

# Memorandum



**Date:** March 1, 2011

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

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

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

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

## **Recommendation**

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the North Miami Community Redevelopment Agency's (CRA's) FY 2010-11 budget for the North Miami Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$5,926,880.

## **Scope of Agenda Item**

This resolution provides the appropriation of tax increment funds derived from the North Miami Community Redevelopment Area. The area lies within County Commission Districts 1, 2, 3, and 4.

## **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 Florida State Statutes. The Countywide tax increment revenue into the CRA's Trust Fund for FY 2010-11 is \$1,068,309 and the City of North Miami tax increment revenue payment into the Trust Fund is \$1,415,143.

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 2016, when the CRA will sunset.

## **Track Record / Monitor**

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

## **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-610-05 and the funding of the Plan when it enacted Ordinance No. 05-109 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the North Miami 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.

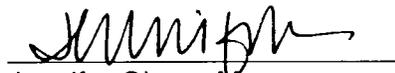
It is recommended that the BCC approve the CRA's FY 2010-11 budget of \$5,926,880 which was approved by the CRA and the City of North Miami on October 12, 2010. The budget includes revenue sources of County Tax Increment Revenues (\$1,068,309) and City Tax Increment Revenues (\$1,415,143), carryover from prior years (\$3,418,428) and interest earnings (\$25,000).

Administrative expenditures total \$432,818 and represent seven percent of total expenditures, excluding the 1.5 percent County Administrative Charge (\$16,025), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total \$5,478,037 and include:

- \$900,000 for affordable housing programs, such as the Pioneer Gardens Housing Development (\$420,000) and a residential rehabilitation loan program (\$480,000);
- \$1,218,628 for economic development programs, including commercial rehabilitation and beautification grants (\$850,000), a Business Retention/Attraction and Economic Development Marketing Program (\$200,000), support for a local merchants association (\$30,000), 80 percent funding support for the City Economic Development Specialist (\$113,628), and partnerships with local universities for marketing efforts (\$25,000);
- \$1,100,000 for infrastructure and capital improvements projects to include sidewalks, lighting, swale improvements and tree canopy replacements;
- \$103,461 for development of a Downtown Development Master Plan;
- \$80,000 for socio-economic and business development programs and services including Russell Life Skills and Reading Foundation, Inc.;
- \$65,925 to support the Jazz at MOCA Concert Series;
- \$213,932 for salaries and fringe benefits for CRA staff associated with direct support for CRA projects;
- \$100,000 for legal and professional services;
- \$15,000 for the continued availability of the NMCRA line of credit;
- \$40,000 for marketing and promotions;
- \$5,000 for printing and publishing;
- \$960,609 to supplement services provided in the CRA by the City including a Commercial Corridor Clean Team (\$244,841), Code Enforcement Compliance (\$79,343), a Police Holiday Enforcement Action Team (\$39,360), an Administrator for Web/Channel 77 (\$25,950), a Purchasing Buyer (\$28,405), support for the Museum of Contemporary Art (\$119,483), a Finance Account Clerk (\$97,604), Police Athletic League to include the funding of an officer and youth activities (\$143,623), and miscellaneous capital improvement projects (\$182,000);
- \$675,482 to transfer back to Miami-Dade County from the tax increment derived from the area west of Biscayne Boulevard pursuant to Interlocal Agreement.

The Tax Increment Financing Coordinating Committee reviewed the CRA's FY 2010-11 budget on December 13, 2010 and unanimously recommended it for BCC approval.



Jennifer Glazer-Moon  
Special Assistant to the County Manager

Attachments

cmo03911



**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)(B)

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)(B)  
3-1-11

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

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

**WHEREAS**, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the “County”), the city of North Miami (the “City”), and the North Miami Community Redevelopment Agency (the “Agency”) requires that the City and Agency transmit its adopted annual budget and any amendments to the 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 Community Redevelopment Area in the form attached hereto as Exhibit I and incorporated herein by reference; and

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

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

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

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

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

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. XAB for

Shannon Summerset

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Marie Erlande Steril

*Executive Director*  
Tony E. Crapp, Sr.

*CRA Attorney*  
Steven W. Zelkowitz

*CRA Secretary*  
Alix Desulme

Date: October 12, 2010  
To: Honorable Chairman and Members  
CRA Board of Commissioners  
From: Tony E. Crapp, Sr.  
Executive Director  
Subject: **FY 2010-11 Adopted Budget**

**PLEASE NOTE THAT THIS MEMO HAS BEEN UPDATED IN FINAL FORM PURSUANT TO THE DISCUSSION DURING THE CRA BOARD MEETING THAT RESULTED IN THE APPROVAL OF THE FY 2010-11 BUDGET. THE SECTION OF THIS MEMO THAT IMMEDIATELY FOLLOWS DESCRIBES THE ACTIONS TAKEN BY THE BOARD DURING THE DISCUSSION AND APPROVAL OF THE BUDGET ON SEPTEMBER 20, 2010 AND OCTOBER 12, 2010.**

**Final CRA Board actions to approve the FY 2010-11 Budget**

The CRA Board discussed the Proposed FY 2010-11 Budget during a special meeting on Monday, September 20, 2010 as a continuation of the discussion from the prior Board meeting on Wednesday, September 15, 2010. As the result of its discussion, the Board modified the proposed FY 2010-11 budget by adopting a motion that made the following budget adjustments:

- 1) Reduced the funding allocation for the Reserve for Debt Service from \$335,000 to \$0- and reallocated the \$335,000 for Neighborhood Beautification; and
- 2) Reduced the funding allocation for the Commercial Beautification Grant Program by \$150,000 from \$350,000 to \$200,000 and reallocated the \$150,000 for Neighborhood Beautification; and
- 3) Reduced the funding allocation for Homebuyer Subsidies by \$335,000 from \$670,346 to \$335,346 and reallocated the \$335,000 for Neighborhood Beautification; and
- 4) Reduced the funding allocation for Pioneer Gardens by \$80,000 from \$500,000 to \$420,000 and reallocated \$50,000 to Funding for Socio-Economic & Business Development programs and Services and \$30,000 to the Russell Life Skills and Reading Foundation, Inc.

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Tony E. Crapp, Sr.

*CRA Attorney*  
Steven W. Zerkowitz

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- 5) As the result of the reallocations above Neighborhood Beautification is funded at the level of \$820,000.

In addition to the adjustments made by the CRA Board on September 20, 2010, the following additional budget adjustments have been made based on budgetary information provided by Miami-Dade County as of 10/01/10:

- (1) Reduced the amount of the County Gross TIF Payment by \$360,612 from \$1,428,921 to \$1,068,309; and
- (2) Reduced the amount of the expense for the County Administrative Fee by \$5,409 from \$21,434 to \$16,025; and
- (3) Reduced the amount of the expense for the County TIF Refund by \$253,318 from \$928,800 to \$675,482; and
- (4) Reduced the funding allocation for Homebuyer Subsidies by \$101,885 from \$335,346 to \$233,461.

Please note that the Attachment A of the attached detail had been previously revised as of 10/05/10 to reflect all of the amendments made on 09/20/10 as described above and to reflect a budget balanced at \$5,926,880.

In follow-up to the Board's discussion on September 20, 2010 regarding the FY 2010-11 funding allocation for Neighborhood Beautification and the need to consider funding for projects throughout the CRA district, I have met with the individual members of the Board to discuss possible projects and funding requirements. In follow-up to those discussions I am recommending that the Board consider making the following further budget adjustments to increase the funding allocation for Neighborhood Beautification from \$820,000 to approximately \$1,100,000 to provide additional funding to be distributed to multiple neighborhood beautification projects as determined by the Board:

- (1) Reduce the funding allocation for Homebuyer Subsidies by \$233,461 from \$233,461 to \$-0-; and
- (2) Reduce the funding allocation for the Downtown Development Master Plan by \$46,539 from \$150,000 to \$103,461; and



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(3) Increase the funding allocation for Neighborhood Beautification by \$280,000 from \$820,000 to \$1,100,000.

Please note that the Attachment A of the attached budget detail has been further revised per the CRA Board's approval of the FY 2010-11 budget as amended on October 12, 2010 by the Executive Director's recommendation to make the budget adjustments as delineated above to increase the funding allocation for Neighborhood Beautification to \$1,100,000. In addition, the proposed allocations for FY 2010-11 expenditures as described below have been updated to reflect the final budget adjustments.

Background

It is recommended that the CRA Board further discuss the Proposed FY 2010-11 Budget during its upcoming meeting on September 15, 2010. To facilitate your review and consideration of the FY 2010-11 budget several schedules are attached for your information and are referenced in the body of this memorandum.

To begin, please note that Attachment A entitled NMCRA FY 2010-11 Proposed Budget and dated 9/08/10 is the most recently updated version of the schedule that has been used to delineate and discuss the FY 2010-11 budget priorities and revenue/expense re-cap with comparative budget summaries and detailed comments and descriptions regarding proposed allocations for CRA projects, programs and initiatives. This attachment has been reviewed with regard to the discussions of relative budget priorities during the budget priority discussions that have taken place with the CRA Advisory Committee on August 30, 2010 and the CRA Board on August 24, 2010. In addition to Attachment A please find the following supporting attachments as listed below:

- Attachment B - NMCRA Tax Increment Financing (TIF) Revenue Projection for the FY 2010-11 Budget
Attachment C - NMCRA FY 2010-11 Proposed Personnel Services Expenses and Cost Allocation

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F: 305.899.9376

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Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zolkowitz

CRA Secretary
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- Attachment D-1 - NMCRA FY 2010-11 Proposed Schedule of Operating Expenses and Capital Outlay
Attachment D-2 - NMCRA FY 2010-11 Proposed Schedule of Legal and Professional Services

Please be advised that both the City and Miami-Dade County have scheduled the required two (2) public hearings on their tentative millage rates and budgets. The County public hearings are scheduled for September 13th and 23rd, while the City's 1st public hearing is scheduled for September 14th and its 2nd public hearing is scheduled for September 22nd, 2010. The final millage rates as adopted by the City and County are 8.1955 and 5.4275 respectively.

As of September 8, 2010 the FY 2010-11 budget is balanced with total revenues and expenditures of \$6,287,492.

FY 2009-10 Proposed Revenues

The FY 2010-11 Proposed Budget anticipates a total of \$5,926,880 in available revenues from the following sources: \$2,483,452 in combined TIF revenue payments from the City of North Miami (\$1,415,143) and Miami-Dade County (\$1,068,309) respectively; \$3,418,428 in Carry Forward revenue resulting from the under expenditure of the FY 2009-10 budget; \$25,000 in estimated in interest earnings on the CRA's bank accounts. Please note that the amount of the Carry Forward may increase as the result of an ongoing review of projected funding commitments and expenditures through September 30, 2010.

FY 2009-10 Proposed Expenditures

The FY 2010-11 Proposed Budget includes total estimated expenses of \$5,926,880. Attachment C provides a detailed schedule in support of the estimated total personnel expenses of \$460,000, which includes salaries of \$348,565 for a total of four (4) staff positions, and fringe benefits in the amount of \$109,757 (including a small contingency amount of \$1,678). Please note that, including the proposed FY 2010-11 budget, regular salaries for full-time positions have not been increased in three consecutive years. For FY 2010-11 the salaries and pensions

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Scott Galvin
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Executive Director
Tony B. Crapp, Sr.

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contributions for all full-time employees are being reduced by 5%. Attachment D provides a detailed schedule of operating expenses totaling \$329,250 and capital outlay expenses totaling \$2,500. The operating expenses include \$182,500 for the engagement of a variety of professional services that will be needed to support the CRA in the implementation of the various projects, programs and initiatives during FY 2010-11. A detailed schedule of the anticipated legal and professional services is included in the attachment. Other significant operating expenses include the following: \$30,000 for office space rental; \$15,000 for Sponsorships and Contributions in support of events that are consistent with the mission and purpose of the CRA, are aimed at increasing business volume and resident interest in the CRA district and which leverage CRA resources with other funding sources; \$25,000 for Marketing which includes promotion of the CRA and community outreach through newsletters, radio and television productions, special events, promotional materials, etc.; \$21,500 for local and out-of-town travel which includes attendance at professional conferences, workshops, and meetings involving CRA staff, and the five (5) members of the CRA Board and the twelve (12) members of the CRA Advisory Committee. Travel expenses include registration fees and travel costs events such as the Florida Redevelopment Association (FRA) Annual Conference as well as local and regional conferences of the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). The proposed capital outlay expense is \$2,500 and includes anticipated expenditures for office furniture and computer equipment. Please note that the CRA's proposed total operating expenses for FY 2010-11 in the amount of \$791,750 is a continued significant reduction from an allocation of \$901,500 in FY 2009-10 and of \$1,401,000 in FY 2008-09.

The proposed debt service expenses totaling \$15,000 provides the funding that would be necessary to meet the CRA's obligation for the repayment for funds drawn down and the continued availability of the balance the CRA's Line of Credit with Region's Bank.

Additional expenditures include required payments pursuant to the terms of the Interlocal Agreement among the CRA, City of North Miami and the County. These payments include a County

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F: 305.899.9376

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Tony E. Crapp, Sr.

*CRA Attorney*

Steven W. Zelkowitz

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Administrative Fee that is charged at a rate of 1.5% of the County TIF payment and a refund to the County of the TIF revenue generated from that portion of the CRA boundaries that is west of Biscayne Boulevard. For FY 2010-11 the payment for the County Administrative Fee is **\$16,025** and the payment for the TIF Refund is **\$675,482**.

The proposed FY 2010-11 available funding for Capital Projects and Redevelopment Activities totaling **\$4,428,623** (including prior year carryover in the amount of \$3,418,428) is allocated for the following programs, projects and initiatives as now described in column #7 of Attachment A:

- **Economic Development Assistance and Incentive Fund** -The total proposed funding allocation of **\$1,218,628** supports the following:

**-\$850,000** for Commercial Rehabilitation and Commercial Beautification Grants, and **\$113,628** to provide the 80% of the support cost for the City Economic Development Specialist including funding support for the City Business Development Board and other operating expenses. The funding for both the Commercial Rehabilitation and Commercial Beautification grant programs is allocated to address blighted conditions with a focus in the commercial corridors located (1) on NW 7<sup>th</sup> Avenue, (2) on West Dixie Highway/NE 6<sup>th</sup> Avenue, and (3) in the Downtown area along 125<sup>th</sup> Street. In addition to the new funding for this program in the amount of \$350,000, the proposed allocation includes an estimated \$500,000 in encumbered carry forward funds that represent commercial grants that were awarded in prior years and which will be expended in FY 2010-11. **Please note that during FY 2010-11 CRA staff will be recommending that the CRA Board approve amendments to the current Commercial Grant Program guidelines to permit the use of the funds for interior build-out and other uses including commercial security enhancements that are consistent with the City of North Miami's Business Retention and Business Attraction Program Grants.**

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**-\$200,000** to provide funding for a Business Retention/Attraction and Economic Development Marketing Program as a new initiative for FY 2010-11. This program is the first step in the implementation of recommendations outlined in the North Miami Economic Action Plan dated July 23, 2010. Through this program formal business retention/attraction activities will be implemented along with the development of promotional materials and marketing of the City through attendance and possible being an exhibitor at appropriate trade shows and conventions (e.g. International Council of Shopping Centers (ICSC), Florida ICSC Conference, Florida Redevelopment Association (FRA) Annual Conference, Urban Land Institute Annual Conference, etc.).

This business retention/attraction program includes an annual survey of a segment of the existing businesses in the City of North Miami to collect certain information regarding their operations in the City and to identify any needs or problems that the City's economic development staff could follow-up on to resolve in an effort to be responsive and keep the business in the City. The scope of work for this type of formal business retention program involves the development of the survey, mailing and collecting the survey, analyzing the results and conducting follow-up and case management with individual businesses. The program as envisioned would be ongoing and would contact and segment of the existing businesses each year with coverage of all businesses over the course of a multi-year period. To start the program would ideally start with the larger businesses in the City being contacted first.

In addition, this formal business retention program should include (1) funding to develop and maintain a database of commercial properties and businesses in the City, and (2) funding for staff to convene and support a City Inter-Departmental Taskforce to meet as needed to address and coordinate responses to issues arising out of the business retention survey follow-up and to proactively address issues contributing to the improvement and maintenance of the City's commercial corridors.

615 NE 124th Street  
North Miami, FL 33161  
P: 305.899.0272  
F: 305.899.9376

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*CRA Board*  
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**-\$30,000** to provide funding support for a local business/merchant association to implement commercial corridor business development events and activities. This funding begins to implement a recommendation of the ULI Technical Assistance Panel Report that was adopted by both the CRA and City.

**-\$25,000** to fund a partnership initiative involving the CRA, City of North Miami and local universities and colleges (e.g. Johnson & Wales University, Florida International University, Barry University, and Miami-Dade College). This funding begins to implement a recommendation of the ULI Technical Assistance Panel Report that was adopted by both the CRA and City. The goal of this partnership should include increased marketing exposure for the City of North Miami through joint marketing opportunities and efforts to increase the involvement of college and university students in activities and events in the City.

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- **Pioneer Gardens Affordable Housing Development ---** The total proposed allocation is **\$420,000** for additional costs to complete the ongoing site environmental testing/remediation activities.
- **Affordable Housing – Residential Rehabilitation Program for Homeowners ---** The total proposed allocation is **\$480,000**. This allocation provides funds for home rehabilitation assistance loans for an estimated eight (8) eligible homeowners in an amount up to \$50,000 each and program support cost and related fees totaling approximately \$10,000.
- **Downtown Development Master Plan, including NW 7<sup>th</sup> Avenue, West Dixie Highway, urban design standards, etc. ---** The total proposed allocation is **\$103,461**.
- **Neighborhood Improvements –** The proposed allocation is **\$1,100,000** that will be used to fund capital improvements and beautification efforts throughout the neighborhoods within the CRA district.

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P: 305.899.0272  
F: 305.899.9376

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- **Funding for Socio-Economic & Business Development programs and Services that are consistent with the CRA Redevelopment Plan - \$50,000**
- **Russell Life Skills and Reading Foundation, Inc. - \$30,000**
- **Funding allocations to the City for the implementation of redevelopment projects, programs and activities that are consistent with the CRA Redevelopment Plan. The following funding allocations are proposed for FY 2010-11. Please note that most of these activities are being recommended for continuation funding.**

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<b>Redevelopment Project, Program or Activity</b>	<b>\$ Amount</b>
Jazz Music Monthly Concert Series – Museum of Contemporary Art	65,925
Commercial Corridor Clean Team – Public Works Department	244,841
Code Enforcement/Compliance – Code Enforcement Department	79,343
Holiday Enforcement Action Team (H.E.A.T.) – Police Department	39,360
Web/Channel 77 Administrator – Information Technology Department	25,950
Buyer – Purchasing Department	28,405
Museum Special Services (Development Director) – Museum of Contemporary Art (MOCA)	97,300
Museum Education Curator – Museum of Contemporary Art (MOCA)	97,604
Finance Account Clerk – Finance Department	22,183
Police Athletic League – Police Department	143,623

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Table with 2 columns: Description and Amount. Row 1: Community Policing Enhancement for the CRA District... 182,000. Row 2: Total \$1,026,534. Note: This is a new initiative for FY 2010-11.

Next Steps for Budget Review and Approval

It is recommended that the CRA Board further discuss and approve the FY 2010-11 Proposed Budget during the meeting on October 12, 2010.

The City Council will also be requested to approve the budget on October 12, 2010, and the CRA's FY 2010-11 Adopted Budget will be transmitted to Miami-Dade County to be processed for review and approval as soon as possible thereafter.

In addition to adopted budget and attachments, the CRA will be submitting as Exhibit 1 the FY 2010-11 budget summarized in the format required for submission to the County along with supporting detailed schedules for the budget with comparative figures for the FY 2009-10 adopted and amended budgets.

NMCRA board memo for 10-12-10 as updated re FY 2010-11 Adopted Budget 10-13-10

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North Miami CRA  
FY 2010-11 Proposed Budget

(FY 10-11 Begins October 1, 2010)

	FY 08-09 Audited Actual	FY 09-10 Budget Proposed	FY 09-10 Budget Final	FY 09-10 Budget Projection	Revised November 30, 2010 FY 10-11 Budget Proposed
<b>Revenues</b>					
City Tax Increment Revenue	5,419,865.0	4,233,699	4,233,699	4,233,699	1,415,143
County Tax Increment Revenue	3,420,788	2,629,231	2,629,231	2,629,231	1,068,309
Carryover from prior year	-	3,459,169	3,459,169	3,459,169	3,418,428
City Advances for Operations	218,600	215,000	215,000	215,000	-
Other- City Advances for Pioneer Gardens	-	-	-	-	-
Line of Credit - Pioneer Gardens	-	350,000	350,000	-	-
Loan Proceeds - Bal House	-	-	-	-	-
Leases and rentals	222,741	260,000	39,000	32,976	-
Interest earnings	50,676	40,000.00	40,000.00	40,000.00	25,000.00
Miscellaneous	18,859	-	-	-	-
<b>Revenue Total</b>	<b>9,357,309</b>	<b>11,116,899</b>	<b>10,859,899</b>	<b>10,509,974</b>	<b>5,926,980</b>
<b>Expenditures</b>					
<b>Administrative Expenditures:</b>					
Employee Salary and Fringe	247,566	288,240	288,240	216,240	246,068
Legal and Professional services	86,695	110,000	110,000	110,000	82,500
Audits and Studies	-	-	-	-	-
Other Services	1,580	1,000	1,000	1,000	760
Insurance	7,833	15,000	15,000	15,000	15,000
Marketing and Promotions	14,455	40,000	40,000	40,000	0
Printing and Publishing	2,435	10,000	10,000	10,000	5,000
Communications - advertising, phone, etc.	27,010	10,000	10,000	10,000	10,500
Leases and Rentals	28,402	35,000	35,000	35,000	35,000
Repairs & Maintenance	1,038	1,000	1,000	1,000	2,500
Supplies	4,831	7,000	7,000	7,000	7,000
Non-Local travel Conferences)	18,180	21,600	21,600	21,500	21,500
Local meetings & schools	1,099	400	400	400	400
Mileage, tolls & parking	6	100	100	100	100
Dues, memberships, books & subscription	5,269	3,000	3,000	3,000	4,000
Capital outlay - equipment and furniture	-	-	-	-	2,500
Other Admin. Exps (see supporting documents)	44,803	-	-	-	-
(A) Subtotal Admin Expenses, %	489,180	540,240	540,240	470,240	432,818
County Administrative Charge at 1.5%	51,312	43,222	37,838	37,838	18,025
(B) Subtotal Adm Exp & County Charge	540,472	583,462	578,178	508,178	448,843
<b>Operating Expenditures:</b>					
Employee salary and fringe	228,088	243,769	243,769	243,769	213,932
Legal and professional services	229,145	105,000	105,000	105,000	100,000
Other services	-	-	-	-	-
Insurance	-	-	-	-	-
Marketing and promotions	-	10,000	10,000	10,000	40,000
Communications - advertising, phone, etc.	3,874	-	-	-	0
Printing and Publishing	2828	-	-	-	6,000
Lease Payments-Bal House	475,290	-	-	-	-
Repairs & Maintenance	210,341	-	-	-	0
Supplies	-	-	-	-	-
Utilities-Bal House	24,271	-	-	-	-
Capital outlay - equipment and furniture	-	2,500	2,500	2,500	-
Debt service	-	50,000	50,000	15,000	15,000
Project Planning and Studies	-	100,000	100,000	-	103,401
Affordable Housing Programs	350,000	3,136,883	1,658,883	1,081,883	900,000
Economic Development Programs	514,847	1,134,769	1,134,769	406,450	1,218,628
Infrastructure and Capital Improvements	226,121	700,000	700,000	650,000	1,100,000
Strategic Property Acquisitions	-	-	1,216,105	-	-
Educational & Cultural Facilities	-	65,925	65,925	65,925	65,925
Socio-Economic Programs	147,021	277,815	289,994	259,994	80,000
City of North Miami Dept. Supplementals	1,277,551	-	2,849,730	2,849,730	960,609
Repayment to City on Agency Creation	-	-	-	-	-
Repayment to City on Current Advance	218,500	215,000	215,000	215,000	-
Transfers out to others (COUNTY)	2,282,068	1,642,155	1,642,155	1,642,155	676,482
Transfers out to others (CITY)	-	2,849,730	-	-	-
Other Oper. Exps (see supporting documents)	12,731	-	-	-	-
(C) Subtotal Oper. Expenses	6,202,572	10,533,530	10,201,820	7,547,396	5,478,037
(D) Reserve/Contingency	2,014,264	-	-	2,454,400	-
<b>Expenditure Total (A+B+C+D)</b>	<b>9,357,309</b>	<b>11,116,899</b>	<b>10,859,899</b>	<b>10,509,974</b>	<b>5,926,980</b>
<b>Cash Position (Rev-Exp)</b>					

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ATTACHMENT A

NMCRA ADOPTED FY 2010-11 BUDGET

October 12, 2010

(1) Revenue and Expense Re-Cap	(2) Amended FY 2009-09 Budget	(3) Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Adopted FY 2010-11 Budget	(7) Comments regarding the FY 2010-11 Budget
<b>Revenue</b>						
TIF Revenue	6,670,633	6,762,630	6,762,630	6,762,630	2,483,452	NOTE: The City's TIF payment includes a true-up adjustment based on prior year final taxable values dating back to FY 05-06 in the total amount of \$727,599. This issue is being reviewed by the CRA for further discussion with the City. The City payment calculation is: $\$2,142,742 - 727,599 = \$1,415,143$  Sources of the Prior Year Carryover: FY 05-06 \$ 34,005 FY 06-07 327,317 FY 07-08 166,916 FY 08-09 405,791 FY 09-10 2,454,352 Total \$5,418,428
-City of North Miami	[5,149,865]	[4,233,599]			[1,416,143]	
-Miami-Dade County	[3,420,768]	[2,629,231]			[1,068,309]	
Prior Year Carryover	2,606,440	3,459,169	3,469,169	3,459,169	3,418,428	
Other - LOC	179,252	350,000	350,000	-0-		
Other - City Advance for operations	216,000	216,000	216,000	216,000		
Other - City Advance for Pioneer Gardens						
Other - Interest	80,000	40,000	40,000	40,000	26,000	
Other - Misc.	18,000					
Other - Bel House Apts. Rents	115,000	33,000	33,000	32,975		
Other - Rehab Loan for Bel House Apts						
<b>TOTAL REVENUE</b>	<b>\$11,765,325</b>	<b>\$10,859,999</b>	<b>\$10,859,999</b>	<b>\$10,509,674</b>	<b>\$5,926,880</b>	
<b>Expenses</b>						
Personnel	750,000	630,000	630,000	480,000	460,000	
Operating	621,000	389,000	389,000	369,000	329,250	
Capital Outlay	30,000	2,600	2,600	2,600	2,600	
Subtotal - Operating Expenses	\$1,401,000	\$901,600	\$901,600	\$831,600	\$791,760	
Debt Service - Line of Credit	62,000	60,000	60,000	16,000	16,000	
Reserve for Debt Service					-0-	
County Administrative Fee	61,312	37,938	37,938	37,938	18,026	
County TIF Refund	2,282,060	1,842,155	1,842,155	1,842,155	676,482	
City Advance Repayment	260,000	216,000	216,000	216,000		
Sub-Total Expenses	4,036,378	2,846,693	2,846,693	2,741,693	1,498,267	
<b>TOTAL Balance Remaining for Project and Program Allocations</b>	<b>\$7,728,947</b>	<b>\$8,013,406</b>	<b>\$8,013,406</b>	<b>\$7,768,381</b>	<b>\$4,428,623</b>	

ATTACHMENT A

NMCRA ADOPTED FY 2010-11 BUDGET

October 12, 2010

Redevelopment Projects, Programs & Activities:	(2) Amended FY 2008-09 Budget	(3) Revised Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Adopted FY 2010-11 Budget	(7) Comments regarding the FY 2010-11 Budget
(A) Economic Development Assistance and Incentive Fund	1,358,920	1,134,769	1,134,769	406,450	1,218,928	Includes \$500K in carryover and \$350K in funds for new Commercial Grant projects.  CRA Funds 80% of the support cost for the City's Economic Development Specialist including funding support for the City's Business Development Board and other operating expenses.
• Commercial Rehabilitation Program	[395,220]	[80,000]			[150,000]	
• Commercial Beautification Program		[148,317]			[200,000]	
• Carryover funds for Grants	[694,000]	[784,220]		[284,220]	[500,000]	
• % of the Support Cost for the City Econ. Dev. Specialist	[115,780]	[122,230]		[122,230]	[113,828]	
• Business Retention/Attraction and Economic Development Marketing Program					200,000	
• Support for Local Business or Merchant Association					30,000	
• Partnership Initiative Involving the CRA, City and Universities					25,000	
• Micro-Business USA - North Miami Entrepreneurial Training & Micro-loan Program	[35,000]					
• Dynamic CDC - Business Outreach Services	[60,000]					
• Business Incentives and/or Financial Assistance	[58,920]					
(B) Commercial Corridor Improvement Program	400,000					
(C) Pioneer Gardens (Ruck's Park) Affordable Housing Development	1,294,382	1,338,883	1,338,883	871,883	420,000	Funds to complete the ongoing site remediation
• Homebuyer Counseling and Credit Qualifying	-0-	[100,000]				
• Legal Fees/Prof. Svcs.	[16,000]					
• Developer's Fee to NMH (Funding from the CRA LOC)	[179,252]	[250,000]				
• Special Audit (Inspector General)	-0-					
• Construction Mgt. Services						
• Site/Environmental Conditions	[1,199,130]	[988,883]				
(D) Residential Rehabilitation Program for homeowners	110,000	60,000	60,000	-0-	480,000	
(E) Homebuyer Subsidies for purchase of homes (excluding Pioneer Gardens at North Miami)	274,848	110,000	110,000	110,000		
(F) Home Mortgage Foreclosure Prevention	60,000					
(G) Downtown Development Master Plan, including NW 7th Avenue and including exploration of a WiFi access system as a downtown citywide enhancement	100,000	100,000	100,000	-0-	103,461	
(H) Strategic Land/Property Acquisitions	20,000	1,218,105	1,218,105	-0-		
(I) Neighborhood Beautification	650,000	650,000	650,000	650,000	1,100,000	
(J) Lease/Purchase of the Bel House Apartments	545,000	150,000	150,000	100,000		
(K) Rehab of Bel House Apts	1,100,000					
(L) Academic Internship Program - \$62,500 request	100,000					
(M) MOCA Expansion A&E services and development support	1,300,000					
(N) Police Athletic League of North Miami	50,000					
(O) North Miami Community ID Retail Study	70,000					
(P) Security Enhancement at CNY Park	60,000	60,000	60,000	-0-		
(Q) Funding for Socio-Economic & Business Development Programs and Services that are consistent with the CRA Redevelopment Plan		250,000	250,000	220,000	50,000	
-Dynamic CDC		[30,000]				
-Farm Aylesen Nzn Miami, Inc		[25,000]				
-Greater North Miami Chamber		[30,000]				
-JHS & Associates, Inc		[35,000]				
-NANAY, Inc.		[30,000]				

-North Miami Foundation for Senior Citizens Services		(30,000)				
-Partners for Self-Employment, Inc		(20,000)				
-Police Athletic League of NM		(25,000)				
-PTSA Collaboration		(25,000)				
(Q1) Russell Life Skills & Reading Foundation, Inc.					30,000	
(R) 2010 U.S. Census Complete Count Outreach Support		39,994	39,994	39,994		
<b>(S) City Redevelopment Projects, Programs, &amp; Activities</b>						
-Water & Sewer - Conservation Program	12,600					
-MOCA - Jazz Music Monthly Concert Series	65,926	65,926	65,926	65,926	65,926	
- Commercial Corridor Improvement Program Clean Team - Public Works Department		265,482	265,482	265,482	244,841	CRA Funds 100%
- Commercial Corridor Improvement Program Code Enforcement/Compliance - Code Enforcement Department		78,910	78,910	78,910	79,343	CRA Funds 100%
- Holiday Enforcement Action Team (H.E.A.T.) - Police Department	39,360	39,360	39,360	39,360	39,360	
- Web/Channel 77 Administrator - Information Technology Department	17,101	27,640	27,640	27,640	26,950	CRA Funds 60%
- Buyer - Purchasing Department	23,113	37,489	37,489	37,489	28,405	CRA Funds 40%
- Museum Special Services (Development Director) - Museum of Contemporary Art (MOCA)		97,300	97,300	97,300	97,300	CRA Funds 100%
- Museum Education Curator - Museum of Contemporary Art (MOCA)		92,349	92,349	92,349	97,604	CRA Funds 100%
- Finance Account Clerk - Finance Department		29,049	29,049	29,049	22,163	CRA Funds 40%
- P&R Pepper Park Const. Mgmt. - Parks & Recreation Department		250,000	250,000	250,000		
- P&R Khwanis Building - Parks & Recreation Department		228,170	228,170	228,170		
- P&R Pepper Park Batting Cage - Parks & Recreation Department		20,000	20,000	20,000		
- Police Athletic League - Police Department		145,000	145,000	145,000	143,623	
- Capital Improvement Projects as Identified by the City of North Miami in coordination with the CRA		1,548,981	1,548,981	1,548,981		
-Community Policing Enhancement for the CRA District					182,000	Provides funding for two (2) Police Officers dedicated to patrolling the CRA District
<b>TOTAL</b>		\$7,728,947	\$8,013,408	\$8,013,408	\$5,313,982	\$4,424,423
<b>SURPLUS/(SHORTFALL)</b>		\$-0-	\$-0-	\$-0-	\$2,454,359	\$-0-

ATTACHMENT B

North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2010-11 Budget

	(A) (2005)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
(1) City of North Miami (CNM)	1,917,218,123	FY 2006-06 2,789,812,593 +19%	FY 2007-08 3,257,293,337 +16%	FY 2008-09 3,257,293,337 +0.7%	FY 2009-10 3,257,293,337 +0.7%	FY 2010-11 Estimate as of 10/05/10 3,257,293,337 +0.8%		
(2) CNM CRA Area TV	1,885,110,270	F=1,885,110,270 +11%	F=1,885,110,270 +11%	F=1,885,110,270 +11%	F=1,885,110,270 +11%	F=1,885,110,270 +11%		
(3) CNM CRA Area - Westside TV								
(4) CNM CRA Area - Sunrise TV								
(5) CNM CRA Area TV Increment		181,690,988	406,316,909	703,241,446	703,241,446	703,241,446		
(6) CNM Property Tax Millage Rate	8.500	F=72,853,571 +3.00	F=72,853,571 +3.00	F=72,853,571 +3.00	F=72,853,571 +3.00	F=72,853,571 +3.00		
(7) CNM TIF Revenue Payment (95%)	\$1,461,825	\$3,972,309	\$3,972,309	\$3,972,309	\$3,972,309	\$3,972,309		
(8) Miami-Dade County (MDC) CRA Area TV	869,122,633	1,050,153,621 +21%	1,246,162,274 +18%	1,500,871,305 +20%	1,649,983,972 +10%	1,649,983,972 +10%		
(9) MDC CRA Area TV Increment	181,000,988	497,041,041 +174.6	716,437,211 +44.1	716,437,211 +44.1	716,437,211 +44.1	716,437,211 +44.1		
(10) MDC Property Tax Millage Rate	5.835	F=5.835	F=5.835	F=5.835	F=5.835	F=5.835		
(11) MDC Gross TIF Revenue Payment w/o Refund 95%		1,000,500	2,651,341	3,142,482 (per County)	3,420,768	3,420,768		
(12) Total City and MDC Gross TIF Payments (95%)		\$2,463,325	\$6,643,650	\$7,114,236	\$7,395,003	\$7,395,003		
(13) 20% Administrative Exp. Cap		491,663	1,294,780	1,562,247	1,714,127	1,714,127		
(14) MDC Excluded Net TV for Refund (Westside TV)	854,708,441	995,644,889 +16%	1,111,694,912 +13.6%	1,289,539,130 (per County) +13.6%	1,431,614,824 +11.4%	1,431,614,824 +11.4%		
(15) MDC Incremental Excluded TV for Refund (Sunrise TV)	14,414,192	14,414,192	14,414,192	14,414,192	14,414,192	14,414,192		
(16) MDC Incremental Adjusted Net TV (14 - 14A)		40,054,540	40,054,540	40,054,540	40,054,540	40,054,540		
(17) Total TV of Balance (Lending Site) (Bills # 06-2221-054-007.0)		34,689,336	34,689,336	34,689,336	34,689,336	34,689,336		
(18) TIF Revenue Refund to MDC		\$781,468	\$1,397,880	\$1,397,880	\$1,397,880	\$1,397,880		
(19) MDC Net TIF Revenue Payment after Refund (8-17)		\$222,602	\$1,136,661	\$1,136,661	\$1,136,661	\$1,136,661		
(20) Total City and MDC TIF Revenue Payments (5-15)		\$1,683,837	\$4,303,970	\$4,303,970	\$4,303,970	\$4,303,970		
(21) Total Budgeted Operating Expenses (including Debt Service, County Admin. Fee, County TIF Refund, and City Advance Payment)		1,166,805	1,250,919	1,355,000	1,401,000	1,401,000		
(22) Balance of TIF Revenue available for Projects, Programs and Large Scale Debt Service		\$517,032	\$2,053,051	\$1,948,970	\$1,902,970	\$1,902,970		

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# ATTACHMENT C

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2010-11 PROPOSED PERSONNEL SERVICES EXPENSES & COST ALLOCATION

Position	Regular Salary	Auto Expense Allowance	Total Taxable Earnings	Social Security (FICA) - Employer Contribution	Medicare (MICA) - Employer Contribution	Health Insurance	Dental Insurance	Life Insurance	Disability Insurance	Worker's Compensation	Pension - Employer Contribution	Total Fringe Benefits	Salary Allocation to Admin. Budget	Salary Allocation to Project Budget	Fringe Benefit Allocation to Admin. Budget	Fringe Benefit Allocation to Project Budget	Total Personnel Services
Executive Director	202,550	6,000	208,550	6,822	3,024	16,266	1,219	1,088	1,872	969	20,255	51,316	104,275	104,275	25,658	25,658	258,866
Finance Manager	77,250		77,250	4,790	1,121	16,266	1,219	213	988	370	7,725	32,572	38,625	38,625	16,336	16,336	109,922
Special Projects Manager	56,650		56,650	3,513	822	7,801	190	181		271	5,665	18,253	28,325	28,325	9,127	9,127	74,903
Executive Secretary (Part-time @ 18.56hr/ & 30 hrs per wk)	28,938		28,938	2,480	580					138		3,198	28,938	28,938	3,198	3,198	28,938
Sub-Total Proposed 5% Reduction	365,388 (16,822)	6,000	371,388 (16,822)	17,408	5,547	40,133	2,628	1,493	2,840	1,748	33,845 (1,682)	105,439 (1,682)	200,163 (8,412)	171,225 (8,411)	54,319 (841)	51,120 (841)	473,629 (18,505)
Total Contingency Revised Total	348,565	6,000	354,565	17,405	5,547	40,133	2,528	1,488	2,840	1,748	31,963	103,757	191,751	162,814	53,478	50,279	458,322
																	1,678
																	460,000

**Notes:**

- (1) Budgeted Regular Salary projections for staff positions filled as of 9/30/10 with no provision for any salary increases. Including the proposed FY 2010-11 budget, regular salaries for full-time positions have not been increased in three consecutive years. For FY 2010-11 the salaries and pension contributions for all full-time employees are proposed to be reduced by 5%.
- (2) CRA pays 100% of the annual cost for Health and dental insurance coverage obtained through the City of North Miami for each eligible full-time employee. Projected costs for FY 2010-11 are based on actual costs for FY 2009-10 with a 20% contingency included to cover any cost increase.
- (3) CRA pays 100% of the cost for the Executive Director's Life Insurance and Disability insurance per contract, and pays 100% of the cost for Life Insurance coverage in the amount of one (1) times the employee's gross annual salary for all other full-time employees in addition to paying for Disability Insurance for all full-time employees.
- (4) CRA pays the cost of required employer contributions and insurance coverage. As a percentage of the salary appropriation the employer's FICA contribution is estimated at 6.2%, the Medicare contribution is estimated at 1.45%, and the Worker's Compensation contribution is estimated at 0.5%.
- (5) CRA pays 100% of the Pension cost based on a contribution of 10% of the gross salary for each full-time employee.

**ATTACHMENT D-1**

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**  
**FY 2010-11 PROPOSED SCHEDULE OF OPERATING EXPENSES AND**  
**CAPITAL OUTLAY**

<u>Operating Expenses</u>	<u>Adopted</u> FY 2009-10	<u>Proposed</u> FY 2010-11	<u>FY 2010-11</u>	
			<u>Admin.</u>	<u>Project</u>
Prof. Services (see Attachment D-2)	215,000	182,500	82,500	100,000
Other Services:				
Finance & Bank Charges	750	250	250	
Licenses & Permit Fees	<u>250</u>	<u>500</u>	<u>500</u>	
Subtotal – Other Svcs.	1,000	750	750	
Insurance	15,000	15,000	15,000	
Marketing & Promotion:				
Marketing	35,000	25,000		25,000
Sponsorships & Contrib.	<u>15,000</u>	<u>15,000</u>		<u>15,000</u>
Subtotal – Marketing & Promotion	50,000	40,000		40,000
Printing & Reproduction	10,000	10,000	5,000	5,000
Communications:				
Advertising & Notices	3,500	3,500	3,500	
Postage & Delivery	1,000	1,500	1,500	
Telephone/DSL/Cable TV	4,500	4,500	4,500	
Internet/Web Services	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	
Subtotal – Communications	10,000	10,500	10,500	
Leases & Rentals:				
Office Rental	30,000	30,000	30,000	
Equipment Rental	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	
Subtotal – Leases & Rentals	35,000	35,000	35,000	
Repair & Maintenance:				
Computer Maintenance	1,000	1,000	1,000	
Office Cleaning		<u>1,500</u>	<u>1,500</u>	
Subtotal – Repair & Maint.	1,000	2,500	2,500	
Supplies:				
Office Supplies	3,000	3,000	3,000	
Operating Supplies	2,000	2,000	2,000	
Data Processing				
Supplies/Software	1,000	1,000	1,000	
Books & Subscriptions	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	
Subtotal – Supplies	7,000	7,000	7,000	

**ATTACHMENT D-1**

	<u>Adopted</u> <u>FY 2009-10</u>	<u>Proposed</u> <u>FY 2010-11</u>	<u>FY 2010-11</u>	
			<u>Admin.</u>	<u>Project</u>
<b>Other Oper. Expenses:</b>				
Travel				
Conferences	20,000	20,000	20,000	
Meetings	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	
	21,500	21,500	21,500	
Local Meetings & Schools	400	400	400	
Mileage, Tolls & Parking Fees	100	100	100	
Dues & Memberships	<u>3,000</u>	<u>4,000</u>	<u>4,000</u>	
Subtotal – Other Oper. Exp.	25,000	26,000	26,000	
<b>Total Operating Expenses</b>	<b>\$369,000</b>	<b>\$329,250</b>	<b>184,250</b>	<b>145,000</b>
 <u>Capital Outlay</u>				
Office Furniture	1,000	1,000	1,000	
Computer Equipment	1,500	1,500	1,500	
Other Office Equipment	<u>-0-</u>	<u>-0-</u>	<u>          </u>	
<b>Total Capital Outlay</b>	<b>\$ 2,500</b>	<b>\$ 2,500</b>	<b>2,500</b>	
 <b>TOTAL OPER. EXP.</b>				
<b>&amp; CAPITAL OUTLAY</b>	<b>\$371,500</b>	<b>\$331,750</b>	<b>186,750</b>	<b>145,000</b>

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## ATTACHMENT D-2

### NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2010-11 PROPOSED SCHEDULE OF LEGAL AND PROFESSIONAL SERVICES

	<u>FY 2010/11</u>		<u>FY 2010/11</u>	
	<u>FY 2009-10</u>	<u>Budget</u>	<u>Admin. Budget</u>	<u>Project Budget</u>
<u>Legal and Professional Services</u>				
Accounting & Auditing (1)	10,000	12,500	12,500	-
Legal Services (2)	100,000	90,000	60,000	30,000
Financial Advisory Services (3)	10,000	10,000		10,000
Bond Counsel Services (4)	5,000	5,000		5,000
Community Outreach Services (5)	40,000	40,000	10,000	30,000
Other/Misc. Professional Services (6)	50,000	25,000		25,000
<b>Total – Professional Services</b>	<u>215,000</u>	<u>182,500</u>	<u>82,500</u>	<u>100,000</u>

**NOTES:**

- (1) Services to be provided by Harvey Covington & Thomas as per contract for year number two to conduct the FY 2009-10 independent audit.
- (2) Services to be provided by Gray Robinson, PA per contractual agreement.
- (3) Services to be provided by First Southwest per contractual agreement.
- (4) Services to be provided by Squire Sanders per contractual agreement.
- (5) Services to be provided by Guylene Berry per contractual agreement.
- (6) Services to be provided by a variety of professional consultants to be selected as needed

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*

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<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.