and fringes associated with the three CRA employees providing direct support to the redevelopment projects;
- \$120,000 for contractual services of professional consultants to implement redevelopment plans programs and strategies such as services for neighborhood economic action strategies and public outreach, and Design of Entry Features / Public Signage;
- \$70,000 for North Miami Beach Boulevard maintenance services;
- \$60,000 for Hanford Boulevard maintenance services;
- \$60,000 for other operating expenditures such as printing, publishing, and marketing;
- \$50,000 for general legal services related to development agreements, oversight of the façade improvement program, and land acquisition initiative; and
- \$50,000 for special events aimed at increasing business volume and residential interest in the redevelopment area such as City Community Festival and Street Fairs/Sales (\$40,000), and clean-up events / Graffiti paint-outs (\$10,000).

The CRA budget includes a \$ 23,298 contingency reserve.

It is important to note that the CRA has been carrying over the majority of the loan funds taken out in FY 2006-07.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on December 13, 2010 and unanimously recommended it for BCC approval.



\_\_\_\_\_  
Jennifer Glazer-Moon  
Senior Assistant to the County Manager

Attachments

cno04011



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** March 1, 2011

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

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

Please note any items checked.

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

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(L)(1)(C)  
3-1-11

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

RESOLUTION APPROVING THE BUDGET FOR FISCAL  
YEAR 2010-11 FOR THE NORTH MIAMI BEACH  
COMMUNITY REDEVELOPMENT AGENCY

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

**WHEREAS**, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2010-11 for the North Miami Beach Community Redevelopment Area in the form attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

Section 2. This Board approves the Agency's annual adopted budget for Fiscal Year 2010-11 related to the North Miami Beach Community Redevelopment Area in the form attached hereto as Exhibit A.

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

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

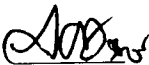
The Chairperson thereupon declared the resolution duly passed and adopted this 1<sup>st</sup> day of March, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

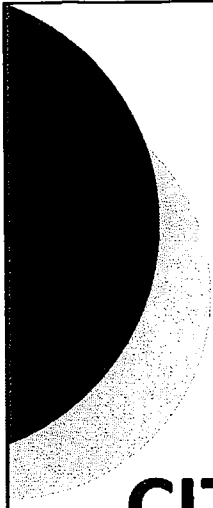
HARVEY RUVIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.



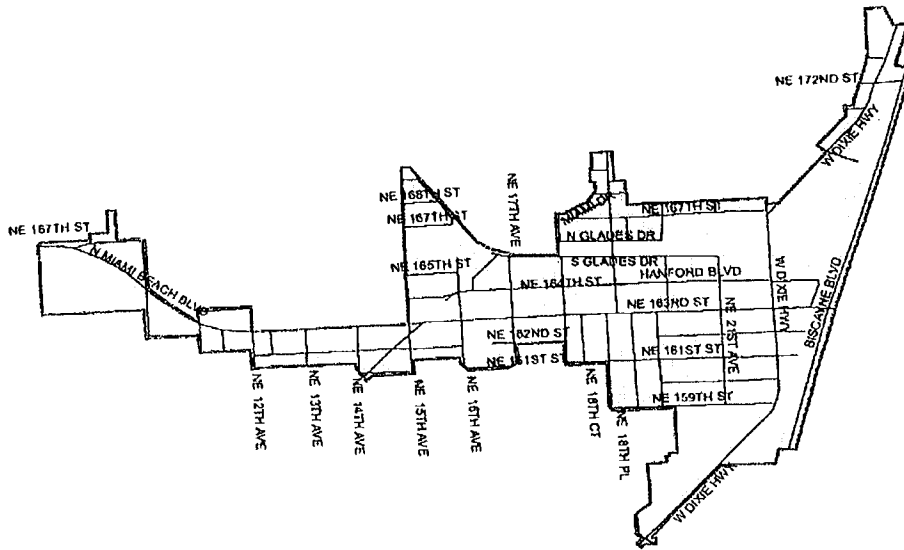
Shannon D. Summerset



# CITY OF NORTH MIAMI BEACH

# COMMUNITY REDEVELOPMENT

# AGENCY



**FISCAL YEAR 2010-2011**

**BUDGET**

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**CITY OF NORTH MIAMI BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

**FY 2010-2011 BUDGET NARRATIVE**

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

**NMBCRA 2010-2011 REVENUE**

FY 2009-2010 was the fifth year of operation for the North Miami Beach Community Redevelopment Agency (NMBCRA). The Agency's activities in FY 2009-2010 were focused on public infrastructure planning and construction in order to improve the economic environment for future business and developer recruitment.

**NMBCRA FY 2010-2011 Revenues**

Tax increment revenue in FY 2010-2011 for the NMBCRA will total \$1,138,889. The sources of revenue for FY 2010-2011 include tax increment revenue payments from the City of North Miami Beach of \$692,319 and Miami-Dade County of \$446,570 respectively and a carryover from FY 2009-2010 of \$ 5,964,527.

**Tax Increment Revenue Payments**

TIF City Contribution (10-11)	\$ 692,319
TIF County Contribution (10-11)	\$ 446,570
Carryover	\$ 5,964,527
	(\$5,000,000 line + TIF carryover \$964,527)
Projected Interest on Investments	<u>\$ 164,971</u>
<b>Total Revenues:</b>	<b>\$7,268,387</b>

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**NMBCRA FY 2010-2011 EXPENSES**

**Administrative Expenses**

**1. Employee Salary and Fringe (\$89,641)**

The administrative personnel costs charged to the CRA are:

30% of CRA Coordinator	\$154,030 x .30 =	\$ 46,209
25% of CRA Financial Coordinator	\$115,238 x .25 =	\$ 28,810
30% of CRA Administrative Assistant III	\$ 48,740 x .30 =	<u>\$ 14,622</u>
		\$ 89,641

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

**2. Administrative Support as per Interlocal Agreement (\$68,000)**

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

**Administrative Support Expenses**

<b>Position</b>	<b>Administrative Support</b>	<b>Percentage of Adm.Support</b>
City Manager's Office	\$ 25,000	37%
City Attorney's Office	\$ 5,000	8%
City Clerk's Office	\$ 5,000	7%
Chief Procurement Officer	\$ 3,000	4%
Finance Department	\$ 10,000	15%
Community Development Office	\$ 20,000	29%
<b>Total:</b>	<b>\$ 68,000</b>	<b>100%</b>

**3. Annual Audit (\$10,000)**

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

**4. Advertising and Notices (\$5,000)**

Legal notices as required by law.

**5. Travel (\$2,500)**

Travel for conventions / seminars and developer meetings.



**6. Other Administrative Expenses (\$10,000)**

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

**Total Administrative Expenses:** **\$ 185,141**

**7. County Administrative Charge (\$6,699)**

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

**Total Administrative Expenses (Including County Admin Fee)** **\$ 191,840**

It should be noted that the Interlocal Agreement with Miami-Dade County allows for the City/CRA to expend up to 20% of annual TIF revenue for administrative expenses. The City of North Miami Beach has chosen to limit this amount to only 16%. The remaining funds are programmed into operational expenses.

<b>Allowable Administrative Expense per Interlocal:</b>	<b>20%</b>	<b>\$ 227,779</b>
<b>Actual Administrative Expense Assessed:</b>	<b>16%</b>	<b>\$ 185,141</b>

## OPERATING EXPENSES

### **1. Employee Salary and Fringe (\$170,749)**

The operating personnel costs charged to the CRA are:

70% of CRA Coordinator	\$154,030 x .70 = \$107,821
25% of CRA Financial Coordinator	\$115,238 x .25 = \$ 28,810
70% of CRA Administrative Assistant III	\$ 48,740 x .70 = \$ 34,118
	\$ 170,749

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

### **2. Contractual Services (\$120,000)**

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

- Consulting Services - professional support services, projects as assigned, economic action strategies, public outreach, design of entry features, public signs, etc.

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

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

### **4. Marketing (\$50,000)**

Promoting CRA area through advertising, events, promotions and holiday decorations.

### **5. Economic Development Events (\$50,000)**

The NMBBCRA is attracting investment to the redevelopment area by providing infrastructure, development incentives and promotion. In order for the community and visitors to become aware of the changes taking place in the CRA district, economic development events are sponsored to bring hundreds and in some cases thousands to the heart of the area. This furthers our goal of making the region aware of the improving environment for investment by directly exposing persons to that environment. We also receive positive media coverage, further expanding outreach. For each event, the CRA contribution is only a part of the total cost so that these amounts are the CRA's contribution to the overall event.

The CRA Plan identifies the need to "assist in the funding for the creation of promotional campaigns aimed at increasing business volume and residential interest in the area." Towards this end, the Agency is assisting in the funding for the creation of marketing and retailing programs aimed at increasing business volume in the area. Appropriate media venues include visual (television commercials), audio (radio commercials), digital (internet web site), and print media (newspaper, magazine, specialty publications, marketing collateral). The Agency shall also consider assisting in the funding of special events.

The Agency is empowered to pay for promotional efforts, including but not limited to, staff, consultants, materials production costs, distribution costs, special purpose equipment and systems, and events. For each event, the CRA contribution is only a part of the total cost. The amounts shown below are the CRA's contribution to the overall event:

- City Community Festival and Street Fairs/Sales (\$40,000)
- Clean-up events/ Graffiti paint-outs (\$10,000)

**6. Legal Services/Court Costs (\$50,000)**

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

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

This is a list of candidate projects that will bring in a public/private partnership for the residents of North Miami Beach. These funds include all engineering, appraisals, legal, environmental audit, and customary costs associated with due diligence of major land acquisition initiatives.

**I. Hotel Site**

The City and the CRA have identified this site as a potential multi-use development under a Public Private Partnership to build a Hotel facility in order to create jobs and new business activity in what is now vacant buildings.

Property Folio #	Address	Market Value/MDC 2010
07-2209-006-2900	1875 NE 168 <sup>th</sup> Street	\$861,193

**II. 1190 NE 163<sup>rd</sup> Street**

The City and the CRA have identified this as a potential redevelopment site of a commercial office building along NE 163<sup>rd</sup> Street.

Property Folio #	Address	Market Value/MDC 2010
07-2217-029-0010	1190 NE 163 <sup>rd</sup> Street	\$3,739,768

**III. Old Winn-Dixie Site (on Hanford Blvd)**

The City and the CRA have identified this site as a potential multi-use retail/medical facility under a Public Private Partnership in order to create jobs and new business activity in what is now a vacant building.

Property Folio #	Address	Market Value/MDC 2010
07-2216-007-0051	2145 NE 164 <sup>th</sup> Street	\$3,199,557

**IV. NMB Mishcon Park /Hanford Blvd Expansion**

Property Folio #	Address	Market Value/MDC 2010
J&Z Invest LLC 07-2217-003-0570	16451 NE 15 Ave	\$632,150
Barry A Sharpe 07-2217-003-0581	1560 NE 165 St	\$1,848,897

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## **8. Public Safety (\$298,000)**

Under a continuing CRA initiative, the Agency will fund 1 police officer.

### **Budget: \$ 120,000**

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

- Under a continuing CRA initiative, the Agency will fund 1 Code Enforcement Officer

### **Budget: \$ 88,000**

(The Code Enforcement Officer and Police Officer are assigned exclusively to the CRA area)

- Under a new CRA initiative, the CRA will match a grant of \$ 5,000 for businesses in the CRA area who need security enhancements done to their property. Some of the eligible improvements that qualify under this program are Security Cameras, Alarm Systems, Motion Detectors, Locks, Replacement of current doors and windows with impact resistant and Lighting which is used to enhance the building's safety.

### **Budget: \$90,000**

## **9. Capital Projects Total (\$550,000)**

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

### **Building Construction & Improvement**

- **Wayfinding Signage for CRA**

BUDGET: CRA (\$100,000)

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

- **Commercial Façade Improvement Program**

BUDGET CRA: TIF Investment - \$150,000 Private match - \$150,000

TOTAL: \$300,000 investment in improvements

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

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## **Public Space Improvements**

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

- **Snyder Tennis Center Phase II**

BUDGET: CRA (\$ 200,000)

DESCRIPTION: Phase II Master Planning. New clubhouse with restaurant, pro shop, and renovations.

- **Mischon Field Renovations Phase II**

BUDGET: CRA (\$ 100,000)

DESCRIPTION: Expansion of football and soccer field capacity and the addition of new park activities that appeal to a diversity of age groups and recreational interests.

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

Hanford Boulevard (NE 164 Street) has been reconstructed by the City to serve as the "Main Street" centerpiece of Fulford City Center, which is located in the CRA district. Now complete, Hanford Boulevard will serve as one of the CRA's most important assets in promoting the CRA district. The City and the CRA have signed a memorandum of understanding for fiscal year 2010-2011 to provide maintenance on Hanford Boulevard to the current and the expanded area at a fee of \$60,000.

### **11. NE 8<sup>th</sup> Avenue to US1 (Biscayne Blvd) along NE 163<sup>rd</sup> Street Maintenance (\$70,000)**

North Miami Beach Blvd is the main corridor in the CRA Area where all commercial businesses are located. The CRA has implemented the Façade and Security Grants for that avenue and the CRA needs to support those businesses with infrastructure, landscaping, lighting and general appearance. The City and the CRA have signed a memorandum of understanding for fiscal year 2010-2011 to provide maintenance services not covered by the City from NE 8<sup>th</sup> Avenue to US1 (Biscayne Blvd) along NE 163<sup>rd</sup> Street at a fee of \$70,000.

### **12. Debt Service (\$624,500)**

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

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

### **13. Reserve/Contingency (\$23,298)**

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

<b>Total Administrative Expenses:</b>	<b>\$ 191,840</b>
<b>Total Operating Expenses:</b>	<b>\$ 7,053,249</b>
<b>Contingency /Reserve</b>	<b>\$ 23,298</b>
<b>Total CRA Budget:</b>	<b>\$ 7,268,387</b>

**City of North Miami Beach  
Community Redevelopment Agency FY 2010-2011 Budget**

(FY 10-11 begins October 1, 2010)

	FY 08-09 Budget Adopted	FY 08-09 Budget Actual	FY 09-10 Budget Adopted	FY 09-10 Budget Actual	FY 10-11 Budget Adopted
<b>Revenues</b>					
City Tax Increment Revenue	1,217,228	1,217,228	1,046,817	1,046,817	692,319
County Tax Increment Revenue	897,748	897,748	711,475	711,475	446,570
Carryover from prior year (cash & equiv.)	7,324,255	7,324,255	7,022,554	7,022,554	5,964,527
Loan Proceeds	0				
Interest earnings	11,000	193,783	181,843	102,039	164,971
<b>Revenue Total</b>	<b>9,450,231</b>	<b>9,633,014</b>	<b>8,962,689</b>	<b>8,882,885</b>	<b>7,268,387</b>
<b>Expenditures</b>					
<b>Administrative Expenditures</b>					
Employee salary and fringe	56,754	65,862	82,141	84,083	89,641
Contractual services	76,430	76,430	100,000	100,000	68,000
Insurance					
Audits	10,000	10,000	10,000	8,015	10,000
Printing and publishing					
Marketing					
Advertising and notices	3,000	1,631	6,000	773	5,000
Travel	5,000	1,726	4,000	1,268	2,500
Rent/lease costs					
Office equipment and furniture	2,500	2,508	20,000	2,462	
Other Admin. Exps (attach list)	9,500	26,359	11,254	24,665	10,000
<b>(A) Subtotal Admin Expenses, %</b>	<b>163,184</b>	<b>184,516</b>	<b>233,395</b>	<b>221,266</b>	<b>185,141</b>
Reimbursement of City Advances	0	0			
County Administrative Charge at 1.5%	13,466	13,466	10,672	10,672	6,699
<b>(B) Subtotl Adm Exp</b>	<b>176,650</b>	<b>197,982</b>	<b>244,067</b>	<b>231,938</b>	<b>191,840</b>
<b>Operating Expenditures</b>					
Employee salary and fringe	190,345	153,678	159,671	164,199	170,749
Contractual services	250,000	722,353	208,392	660,911	120,000
Insurance					
Audits and studies					
Printing and publishing	7,500	3,841	10,000	11,066	10,000
Marketing	10,000	4,003	16,000	41,348	50,000
Special events	99,000	83,254	85,000	58,138	50,000
Legal services/court costs	20,000	20,787	84,000	74,031	50,000
Land/building acquisitions	5,000,000	0	5,000,000		5,000,000
Public Safety			457,298	121,832	298,000
Infrastructure improvements	999,845	967,013	1,992,000	882,370	550,000
Building Construction & Improvement					
Hanford Blvd Maintenance	60,000	76,000	60,000	69,123	60,000
NMB Blvd Maintenance					70,000
Debt service payments (property)	235,000	218,774	226,700	214,535	226,700
Debt service payments (capital imp.)	175,000	153,850	397,800	379,496	397,800
Capital Projects					
Transfers out to others (attach list)					
Other Oper. Expenses (attach list)	8,675	8,925		9,371	
<b>(C) Subtotal Oper. Expenses</b>	<b>7,055,365</b>	<b>2,412,478</b>	<b>8,696,861</b>	<b>2,686,420</b>	<b>7,053,249</b>
<b>(D) Reserve/Contingency</b>	<b>2,218,216</b>	<b>7,022,554</b>	<b>21,761</b>	<b>5,964,527</b>	<b>23,298</b>
<b>Expenditure Total (B+C+D)</b>	<b>9,450,231</b>	<b>9,633,014</b>	<b>8,962,689</b>	<b>8,882,885</b>	<b>7,268,387</b>
<b>Cash Position (Rev-Exp)</b>	<b>2,218,216</b>	<b>7,022,554</b>		<b>5,964,527</b>	
	FY 08-09 Adopted	FY 08-09 Actual	FY 09-10 Adopted	FY 09-10 Adopted	FY 10-11 Projected
<b>Projects:</b>					
Land/Building Acquisitions	5,000,000	0	5,000,000		5,000,000
Street/Sewer/Stormsewer Reconstruction	999,845	967,013	0		
Capital Projects	0	0	1,992,000	882,370	573,213
Hanford Blvd Maintenance	60,000	76,000	60,000	69,213	60,000
<b>Total project dollars:</b>	<b>6,059,845</b>	<b>1,043,013</b>	<b>7,052,000</b>	<b>951,583</b>	<b>5,633,213</b>

**City of North Miami Beach  
 Millage Rates - 2009 Property Tax Year  
 for use in FY10 Proposed Budget**

**6.6236**  
 Suggested FY11  
 (2010) operating  
 millage rate

**PRIOR YEAR MILLAGE**

	6.6136		
	6.6036		
1,929,325,906			
12,759,790	12,759,789.81		
13.00	15		
	12,121,800.32		
2,253,937,918 final taxable value from DR 422			402937918
14,808,644			0.178770637
14.9			
14,161,312			1,851,000,000
99,630 change of decrease in assessed value from July 1 to Oct 08 (7% change)			12,241,774
			12.2
fy11 total millage including debt			11,629,685 new amt based on est June 1
	6.6036 operating millage		
	1.206 voted debt		1,806,996,277
	<u>7.8096</u>		11,950,751 millage @ 6.6136
			11.9
remain flat	6.6036		11,353,213 new amt based on July 1
	0.9595		
	<u>7.5631</u>		276,472 from June to July 1
			11,932,681
			11.9
fy10 total millage including debt			11,336,047
	6.6236 operating millage		17,166 f.r.l.,-r n o1 changed in millage
	0.9595 voted debt		
	<u>7.5831</u>		1,006,096,277 1-Jul
			13,666,494 prior yr opur & debt
			13.01
fy09 prior year total millage			12,983,169
	6.6236 operating millage		
	0.8139 voted debt		
	<u>7.4375</u>		1,606,996,277
			14,111,918 c unml year rh1, r & debt
			13,406,322
			423,153 r hange between py and cy millag
<b>CRA PORTION</b>			
Line #3 - TIF Worksheet	86,373,485 INCREMENTAL INCREASE		
Line #3 * millage rate (.0066036)	636,412		
636,412 * 95%	604,591 CRA PORTION FROM TAXES		2,253,937,918
	87,728 PIY ADJUSTMENT		17,046,768
	<u>692,319 C/Y PAYMT TO CRA</u>		16,184,420
Line #5 - TIF Worksheet	180,576,041 PY ADJUSTED		
Line #5 * .0086136 (pr yr millage)	1,184,258		
1,184,258 * 95%	1,134,545 PAY AMOUNT		
Line #6c TIF Worksheet	1,046,817 P/Y PAYMENT		to Redevelopment fund in prior year
	<u>87,728 DIFFERENCE</u>		

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**TAX INCREMENT ADJUSTMENT WORKSHEET**

DR-420TIF  
R. 6/10  
Rule 12D-16.002  
Florida Administrative Code

Year	County	Miami-Dade
Principal Authority	CITY OF NORTH MIAMI BEACH	Taxing Authority
		CITY OF NORTH MIAMI BEACH
Community Redevelopment Area	Base Year	
NORTH MIAMI BEACH CRA	2004	

**SECTION I: COMPLETED BY PROPERTY APPRAISER**

1.	Current year taxable value in the tax increment area	\$	332,020,994	(1)
2.	Base year taxable value in the tax increment area	\$	235,647,509	(2)
3.	Current year tax increment value (Line 1 minus Line 2)	\$	96,373,485	(3)
4.	Prior year Final taxable value in the tax increment area	\$	416,223,550	(4)
5.	Prior year tax increment value (Line 4 minus Line 2)	\$	180,576,041	(5)

<b>SIGN HERE</b>	<b>Property Appraiser Certification</b>	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser		Date 07/01/2010

**SECTION II: COMPLETED BY TAXING AUTHORITY** Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.		95 %	(6a)
6b.	Dedicated increment value (Line 3 multiplied by the percentage on Line 6a)	\$	91,554,811	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	1,046,817	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	\$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value (Line 5 multiplied by Line 7b, divided by 1,000)	\$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value (Line 7a divided by Line 7c, multiplied by 100)		%	(7d)
7e.	Dedicated increment value (Line 3 multiplied by the percentage on Line 7d)	\$		(7e)

<b>SIGN HERE</b>	<b>Taxing Authority Certification</b>	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer		Date 07/01/2010	
	Title	CITY MANAGER	Contact Name	SUSAN GOODING-LIBURD
	Mailing Address	17011 NE 19TH AVENUE	Physical Address	17011 NE 19TH AVENUE NORTH MIAMI BEACH, FL 33162
	City, State, Zip	NORTH MIAMI BEACH, FL 33162	Phone Number	305-948-2930
		Fax Number	305-948-2996	

Instructions on page 2

*R - Recomputed; no differences noted*

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## TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF  
R. 6/11  
Rule 12D-16.002  
Florida Administrative Code

Year	County <b>Miami-Dade</b>
Principal Authority <b>CITH OF NORTH MIAMI BEACH</b>	Taxing Authority <b>CITY OF NORTH MIAMI BEACH</b>
Community Redevelopment Area <b>NORTH MIAMI BEACH CRA</b>	Base Year <b>2004</b>

### SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	\$	332,020,994	(1)
2.	Base year taxable value in the tax increment area	\$	235,647,509	(2)
3.	Current year tax increment value (Line 1 minus Line 2)	\$	96,373,485	(3)
4.	Prior year Final taxable value in the tax increment area	\$	416,223,550	(4)
5.	Prior year tax increment value (Line 4 minus Line 2)	\$	180,576,041	(5)

<b>SIGN HERE</b>	<b>Property Appraiser Certification</b>	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser		Date 07/01/2010

### SECTION II: COMPLETED BY TAXING AUTHORITY *Complete EITHER line 6 or line 7 as applicable. Do NOT complete both*

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.		95 %	(6a)
6b.	Dedicated increment value (Line 3 multiplied by the percentage on Line 6a)	\$	91,554,811	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	1,046,817	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	\$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value (Line 5 multiplied by Line 7b, divided by 1,000)	\$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value (Line 7a divided by Line 7c, multiplied by 100)		%	(7d)
7e.	Dedicated increment value (Line 3 multiplied by the percentage on Line 7d.	\$		(7e)

<b>SIGN HERE</b>	<b>Taxing Authority Certification</b>		I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer			Date 07/01/2010	
	Title CITY MANAGER		Contact Name SUSAN GOODING-LIBURD		
	Mailing Address 17011 NE 19TH AVENUE		Physical Address 17011 NE 19TH AVENUE NORTH MIAMI BEACH, FL 33162		
	City, State, Zip NORTH MIAMI BEACH, FL 33162		Phone Number 305-948-2930	Fax Number 305-948-2996	

Instructions on page 2

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The County TIF payment calculation below, uses the 2010 preliminary tax roll released by the Miami-Dade County Property Appraiser on July 1 and is adjusted for over/under payments made in previous years based on the latest final tax roll available, in this case 2008 (the tax roll is not finalized until the Value Adjustment Board has completed its work).

The estimated payment that will be made by December 31, 2010, is determined as follows:

**Based on the Adopted Countywide Millage of 5.4275**

\$331,920,994	- Preliminary 2010 assessed value of Tax Increment District
<u>\$235,289,177</u>	- Taxable value in Base Year – 2004
<u>\$96,631,817</u>	- Value of increment
\$498,246	- Revenue
	- Increase (reduced) for 2008 adjustment (detailed below)*
(\$51,676)	
<u>\$446,570</u>	<b><u>- Revenue payable to CRA by December 31, 2010</u></b>

**\* 2008 Adjustment Detail**

\$417,691,335	Final 2008 Tax Roll
<u>\$428,934,880</u>	Preliminary 2008 Tax Roll
(\$11,243,545)	- Value of Increment
4.8379	- Actual 2008 Millage
<b>(\$51,676)</b>	<b>-Actual 2008 Payment</b>

**Information on County 1.5% Administrative Reimbursement Charge**

\$446,570	- 2010 TIF Payment by County
<b>\$6,699</b>	<b>- Amount of 1.5% charge to be budgeted</b>

**CRA POLICY RESOLUTION NO. R2010-06**

**A RESOLUTION OF THE CHAIRMAN AND COMMISSION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FISCAL YEAR 2011 BUDGET, PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

**NOW, THEREFORE,**

**BE IT RESOLVED** by the Board of Commissioners of the North Miami Beach Community Redevelopment Agency as follows:

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

**Section 2.** The FY 2011 Budget for the Agency, attached hereto as "Exhibit A", is hereby approved.

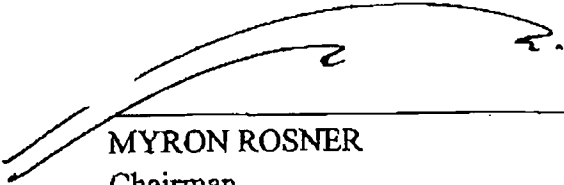
**Section 3.** Implementation. That the CRA Coordinator is hereby directed to submit the Agency's FY 2011 Budget to the City for approval.

**Section 4.** Effective Date. That this Resolution shall be effective immediately upon adoption hereof. Should the Miami-Dade Board of County Commissioners propose to modify its

millage such that the Tax Increment contribution to the Community Redevelopment Agency is unissued or decreased, the Community Redevelopment Agency Coordinator is hereby directed to adjust the Community Redevelopment Agency budget accordingly, to ensure that an accurate and balanced budget is adopted and maintained.

**Section 5.** All revenues and interest carried forward from FY 09/10 shall be appropriated according to established guidelines and applicable law.

**APPROVED AND ADOPTED** by the North Miami Beach CRA Commission at the regular meeting assembled this **25 day of August, 2010.**



---

MYRON ROSNER  
Chairman


APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY

ATTEST:



---

SUSAN A. OWENS  
Board Clerk



---

GEORGE F. KNOX  
CRA ATTORNEY

SPONSORED BY: Chairman & Commission

**RESOLUTION NO. R2010-65**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF NORTH MIAMI BEACH, FLORIDA,  
APPROVING THE FISCAL YEAR 2011 BUDGET OF THE  
NORTH MIAMI BEACH COMMUNITY  
REDEVELOPMENT AGENCY; PROVIDING FOR AN  
EFFECTIVE DATE.**

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

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

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

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

**WHEREAS**, the Agency approved and adopted the FY 2011 annual budget at a public meeting on August 25, 2010.

**NOW, THEREFORE,**

**BE IT RESOLVED** by the City Council of the City of North Miami Beach as follows:

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

**Section 2.** The FY 2011 Budget for the Agency, attached hereto as "Exhibit A", is hereby approved.

**Section 3. Implementation.** That the CRA Coordinator is hereby directed to submit the Agency's FY 2011 Budget to the City for approval.

**Section 4. Effective Date.** That this Resolution shall be effective immediately upon adoption hereof. Should the Miami-Dade Board of County Commissioners propose to modify its millage such that the Tax Increment contribution to the Community Redevelopment Agency is unissued or decreased, the Community Redevelopment Agency Coordinator is hereby directed to adjust the Community Redevelopment Agency budget accordingly, to ensure that an accurate and balanced budget is adopted and maintained.

**Section 5.** All revenues and interest carried forward from FY 09/10 shall be appropriated according to established guidelines and applicable law.

**APPROVED AND ADOPTED** by the City Council of the City of North Miami Beach at the regular meeting assembled this **14th day of September, 2010.**

ATTEST:

*Susan A. Owens*  
for SUSAN A. OWENS  
CITY CLERK  
*Joanne Callahan Asst. City Clerk*

(CITY SEAL)

*Myron Rosner*  
MYRON ROSNER  
MAYOR

APPROVED AS TO FORM  
*Darcee S. Siegel*  
DARCEE S. SIEGEL  
CITY ATTORNEY

Sponsored by: Mayor and Council

# **ADMINISTRATIVE MEMORANDUM OF UNDERSTANDING**

**BETWEEN**

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)**

**AND**

**THE CITY OF NORTH MIAMI BEACH (CITY)**

**WHEREAS**, the North Miami Beach Community Redevelopment Agency has installed extensive infrastructure, streetscape and landscape improvements for Hanford Boulevard ( NE 164<sup>th</sup> Street), pursuant to its powers and plans ; and

**WHEREAS**, this completed project requires maintenance and upkeep on a continual basis; and

**WHEREAS**, the CRA desires to utilize the CITY's personnel and resources to perform this service; and

**WHEREAS**, the CRA is empowered to obtain the services herein described pursuant to the provisions of Florida Statutes, Sec.163.370 (2) (c) 10. (d);

**NOW THEREFORE**, the following terms and conditions are mutually agreed upon by parties:

- a) Project area to be maintained: Hanford Blvd between NE 15<sup>th</sup> Avenue and NE 22<sup>nd</sup> Avenue.
- b) Scope of maintenance to be performed: landscaping, lighting, trash pick-up, and banners.
- c) Monitoring shall be conducted on a periodically basis by the CRA Coordinator and the appropriate staff member (s) of the CITY's Public Services/Public Works Department.

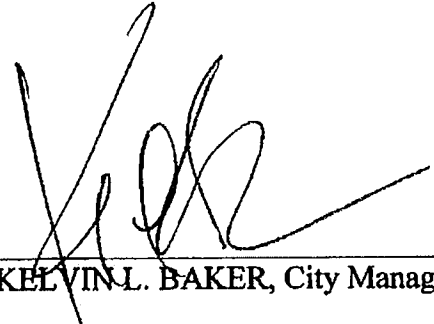
d) The CRA shall pay \$ 60,000 for maintenance services for a twelve (12) month period.

This Memorandum of Understanding between the CRA and the CITY shall be effective October 1, 2010 through September 30, 2011. (Fiscal Year 10-11)

EFFECTIVE DATE: October 1, 2010



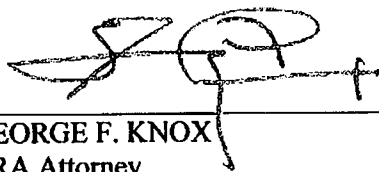
DAN WICK, CRA Coordinator



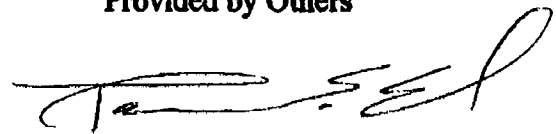
KELVIN L. BAKER, City Manager

APPROVED AS TO FORM:

**Terms & Conditions  
Provided by Others**



GEORGE F. KNOX  
CRA Attorney



DARCEE S. SIEGEL  
CITY Attorney



# **ADMINISTRATIVE MEMORANDUM OF UNDERSTANDING**

**BETWEEN**

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)**

**AND**

**THE CITY OF NORTH MIAMI BEACH (CITY)**

**WHEREAS**, the North Miami Beach Community Redevelopment Agency has improved the commercial corridor of NE 163<sup>rd</sup> Street with improvements, pursuant to its powers and plans; and

**WHEREAS**, the CRA's commercial corridor requires maintenance and upkeep on a continual basis; and

**WHEREAS**, the CRA desires to utilize the CITY's personnel and resources to perform this service, and

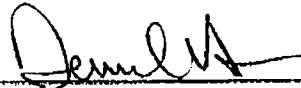
**WHEREAS**, the CRA is empowered to obtain the services herein described pursuant to the provisions of Florida Statutes, Sec.163.370 (2) (c) 10. (d);

**NOW THEREFORE**, the following terms and conditions are mutually agreed upon by both parties:

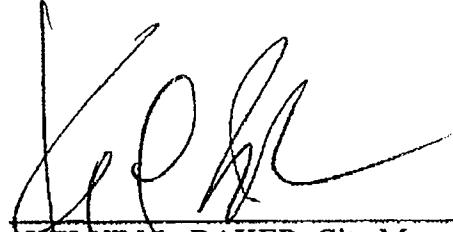
- a) Project area to be maintained: NE 163<sup>rd</sup> Street between NE 8<sup>th</sup> Avenue Biscayne Blvd (US1).
- b) Scope of maintenance to be performed: landscaping and trash pick-up.
- c) Monitoring shall be conducted on a periodically basis by the CRA Coordinator and the appropriate staff member (s) of the CITY's Public Services/Public Works Department.
- d) The CRA shall pay \$ 70,000 for maintenance services for a twelve (12) month period.

This Memorandum of Understanding between the CRA and the CITY shall be effective October 1, 2010 through September 30, 2011. (Fiscal Year 10-11)

EFFECTIVE DATE: October 1, 2010

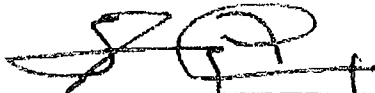


DAN WICK, CRA Coordinator



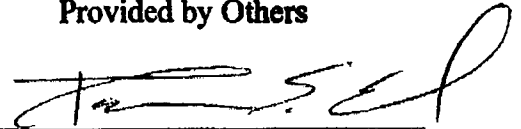
KELVIN L. BAKER, City Manager

APPROVED AS TO FORM:



GEORGE F. KNOX  
CRA Attorney

**Terms & Conditions  
Provided by Others**



DARCEE S. SIEGEL  
CITY Attorney

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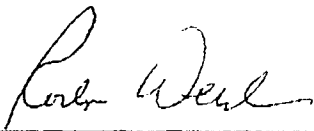
**MEMORANDUM of UNDERSTANDING  
BETWEEN  
THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT  
AGENCY, THE CITY OF NORTH MIAMI BEACH, AND THE  
NORTH MIAMI BEACH CODE ENFORCEMENT DIVISION**

This Memorandum of Understanding is entered into at Miami-Dade County on this 1 day of **October, 2010** between The City of North Miami Beach, Florida (NMB), The North Miami Beach Community Redevelopment Agency (CRA), and The North Miami Beach Code Enforcement Unit, a Division of the North Miami Beach Police Department (CEU).

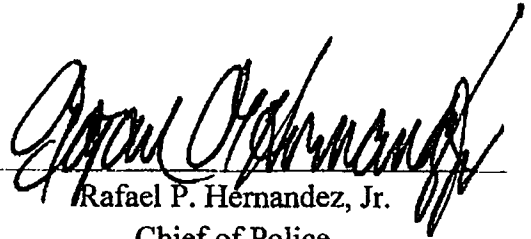
- 1.) Purpose:
  - a. The purpose of this Memorandum of Understanding is to outline the City's procedures and responsibilities in connection with the parties' desire to ensure that adequate code and enforcement is provided within the Community Redevelopment Area in order to protect property values, commercial activity levels and the quality of life of residents within the Community Redevelopment Area. This Memorandum further documents the agreement of the CEU to provide code enforcement activities within the CRA by assigning a Code Enforcement Officer whose primary duty is to enforce applicable codes within the CRA district boundaries. It is the intention of the parties that enforcement within the CRA district boundaries will be ongoing, in light of the fact that it may not be feasible to identify a specific officer who would be expected to perform duties described herein.
  - b. The CRA is authorized to provide funding to cover cost of one Code Enforcement Officer who will operate solely within the Community Redevelopment Area, in the amount of \$88,000.00. These funds have been appropriated in the FY 2010-2011 CRA budget, approved by the CRA Board and the Miami-Dade County Board of County Commissioners for use as described herein, and in furtherance of the powers of the CRA, contained in chapter 163 part III, Florida Statutes, at Section 163.370(e)6.
- 2.) The CRA agrees to contribute the sum of \$88,000.00 to fund one position of Code Enforcement Officer, whose duties include an exclusive assignment within the Community Redevelopment Area.
- 3.) The CEU agrees to ensure the intent of this agreement is carried out by documenting the assignment of officers to perform the duties described herein.

- 4.) The effective term of this Agreement will be from October 1, 2010 through September 30, 2011.

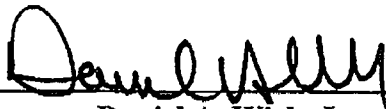
THE PARTIES SPECIFICALLY ACKNOWLEDGE THAT THE FOREGOING SERVICES ARE TO BE PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE CRA, AND THAT THE OFFICER ASSIGNED SHALL DEVOTE FULL TIME TO THE PERFORMANCE THEREOF



Roslyn Weisblum  
Acting City Manager



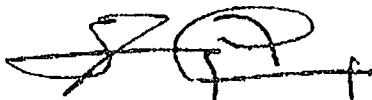
Rafael P. Hernandez, Jr.  
Chief of Police



Daniel A. Wick, Jr.  
CRA Coordinator

9/21/10  
(Date)

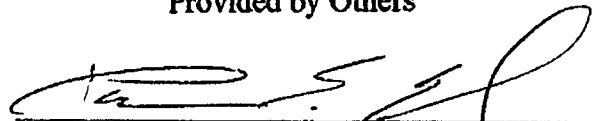
APPROVED AS TO FORM:



GEORGE F. KNOX  
CRA ATTORNEY

APPROVED AS TO FORM:

Terms & Conditions  
Provided by Others



DARCEE S. SIEGEL  
CITY ATTORNEY

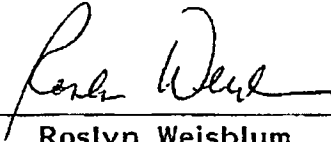
Handwritten initials and date: "CJ" and "7/2/10"

**MEMORANDUM of UNDERSTANDING  
BETWEEN  
THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT  
AGENCY, THE CITY OF NORTH MIAMI BEACH, AND THE  
NORTH MIAMI BEACH POLICE DEPARTMENT**

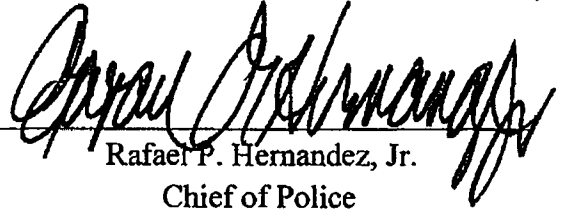
This Memorandum of Understanding is entered into at Miami-Dade County on this 1 day of **October, 2010** between The City of North Miami Beach, Florida (NMB), The North Miami Beach Community Redevelopment Agency (CRA), and The North Miami Beach Police Department (NMBPD).

- 1.) Purpose:
  - a. The purpose of this Memorandum of Understanding is to outline the City's procedures and responsibilities in connection with the parties' desire to provide one Police Officer for Community Policing within the boundaries of the North Miami Beach Community Redevelopment Area. The specific duties of the assigned officer will include the utilization of innovations including, but not limited to, community mobilization, neighborhood block watch participation, citizen patrol, foot patrol, neighborhood store front police station development, more intensified motorized patrol activities. The assignment of the police officer to perform the duties herein described is a part of a permissible strategy to protect property values, commercial activity levels and the quality of life of residents within the Community Redevelopment Area.
  - b. The CRA is authorized to provide funding to cover the cost of one Police Officer who will operate solely within the Community Redevelopment Area, and perform duties as described herein, in the amount of \$120,000.00. These funds have been appropriated in the FY2010-2011 CRA budget, approved by the CRA Board and the Miami-Dade County Board of County Commissioners for use as described herein, and in furtherance of the powers of the CRA, contained in chapter 163 part III, Florida Statutes, at Section 163.358(5).
- 2.) The NMBPD agrees to ensure the intent of this agreement is carried out by documenting the assignment of officers to perform the duties described herein.
- 3.) The effective term of this Agreement will be from October 1, 2010 through September 30, 2011.

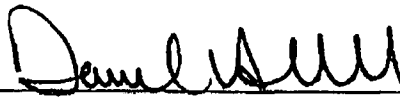
THE PARTIES SPECIFICALLY ACKNOWLEDGE THAT THE FOREGOING SERVICES ARE TO BE PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE CRA, AND THAT THE OFFICER ASSIGNED SHALL DEVOTE FULL TIME TO THE PERFORMANCE THEREOF



Roslyn Weisblum  
Acting City Manager



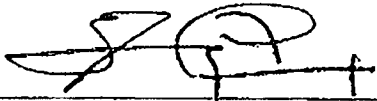
Rafael P. Hernandez, Jr.  
Chief of Police



Daniel A. Wick, Jr.  
CRA Coordinator

9/21/10  
(Date)

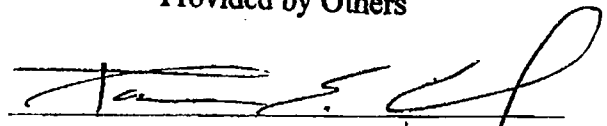
APPROVED AS TO FORM:



GEORGE F. KNOX  
CRA ATTORNEY

APPROVED AS TO FORM:

Terms & Conditions  
Provided by Others



DARCEE S. SIEGEL  
CITY ATTORNEY

**MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR**



Legislative Notes

**Agenda Item:** 8(L)1(A), 8(L)1(C), 8(L)1(D) and 8(L)1(B)  
**File Number:** 102682, 110024, 110025, 110033  
**Committee(s) of Reference:** Board of County Commissioners  
**Date of Analysis:** February 16, 2011  
**Commission Districts:** 1, 2, 3, 4, 7, 8 and 9  
**Type of Item:** Resolutions Approving the Proposed Budgets for Fiscal Year 2010-11 for Community Redevelopment Agencies (CRA)

**Summary**

These resolutions approve the FY2010-11 Proposed Budgets for the following four (4) CRAs:

BCC item	Item Number	CRA	FY2010-11 Proposed Budget
8(L)1(A)	102682	Naranja Lakes	\$4,328,535
8(L)1(C)	110024	North Miami Beach	\$7,268,387
8(L)1(D)	110025	South Miami	\$3,712,553
8(L)1(B)	110033	North Miami	\$5,926,880

*Additionally, the Naranja Lakes CRA item authorizes the CRA to obtain a \$7.5 million loan to reimburse the County for the outstanding balance on two State Sunshine Loans.*

**Background and Relevant Legislation**

Each CRA is required to submit an annual budget to the BCC for approval. The following provides the approved budgets for the last three years:

**Naranja Lakes CRA**

Approval Date	Item Number	Fiscal Year	Resolution Number	Budget Amount
12/1/2009	092862	2009-2010	1361-09	\$6,146,744
12/2/2008	083117	2008-2009	1326-08	\$7,068,989
1/10/2008	073519	2007-2008	26-08	\$12,425,665

**North Miami Beach CRA**

Approval Date	Item Number	Fiscal Year	Resolution Number	Budget Amount
6/3/2010	102741 <sup>1</sup>	2009-2010	607-10 <sup>2</sup>	\$8,962,689
3/3/2009	090200	2008-2009	189-09	\$9,450,231
1/10/2008	073520	2007-2008	27-08	\$9,405,454

<sup>1</sup> This item is the amended version. The original item is under file no. 100775. According to the Miami-Dade Legislative Information System, this item shows as being amended with an assigned Resolution No. R-607-10. However, R-607-10 does not appear in the Legistar System. On January 6, 2011, the Office of Commission Auditor (OCA) contacted the Office of Strategic Business Management (OSBM) to inquire about the resolution and OSBM is aware that a permanent resolution has not been assigned to this item and they are coordinating with County staff to have this corrected.

<sup>2</sup> *ibid.*

**South Miami CRA**

Approval Date	Item Number	Fiscal Year	Resolution Number	Budget Amount
2/2/2010	093326	2009-2010	112-10	\$2,617,787
1/22/2009	083482	2008-2009	39-09	\$3,147,600
2/5/2008	080081	2007-2008	108-08	\$3,258,466

**North Miami CRA**

Approval Date	Item Number	Fiscal Year	Resolution Number	Budget Amount
9/10/2010	101587	2009-2010	886-10	\$10,859,999
1/22/2009	083480	2008-2009	38-09	\$14,290,323
2/19/2008	080365	2007-2008	185-08	\$14,253,424

**The Administrative Expenditures for FY2010-2011 Proposed Budget for all four CRAs are as follows:**

CRA	Administrative Expenditures	Total Increment Revenue	Percentage of Administrative Expenditures from Total Increment Revenue
Naranja Lakes	\$176,000	\$944,168	18.6%
North Miami Beach	\$185,141	\$1,138,889	16.3%
South Miami	\$237,049	\$1,292,225	18.3%
North Miami	\$432,818	\$2,483,452	17.4%

The administrative expenditures for all four CRAs fall within the 20% cap as prescribed by each CRA in their interlocal agreement with Miami-Dade County.

The Tax Increment Financing Committee (comprised of County administrative staff to provide increment financing recommendations) reviewed the four (4) CRA budgets with a recommendation for BCC approval on the following dates:

- Naranja approved on November 8, 2010;
- North Miami Beach approved on December 13, 2010;
- South Miami approved on December 13, 2010; and
- North Miami approved on December 13, 2010

**Proposed Legislation**

The Office of Commission Auditor conducted a cursory review of CRA legislation and provides notes below.

On February 1, 2011, the BCC deferred the expansion of the N.W. 7<sup>th</sup> Avenue Corridor Redevelopment Area.<sup>3</sup> According to the item, if the expanded area is approved by the BCC, it is estimated that it would generate approximately \$4.9 million in revenue through year 2033.

The item included a Finding of Necessity Report (FON) prepared by Keith and Schnars, P.A which concludes that slum and blight exists in this expansion area and if included in the CRA's boundaries, the CRA will aim to support strategic public and private redevelopment projects.

According to the FON study, *from 2004 to 2009, the real estate value of property countywide increased at an average annual rate of 9.2 percent. Likewise, during the same period, the taxable property value of the property within the proposed CRA expansion increased at an average annual rate of 12.6 percent. Overall, the study*

<sup>3</sup> See Legislative File No. 102740



indicates that the proposed N.W. 7<sup>th</sup> Avenue Corridor CRA Extension's real estate values are increasing at a higher rate than the County.

- What have been the rates of the proposed expanded area since 2009?
- What are the projected rates in the next couple of years for that proposed area?
- Will the rates affect the CRA's ability to gather sufficient revenues in the future?

The following CRA items have been deferred:

- Budget for FY2010-11 Naranja Lakes CRA and approval of \$7.5 million Loan to pay County for the outstanding balance on two Sunshine State Loans;
- Budget for FY2010-11 for North Miami Beach CRA;
- Budget for FY2010-11 South Miami CRA;
- Budget for FY2010-11 North Miami CRA; and
- Budget for FY2010-11 Homestead CRA

A CRA Workshop is scheduled for February 22, 2011.

**Additional Information**

Currently, there are twelve (12) approved CRA's: 7<sup>th</sup> Avenue, City of Homestead, City of Miami Beach, City of Miami, Omni, City of Miami Midtown, City of North Miami, City of North Miami Beach, City of South Miami, Florida City, Naranja Lakes, and West Perrine.

There are two (2) proposed CRAs pending approval: 79<sup>th</sup> Street Corridor and Goulds/Cutler Ridge.

The CRA approval process includes the following steps:

- Adopting the Finding of Necessity (FON);
- Establish CRA Board;
- CRA Board to develop Community Redevelopment Plan (CRP);
- CRA along with the local planning advisory boards approve CRP;
- Public Hearing;
- County approval; and
- Creation of Redevelopment Trust Fund (CRATF) to facilitate the increase in real property tax revenues into the targeted area.

**Comments and Questions**

Naranja Lakes CRA

The Naranja Lakes CRA Proposed FY2010-11 Budget reflects significant total tax increment revenue (UMSA Tax Revenue and County Tax Revenue) loss from total tax increment revenues received in FY2009-10 (See below).

	FY2009-10 Actual	FY2010-11 Proposed	Percentage Change
UMSA Tax Increment Revenue (TIR)	\$563,155	\$281,487	-50.0%
County Tax Increment Revenue	\$1,362,855	\$662,681	-51.4%
Total	\$1,926,010	\$944,168	-51.0%

South Miami CRA

The South Miami CRA Proposed budget for FY2010-11 reflects an increase in debt service payments from FY2009-10 of 288%. The FY2009-10 debt service payment was \$297,774 compared to the FY2010-11 proposed debt service payment of \$1,156,367. According to the Office of Strategic Business Management, the reason for this

increase is to accelerate the payments on a long term loan acquired in FY2006-2007 that will mature on June 1, 2020 (R-931-06) with a current outstanding loan amount of \$2.1 million. After this accelerated payment, the balance will be \$1.03 million.

- Accelerating the payments will shorten the length of the loan by how many years?

#### North Miami CRA

North Miami CRA Proposed Budget reflects a carryover balance in FY2010-11 without previous year cash position (Revenues-Expenses) balance from FY2009-10.

- Where does this carryover balance come from?

However, the other CRA Proposed budgets (Naranja, North Miami Beach, and South Miami) reflect a cash position balance (Revenues-Expenses) from FY2009-10 that is then shifted to FY2010-2011 to reflect a proposed carry over from the prior years.

Question: How may R-19-11<sup>4</sup> impact the CRAs planning process (N.W 7<sup>th</sup> expansion, 79<sup>th</sup> Street Corridor and Goulds/Cutler Ridge)?

Question: What projects have been completed in each CRA to date?

**Prepared By:** Mia B. Marin

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<sup>4</sup> On January 20, 2011, the BCC adopted R-19-11, File No. 102804, approving a reimbursement plan in the amount of \$3,632,636 to U.S. HUD for failure to meet national objectives, performance goals and failure to recapture CDBG funds for cancelled activities that did not meet national objectives in its CDBG Program. According to R-19-11, the funding source for this repayment is to come from general fund reserve set aside for community redevelopment studies since staff does not anticipate the creation of any community redevelopment areas this fiscal year. However, this resolution was amended at the January 20, 2011 meeting to include the use of General Fund proceeds for the initial repayment installment and subsequent payments to U.S. HUD be derived from County resources other than the General Fund.