MEMORANDUM Agenda Item No. 8(G)(2)

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

DATE: April 3, 2012

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

SUBJECT: Resolution approving the budget for Fiscal Year 2010-11 and Fiscal Year 2011-12 for the North Miami Beach Community Redevelopment Agency and approving the use of the $5 million loan for infrastructure improvements and land purchases

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Internal Management and Fiscal Responsibility Committee.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: April 3, 2012

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

From: Carlos A. Gimenez
Mayor

Subject: FY 2010-11 and FY 2011-12 Budgets for the North Miami Beach Community Redevelopment Agency

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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 and FY 2011-12 budgets for the North Miami Beach Community Redevelopment Area (Area). The CRA's budget includes revenues and expenditures in the amount of $7,268,387 for FY 2010-11 and $6,148,435 for FY 2011-12.

Additionally, it is recommended that the BCC adopt the CRA's use of the $5 million revenue note authorized by R-1427-06 to be used for infrastructure improvements in addition to property purchases.

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 TIF payment into the CRA's Trust Fund for FY 2010-11 and FY 2011-12 is $446,570 and $176,641, respectively. The City of North Miami Beach's (City's) TIF payment into the Trust Fund for FY 2010-11 and FY 2011-12 is $692,319 and $241,794, respectively.

The County will continue to make annual TIF 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 and FY 2011-12 budgets and authorizes the CRA's $5 million revenue note to be used for infrastructure improvements in addition to property purchases. These budgets must be approved by the BCC in order for expenditures to be applied to CRA revenues.

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-1427-06 allowing the CRA to enter into a loan for infrastructure improvements and property purchases not to exceed $8 million and extend the life of the CRA from 2015 to 2028.

FY 2010-11
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 TIF ($446,570), City TIF ($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), Mishcon 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.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on December 13, 2010 and unanimously recommended it for BCC approval. On March 1, 2011 the BCC considered the FY 2010-11 budget, the item failed for lack of a motion. Approval of the budget is required for expenditures to be applied to CRA revenues. The CRA has not spent any of the County TIF funding during the fiscal year and has rolled over the County funding into FY 2011-12.

FY 2011-12
It is recommended that the BCC approve the CRA's FY 2011-12 budget of $6,148,435 which was approved by the CRA on August 25, 2011 and the City of North Miami Beach on September 6, 2011. The budget includes revenue sources of County TIF ($176,641), City TIF ($241,794), carryover from prior years ($5,210,055), interest earnings ($11,000), additional City funding earmarked for road maintenance ($62,375) and the unspent FY 2010-11 County TIF ($446,570).

Administrative expenditures total $64,570 and represent 11 percent of the total tax increment revenues from the County and City, excluding the 1.5 percent County Administrative Charge ($2,650), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement. The previous

year administrative expenditures included three individuals; the current year only includes 25 percent of two individuals, the CRA Coordinator and Administrative Assistant.

Operating Expenditures total $6,071,877 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;
- $570,500 for debt service payments on two loans;
- $162,292 for public safety such as the cost of one police officer ($84,393), and one code compliance officer ($77,899);
- $50,000 for infrastructure improvements for the Commercial Façade Improvement Program;
- $163,710 for the portion of salaries and fringes associated with two CRA employees providing direct support to redevelopment projects;
- $62,375 for North Miami Beach Boulevard maintenance services;
- $25,000 for general legal services related to development agreements, oversight of the façade improvement program, and land acquisition initiatives;
- $18,000 for contractual services of professional consultants to implement redevelopment plan programs and strategies such as services for neighborhood economic action strategies, public outreach, and Design of Entry Features / Public Signage; and
- $12,000 for economic development events aimed at increasing business volume and residential interest in the area. This initiative is undertaken in partnership with the North Miami Beach Chamber of Commerce;
- $8,000 for other operating expenditures such as printing, publishing, and marketing.

The CRA budget also includes a budget reserve of $9,338.

The TIFC reviewed the FY 2011-12 budget on January 17, 2012, and recommended it for BCC approval. However, the Committee noted that should the CRA spend all of the revenue in the current fiscal year, the debt service payments in FY 2012-13 may be greater than the amount of TIF revenue available in that fiscal year.

<u>$5 Million Loan</u>

As previously noted, on December 19, 2006, the BCC approved Resolution R-1427-06 allowing the CRA to borrow $8 million and extend the life of the CRA from 2015 to 2028 to complete certain capital projects. More specifically, the $8 million loan is comprised of two notes, one $3 million tax exempt note and one $5 million taxable note. The $3 million was used for infrastructure improvements that included the reconstruction of street segments of four north-south avenues in the Fulford City Center portion of the CRA district. The $5 million taxable note was to be used to acquire property for a future Transit Oriented Development (TOD) in a private/public partnership with Miami-Dade Transit (MDT). The TOD was for a passenger transfer center to replace the 163rd Street Mall Transit Hub. After several meetings between MDT, CRA and the City, there was no agreement on where the new transit hub would be located, therefore the CRA is requesting that the funding be used for much needed infrastructure improvements such as water and sewer upgrades in the commercial section of the CRA and perhaps property purchases of vacant land and commercial sites with the intent to seek a public / private partnership for redevelopment activities.

Deputy Mayor

Attachments

Mayor06812

MEMORANDUM

(Revised)

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

DATE: April 3, 2012

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

SUBJECT: Agenda Item No. 8(G)(2)

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(G)(2)
4-3-12

RESOLUTION NO. _____

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2010-11 AND FISCAL YEAR 2011-12 FOR THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AND APPROVING THE USE OF THE $5 MILLION LOAN FOR INFRASTRUCTURE IMPROVEMENTS AND LAND PURCHASES

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 and Fiscal Year 2011-12 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 adopted Resolution No. R-1427-06 on December 19, 2006 allowing the Agency to enter into a loan; and

WHEREAS, the Agency has requested a different use of the $5 million loan; and

WHEREAS, this Board desires to allow the Agency to use the $5 million loan proceeds for infrastructure improvements in addition to land purchases; 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 and Fiscal Year 2011-12 related to the North Miami Beach Community Redevelopment Area in the form attached hereto as Exhibit A.

Section 3. This Board approves the Agency's use of the $5 million loan for infrastructure improvements in addition to land purchases.

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
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of April, 2012. 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

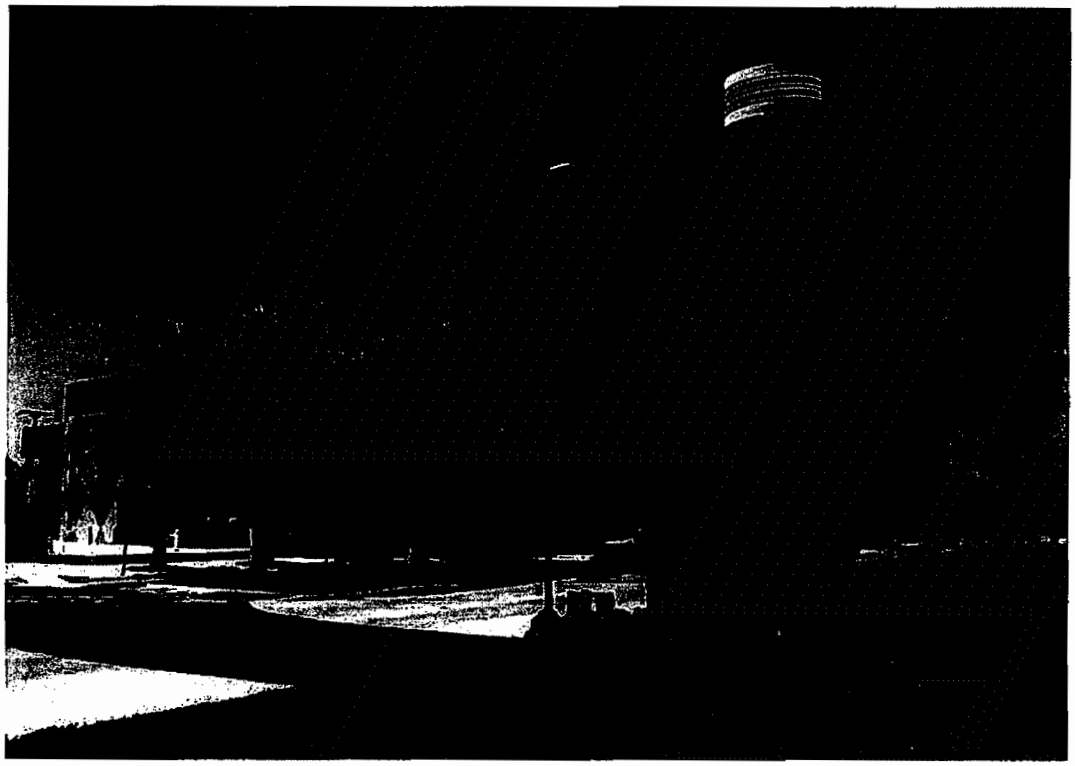
Approved by County Attorney as
to form and legal sufficiency.

Terrance A. Smith

EXHIBIT A

CITY OF NORTH MIAMI BEACH

COMMUNITY REDEVELOPMENT AGENCY



FISCAL YEAR

2011-2012

BUDGET

cra
community
redevelopment
agency

CITY OF NORTH MIAMI BEACH
COMMUNITY REDEVELOPMENT AGENCY

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 2011-2012 REVENUE

FY 2010-2011 was the sixth year of operation for the North Miami Beach Community Redevelopment Agency (NMBCRA). The Agency's activities in FY 2010-2011 were focused on public infrastructure planning and construction in order to improve the economic environment for future business and developer recruitment.

NMBCRA FY 2011-2012 Revenues

Tax increment revenue in FY 2011-2012 for the NMBCRA will total $418,435. The sources of revenue for FY 2011-2012 include tax increment revenue payments from the City of North Miami Beach of $241,794 and Miami-Dade County of $176,641 respectively and a carryover from FY 2010-2011 of $ 5,719,000 plus $11,000 projected interest on investments.

Tax Increment Revenue Payments

	(FY 10-11)	*(FY 11-12)*
TIF City Contribution (11-12)	*$ 692,319*	$ 241,794
TIF County Contribution (11-12)	*$ 446,570*	$ 176,641
Carryover	*$ 5,964,527*	$ 5,719,000
	($ 5,000,000 line of credit + TIF carryover $ 964,527)	*($ 5,000,000 line of credit + TIF carryover $210,055 + County carryover $446,570 + Additional City Funding $62,375)*
Projected Interest on Investments	*$ 164,971*	$ 11,000
Total Revenues:	***$ 7,268,387***	**$ 6,148,435**

NMBCRA FY 2011-2012 EXPENSES

Administrative Expenses

1. Employee Salary and Fringe ($ 54,570)

The administrative personnel costs charged to the CRA are:

25% of CRA Coordinator	$ 166,932 x .25 =	$ 41,733
25% of CRA Administrative Assistant III	$ 51,347 x .25 =	$ 12,837
		$ 54,570

Note: The operating personnel costs (75%) are listed in the "Operating Expenses" section.

2. Annual Audit ($ 3,000)

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.

3. Advertising and Notices ($ 1,000)

Legal notices as required by law.

4. Travel ($ 1,000)

Travel for conventions / seminars and developer meetings.

5. Other Administrative Expenses ($ 5,000)

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: **$ 64,570**

6. County Administrative Charge ($ 2,650)

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

Total Administrative Expenses (Including County Admin Fee) **$ 67,220**

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 remaining funds are programmed into operational expenses.

Allowable Administrative Expense per Interlocal:	**$ 83,687**
Actual Administrative Expense Assessed:	**$ 64,570**

OPERATING EXPENSES

1. Employee Salary and Fringe ($ 163,710)

The operating personnel costs charged to the CRA are:

75% of CRA Coordinator	$ 166,932 x .75 = $ 125,200
75% of CRA Administrative Assistant III	$ 51,347 x .75 = $ 38,510
	$ 163,710

Note: The administrative personnel costs (25%) are listed in the "Administrative Expenses" section.

2. Contractual Services ($ 18,000)

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

- Consulting Services - professional support services for implementing the Redevelopment Plan.

3. Printing and Publishing ($ 4,000)

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 ($ 4,000)

Promoting CRA area through advertising, events, promotions and newsletters.

5. Economic Development ($ 12,000)

The NMBCRA is attracting investment to the redevelopment area by providing infrastructure, development incentives and promotions. 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. For the 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. 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.

6. Legal Services/Court Costs ($ 25,000)

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board meetings. 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. Redevelopment/Infrastructure: Line of Credit ($ 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 will be used for redevelopment activities and infrastructure projects consistent with the NMBCRA Redevelopment Plan.

I. **West Dixie Highway Corridor Potential Development Sites**

The City and the CRA have identified the West Dixie Highway Corridor as potential development sites that will bring in a public/private partnership for the residents of North Miami Beach. These funds will be used for redevelopment activities and infrastructure projects consistent with the NMBCRA Redevelopment Plan.

Address
NE 154th Street to NE 174th Street along West Dixie Highway

II. **Hotel Site 17400 West Dixie Hwy**

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 a vacant location.

Property Folio #	**Address**	**Market Value/MDC 2011**
07-2209-015-0010	17400 West Dixie Hwy	$ 898,689

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

The City and the CRA have identified this site as a potential multi-use 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 2011**
07-2216-007-0051	2145 NE 164th Street	$ 2,573,299

8. Public Safety ($ 162,292)

- Under a continuing CRA initiative, the Agency will fund 1 police officer.
  Budget: $ 84,393

  (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 officer(s) 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: $ 77,899 (The Code Enforcement Officer and Police Officer are assigned exclusively to the CRA area)

9. Capital Projects Total ($ 50,000)

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

- **Commercial Façade Improvement Program**

  BUDGET CRA: TIF Investment - $ 50,000

  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 $25,000. 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.

10. NE 8th Avenue to US1 (Biscayne Blvd) along NE 163rd Street Maintenance ($ 62,375)

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 2011-2012 to provide maintenance services not covered by the City from NE 8th Avenue to US1 (Biscayne Blvd) along NE 163rd Street at a fee of $62,375.

11. Debt Service ($ 570,500)

The repayment of borrowed funds for the 2 lines of credit drawn down in 2007 and 2008. These lines expire on 2/1/2027.

- Debt service for the $ 3,000,000 tax exempt $ 211,000
- Debt service for the $ 5,000,000 taxable line of credit $ 359,500

12. Reserve/Contingency ($ 9,338)

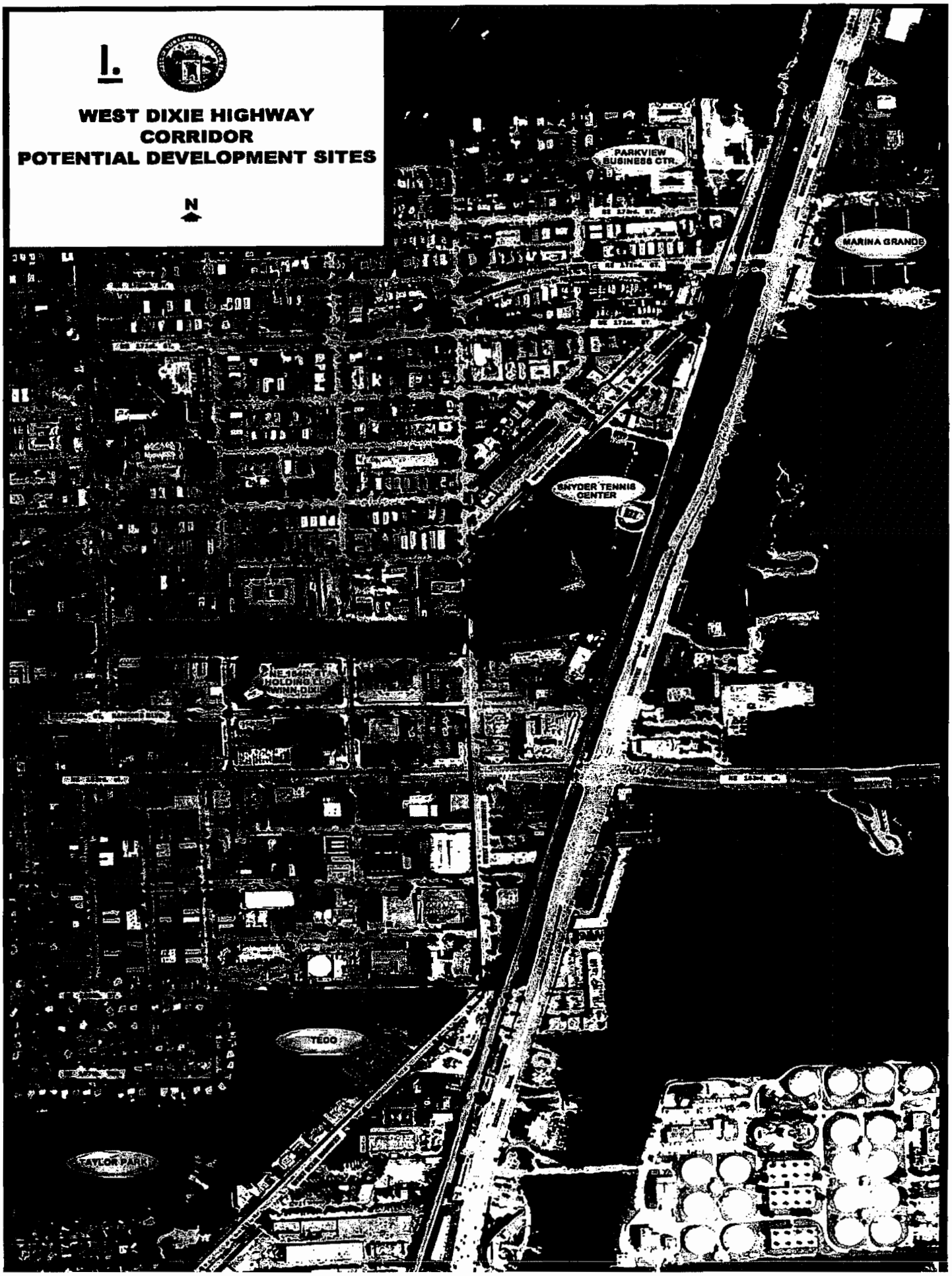
The CRA shall retain this line item to cover minor expenses which may occur in either administrative or operational expenses.

	(FY 10-11)	*(FY 11-12)*
Total Administrative Expenses:	**$ 191,840**	**$ 67,220**
Total Operating Expenses:	**$ 7,053,249**	**$ 6,071,877**
Contingency /Reserve	**$ 23,298**	**$ 9,338**
Total CRA Budget:	**$ 7,268,387**	**$ 6,148,435**

(FY 11-12 begins October 1, 2011)

	FY 09-10 Budget Adopted	FY 09-10 Budget Actual	FY 10-11 Budget Adopted	9/30/2011 FY 10-11 Budget Actual	FY 11-12 Budget Adopted
Revenues					
City Tax Increment Revenue	**1,046,817**	**1,046,817**	**692,319**	**692,319**	**241,794**
County Tax Increment Revenue	**711,475**	**711,475**	**446,570**	**446,570**	**176,641**
Additional City Funding					**62,375**
County Unspent TIF Revenue / Carryover				-446,570	**446,570**
Carryover from prior year (cash & equiv.)	**7,022,554**	7,022,554	**5,964,527**	**5,964,527**	**5,210,055**
Loan Proceeds					
Interest earnings	**181,843**	**102,039**	**164,971**	**50,034**	**11,000**
Revenue Total	**8,962,689**	**8,882,885**	**7,268,387**	**6,706,880**	**6,148,435**
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	82,141	84,083	89,641	78,366	54,570
Contractual services	100,000	100,000	68,000	68,000	
Insurance					
Audits	10,000	8,015	10,000	3,508	3,000
Printing and publishing					
Advertising and notices	6,000	773	5,000		1,000
Travel	4,000	1,268	2,500	1,698	1,000
Rent/lease costs					
Office equipment and furniture	20,000	2,462			
Other Admin. Exps (attach list)	11,254	24,665	10,000	14,560	5,000
(A) Subtotal Admin Expenses, %	**233,395**	**221,266**	**185,141**	**166,132**	**64,570**
Reimbursement of City Advances					
County Administrative Charge at 1.5%	10,672	10,672	6,699	6,699	2,650
(B) Subtot Adm Exp	**244,067**	**231,938**	**191,840**	**172,831**	**67,220**
Operating Expenditures:					
Employee salary and fringe	159,671	164,199	170,749	148,346	163,710
Contractual services	208,392	660,911	120,000	106,931	18,000
Insurance					
Audits and studies					
Printing and publishing	10,000	11,066	10,000	3,585	4,000
Marketing	16,000	41,348	50,000	22,000	4,000
Special events	85,000	58,138	50,000	40,747	12,000
Legal services/court costs	84,000	74,031	50,000	36,000	25,000
Redevelopment & Infrastructure	5,000,000		5,000,000		5,000,000
Public Safety	457,298	121,832	298,000	196,835	162,292
Capital Projects	1,992,000	882,370	550,000	133,629	50,000
Hanford Blvd Maintenance	60,000	69,123	60,000	25,248	
NMB Blvd Maintenance			70,000	26,521	62,375
Debt service payments (capital imp.)	226,700	214,535	226,700	211,424	211,000
Debt service payments (property)	397,800	379,496	397,800	372,728	359,500
Transfers out to others (attach list)					
Other Oper. Expenses (attach list)					
(C) Subtotal Oper. Expenses	**8,696,861**	**2,686,420**	**7,053,249**	**1,323,994**	**6,071,877**
(D) Reserve/Contingency	**21,761**	**5,964,527**	**23,298**	**5,210,055**	**9,338**
Expenditure Total (B+C+D)	**8,962,689**	**8,882,885**	**7,268,387**	**6,706,880**	**6,148,435**
Cash Position (Rev-Exp)		5,964,527		5,210,055	

	FY 09-10 **Adopted** Expenditures	FY 09-10 **Actual** Expenditures	FY 10-11 **Adopted** Expenditures	FY 10-11 **Actual** Expenditures	FY 11-12 **Adopted** Expenditures
Projects:					
Redevelopment & Infrastructure	5,000,000		5,000,000		5,000,000
Capital Projects	1,992,000	882,370	550,000	133,629	50,000
Hanford Blvd Maintenance	60,000	69,213	60,000	25,248	
NMB Blvd Maintenance			70,000	26,521	62,375
Total project dollars:	7,052,000	951,583	5,680,000	185,398	5,112,375


I.
WEST DIXIE HIGHWAY
CORRIDOR
POTENTIAL DEVELOPMENT SITES
N
PARKVIEW BUSINESS CTR.
MARINA GRANDE
SNYDER TENNIS CENTER
TEDD
TAYLOR PARK

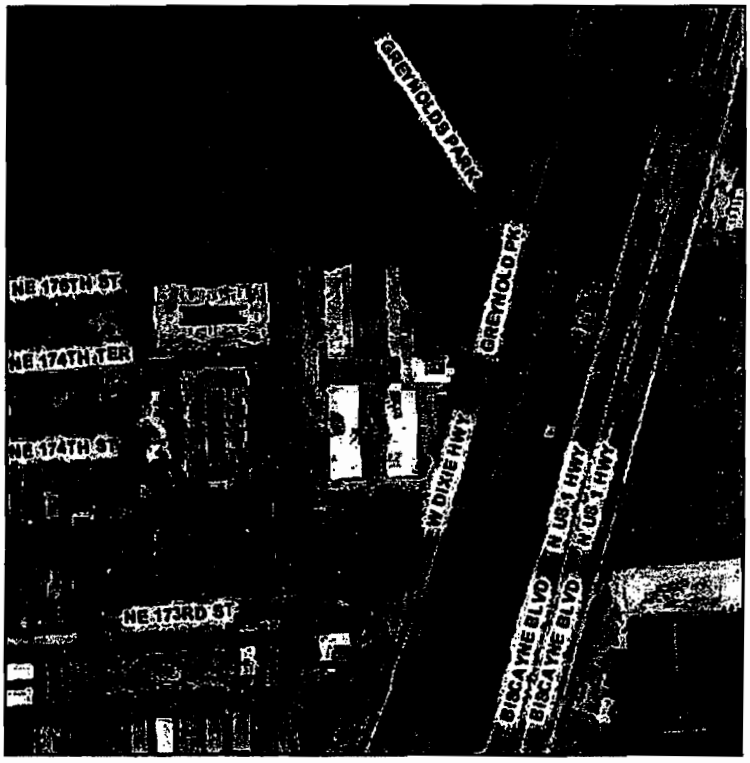
II. HOTEL SITE

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 150 ft

This map was created on 9/7/2011 2:25:39 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	07-2209-015-0010
Property:	17400 W DIXIE HWY
Mailing Address:	BRAHA DIXIE LLC PO BOX 267 HALLANDALE FL 33008-

Property Information:

Primary Zone:	3800 MULTI-FAMILY RESIDENTIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3.12 ACRES
Year Built:	0
Legal Description:	LEADER SUB PB 82-17 LOTS 1 & 2 LOT SIZE 136165 SQUARE FEET OR 19374-0214 1100 4 (4) COC 24212-2747 02 2006 2 OR 24212-2747 0206 02

Assessment Information:

Year:	2011	2010
Land Value:	$939,538	$816,990
Building Value:	$0	$0
Market Value:	$939,538	$816,990
Assessed Value:	$898,689	$816,990

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$898,689	$0/$816,990
County:	$0/$898,689	$0/$816,990
City:	$0/$898,689	$0/$816,990
School Board:	$0/$939,538	$0/$816,990

Sale Information:

Sale Date:	2/2006
Sale Amount:	$9,800,000
Sale O/R:	24212-2747
Sales Qualification Description:	Deeds which include more than one parcel

View Additional Sales

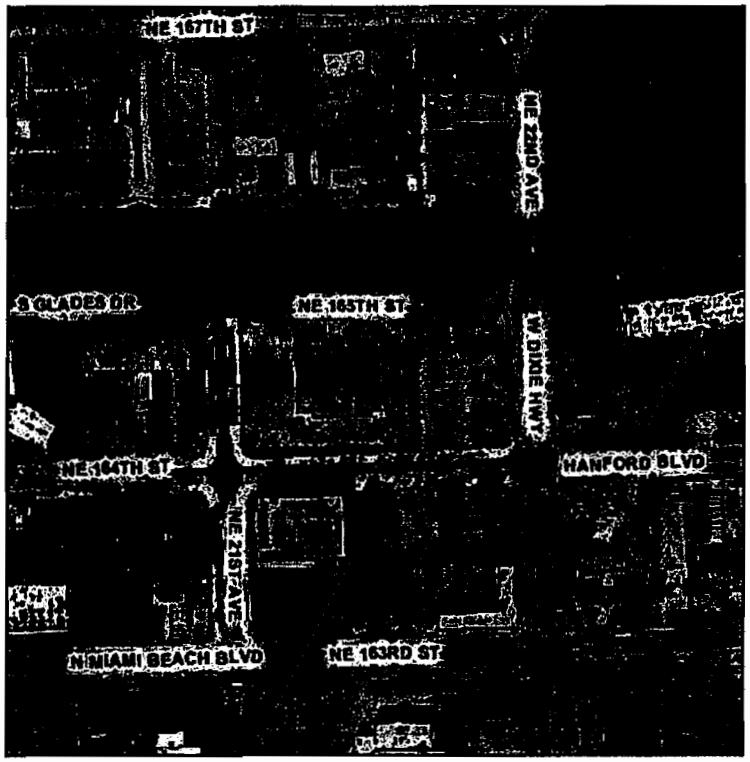
III. OLD WINN-DIXIE SITE

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 157 ft

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Close

Summary Details:

Folio No.:	07-2216-007-0051
Property:	2145 NE 164 ST
Mailing Address:	NE 164 STREET HOLDINGS LLC %WINN-DIXIE ACCT MANAGER 121 INTERPARK BLVD STE 308 SAN ANTONIO TX 78216-

Property Information:

Primary Zone:	4802 TRADITIONAL NEIGHBORHOOD DISTRICT
CLUC:	0011 RETAIL OUTLET
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	32,445
Lot Size:	2.56 ACRES
Year Built:	1957
Legal Description:	16 52 42 2.57 AC PB 47-46 2ND AMD PL OF 1ST ADD TO FULFORD THAT PT TR B LYG N & W OF LINE DESC BEG ON E/L OF TR B 50FT S OF X OF N & E/L EXTD W & PARR TO N/L 200FT S & PARR TO E/L 215 FT M/L

Assessment Information:

Year:	2011	2010
Land Value:	$895,592	$1,511,312
Building Value:	$1,677,707	$1,688,245
Market Value:	$2,573,299	$3,199,557
Assessed Value:	$2,573,299	$3,199,557

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$2,573,299	$0/$3,199,557
County:	$0/$2,573,299	$0/$3,199,557
City:	$0/$2,573,299	$0/$3,199,557
School Board:	$0/$2,573,299	$0/$3,199,557

Sale Information:

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF NORTH MIAMI BEACH
REGARDING THE POLICE DEPARTMENT

THIS MEMORANDUM OF UNDERSTANDING is made and entered into as of the 1st day of October, 2011 by and between the City of North Miami Beach, Florida (CITY) and the North Miami Beach Community Redevelopment Agency (CRA) regarding 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 CRA Redevelopment Area. The specific duties of the assigned Police 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 and more intensified motorized patrol activities. The assignment of the Police Officer to perform the duties herein described is part of a permissible strategy to protect property values, commercial activity levels and the quality of life of residents within the CRA 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 $84,393.00, and in furtherance of the powers of the CRA, contained in chapter 163 part III, Florida Statutes, at Section 163.358(5). Funds have been appropriated in the FY 2011-12 CRA budget, which budget has been approved by the CRA Board; provided, however, such appropriation and the CRA funding to be provided hereunder is subject to and contingent upon, approval of the FY 2011-12 CRA by the Miami-Dade County Board of County Commissioners.

2.) The CRA agrees to contribute the sum of $84,393.00 to the CITY to fund the cost of one Police Officer, whose duties include an exclusive assignment within the Community Redevelopment Area.

3.) The CITY through the NMBPD agrees to ensure the intent of this Memorandum of Understanding is carried out by documenting to the CRA the assignment of the Police Officer to perform the duties described herein.

4.) The effective term of this Memorandum of Understanding will be from October 1, 2011 through September 30, 2012.

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 HIS SERVICES FULL TIME TO THE PERFORMANCE THEREOF.

IN WITNESS WHEREOF, the CITY and CRA have executed this Memorandum of Understanding as of the day and year first above written.

CITY OF NORTH MIAMI BEACH

By: _____
Lyndon L. Bonner
City Manager

ATTEST:

By: _____
City Clerk

Approved as to form and legal sufficiency:

By: _____
Darcee S. Siegel
City Attorney

NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY

By: _____
Lyndon L. Bonner
City Manager/CRA Executive Director

ATTEST:

By: _____
City Clerk

Approved as to form and legal sufficiency:

By: _____
GrayRobinson, P.A.
CRA Attorney

\812143\1 - # 560359 v3

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF NORTH MIAMI BEACH
REGARDING CODE ENFORCEMENT

THIS MEMORANDUM OF UNDERSTANDING is made and entered into as of the 1st day of October, 2011 by and between the City of North Miami Beach, Florida (CITY) and the North Miami Beach Community Redevelopment Agency (CRA) relative to services to be provided by 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 enforcement is provided within the CRA Redevelopment Area in order to protect property values, commercial activity levels and the quality of life of residents within the CRA Redevelopment Area. This Memorandum of Understanding further documents the agreement of the CITY with respect to the provision of code enforcement activities by the CEU within the CRA Redevelopment Area by assigning a Code Enforcement Officer whose primary duty is to enforce applicable codes within the CRA Redevelopment Area. It is the intention and agreement of the parties that enforcement within the CRA Redevelopment Area 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 the duties described herein.

b. The CRA is authorized to provide funding to cover the cost of one Code Enforcement Officer who will operate solely within the CRA Redevelopment Area, in the amount of $77,899.00, and in furtherance of the powers of the CRA, contained in chapter 163 part III, Florida Statutes, at Section 163.370(e)6. Funds have been appropriated in the FY 2011-12 CRA budget, which budget has been approved by the CRA Board; provided, however, such appropriation and the CRA funding to be provided hereunder is subject to and contingent upon, approval of the FY 2011-12 CRA by the Miami-Dade County Board of County Commissioners.

2.) The CRA agrees to contribute the sum of $77,899.00 to the CITY to fund one position of Code Enforcement Officer, whose duties include an exclusive assignment within the Community Redevelopment Area.

3.) The CITY through the CEU agrees to ensure the intent of this Memorandum of Understanding is carried out by documenting to the CRA the assignment of officers to perform the duties described herein.

4.) The effective term of this Memorandum of Understanding will be from October 1, 2011 through September 30, 2012.

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 HIS SERVICES FULL TIME TO THE PERFORMANCE THEREOF.

IN WITNESS WHEREOF, the CITY and CRA have executed this Memorandum of Understanding as of the day and year first above written.

CITY OF NORTH MIAMI BEACH

By: _____
Lyndon L. Bonner
City Manager

ATTEST:

By: _____
City Clerk

Approved as to form and legal sufficiency:

By: _____
Darcee S. Siegel
City Attorney

NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY

By: _____
Lyndon L. Bonner
City Manager/CRA Executive Director

ATTEST:

By: _____
City Clerk

Approved as to form and legal sufficiency:

By: _____
GrayRobinson, P.A.
CRA Attorney

\812143\1 - # 560358 v3

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE GREATER NORTH MIAMI BEACH CHAMBER OF COMMERCE, INC.

THIS MEMORANDUM OF UNDERSTANDING is made and entered into as of the 1st day of October, 2011 by and between the North Miami Beach Community Redevelopment Agency (CRA), and the Greater North Miami Beach Chamber of Commerce, Inc. (Chamber).

1.) Purpose:

a. The purpose of this Memorandum of Understanding is to evidence the intention of the CRA to provide monetary support to the Chamber as a promoter of economic investment and opportunity within the City of North Miami Beach, and particularly within the Community Redevelopment Area of the City.

b. In carrying out its functions, the Chamber will use its resources to ensure that economic development events which take place within the CRA are marketed, and information is provided through the resources of the Chamber to ensure maximum exposure of CRA economic development activities. In addition, the Chamber will use its resources in order to assist in the marketing of the CRA's Façade Treatment Program, Commercial Security Grant Program and any other grant and/or loan programs offered by the CRA.

2.) The CRA agrees to contribute the sum of $1,000.00 per month from October 1, 2011 through September 1, 2012 to the Chamber for a total contribution of $12,000.00.

3.) The CRA is authorized to provide the funding for the for use as described herein, and in furtherance of the powers of the CRA, contained in Chapter 163 Part III, Florida Statutes, at sections 163.358, and section 163.370(2)a, (e)6. Funds have been appropriated in the FY 2011-12 CRA budget, which budget has been approved by the CRA Board; provided, however, such appropriation and the CRA funding to be provided hereunder is subject to and contingent upon, approval of the FY 2011-12 CRA by the Miami-Dade County Board of County Commissioners.

4.) The effective term of this Memorandum of Understanding is from October 1, 2011 through September 30, 2012.

IN WITNESS WHEREOF, the Chamber and CRA have executed this Memorandum of Understanding as of the day and year first above written.

GREATER NORTH MIAMI BEACH
CHAMBER OF COMMERCE, INC.

By: _____
Name: VON A LUNGER
Title: PRESIDENT

NORTH MIAMI BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: _____ 10-12-11
Lyndon L. Bonner
City Manager/CRA Executive Director

ATTEST:

By: _____
City Clerk

Approved as to form and legal sufficiency:

By: _____
GrayRobinson, P.A.
CRA Attorney

\812143\1 - # 560297 v2

CRA POLICY RESOLUTION NO. 2011-16

A RESOLUTION OF THE CHAIRMAN AND COMMISSION OF THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE FISCAL YEAR 2012 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 2005-02 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 2012 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 2012 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 10/11 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 **25th day of August, 2011.**

GEORGE VALLEJO
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

ATTEST:

GRAYROBINSON, PA
CRA ATTORNEY

PAMELA L. LATIMORE
Board Clerk

SPONSORED BY: Chairman & Commission

RESOLUTION NO. R2011-47

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2012 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 2012 annual budget at a public meeting on August 25, 2011.

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 2012 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 2012 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 10/11 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 **6th day of September 2011.**

ATTEST:

PAMELA L. LATIMORE
CITY CLERK

GEORGE VALLEJO
MAYOR

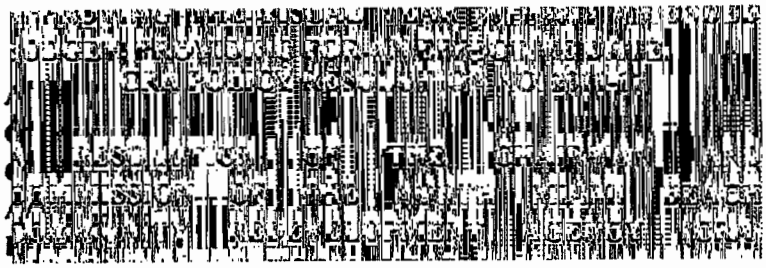
(CITY SEAL)

APPROVED AS TO FORM:

DARCEE S. SIEGEL
CITY ATTORNEY

SPONSORED BY: Mayor and Council

RESOLUTION NO. R2011-47



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

WHEREAS, on July 26, 2005, the Agency adopted Policy Resolution 2005-0 approving the Agreement; and

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

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

WHEREAS, the FY 2011-2012 Budget was previously approved by the Agency and the City; and

WHEREAS, the Agency desires to amend the FY 2011-2012 Budget in certain respects; and

WHEREAS, the amended FY 2011-2012 Budget is attached hereto as Exhibit "A" (the "FY 2011-2012 Amended Budget").

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 2011-2012 Amended 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 2011-2012 Amended 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 10/11 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 **5th day of December, 2011.**

GEORGE VALLEJO
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

ATTEST:

GRAYROBINSON, PA
CRA ATTORNEY

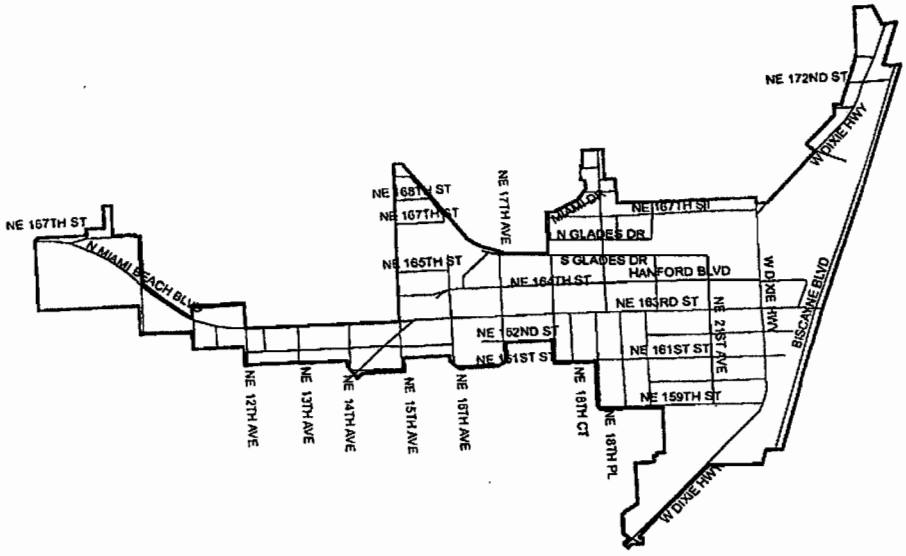
PAMELA L. LATIMORE
Board Clerk

SPONSORED BY: Chairman & Commission

cra
NORTH MIAMI BEACH
community redevelopment agency

CITY OF NORTH MIAMI BEACH

COMMUNITY REDEVELOPMENT AGENCY



FISCAL YEAR 2010-2011

BUDGET

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	$ 164,971
Total Revenues:	**$7,268,387**

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 =	$ 14,622
		$ 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

Position	Administrative Support	Percentage of Adm.Support
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%
Total:	**$ 68,000**	**100%**

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.

Allowable Administrative Expense per Interlocal:	**20%**	**$ 227,779**
Actual Administrative Expense Assessed:	**16%**	**$ 185,141**

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 NMBCRA 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 168th Street	$861,193

II. 1190 NE 163rd Street

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

Property Folio #	Address	Market Value/MDC 2010
07-2217-029-0010	1190 NE 163rd 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 164th 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

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.

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 8th Avenue to US1 (Biscayne Blvd) along NE 163rd 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 8th Avenue to US1 (Biscayne Blvd) along NE 163rd 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.

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

Community Redevelopment Agency FY 2010-2011 Budget

(FY 10-11 begins October 1, 2010)

Revenues	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
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**
Revenue Total	**9,450,231**	**9,633,014**	**8,962,689**	**8,882,885**	**7,268,387**
Expenditures					
Administrative Expenditures					
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
(A) Subtotal Admin Expenses, %	**163,184**	**184,516**	**233,395**	**221,266**	**185,141**
Reimbursement of City Advances	0	0			
County Administrative Charge at 1.5%	13,466	13,466	10,672	10,672	6,699
(B) Subtot Adm Exp	**176,650**	**197,982**	**244,067**	**231,938**	**191,840**
Operating Expenditures					
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	
(C) Subtotal Oper. Expenses	**7,055,365**	**2,412,478**	**8,696,861**	**2,686,420**	**7,053,249**
(D) Reserve/Contingency	**2,218,216**	**7,022,554**	**21,761**	**5,964,527**	**23,298**
Expenditure Total (B+C+D)	**9,450,231**	**9,633,014**	**8,962,689**	**8,882,885**	**7,268,387**
Cash Position (Rev-Exp)	2,218,216	7,022,554		5,964,527	

Projects	FY 08-09 Adopted Expenditures	FY 08-09 Actual Expenditures	FY 09-10 Adopted Expenditures	FY 09-10 Adopted Expenditures	FY 10-11 Adopted Expenditures
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
Total project dollars:	6,059,845	1,043,013	7,052,000	951,583	5,633,213

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	
	14,906,644			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	
		7.8096		11,950.751	millage @ 6.6136
				11.9	
remain flat		6.6036		11,353,213	new amt based on July 1
		0.9595			
		7.5631		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,rl,..-r n o1 changed in millage
		0.9595	voted debt		
		7.5831		1,006,096,277	1-Jul
				13,666,494	prior *yr* opur & debt
		prior year total millage		13 G1	
	fy 09	6.6236	operating millage	12,983,169	
		0.8139	*voted* debt		
		7.4375		1,606,996,277	
CRA PORTION				14,111,918	c unrnl year rh1,.r & debt
				13,406,322	
Line #3 - TIF Worksheet	96,373,485	INCREMENTAL INCREASE		423,153	r.hange between py and cy millag
Line # 3 * millage rate (.0066036)	636,412				
636,412 * 95%	604,591	CRA PORTION FROM TAXES		2,253,937,918	
	87,728	**PIY ADJUSTMENT**		17,046,758	
	692,319	C/Y PAYMT TO CRA		16,194,420	
Line # 5 - TIF Worksheet	180,576,041	PY ADJUSTED			
Line # 5 * .0066136 (pr yr millage)	1,194,258				
1,194,258 * 95%	1,134,545	*PAY* AMOUNT			
Line # 6c TIF Worksheet	1,046,817	P/Y PAYMENT	to Redevelopment fund in prior year		
	87,728	DIFFERENCE			

FLORIDA DEPARTMENT OF REVENUE

TAX INCREMENT ADJUSTMENT WORKSHEET

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

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

SIGN HERE

Property Appraiser Certification 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)

SIGN HERE

Taxing Authority Certification 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

TAX INCREMENT ADJUSTMENT WORKSHEET

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

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

SIGN HERE	**Property Appraiser Certification**	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)

SIGN HERE	**Taxing Authority Certification**	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

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
$235,289,177	- Taxable value in Base Year – 2004
$96,631,817	- Value of increment
$498,246	- Revenue
($51,676)	- Increase (reduced) for 2008 adjustment (detailed below)*
$446,570	**- Revenue payable to CRA by December 31, 2010**

*** 2008 Adjustment Detail**

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

Information on County 1.5% Administrative Reimbursement Charge

$446,570	- 2010 TIF Payment by County
$6,699	**- Amount of 1.5% charge to be budgeted**

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:

GEORGE F. KNOX
CRA ATTORNEY

SUSAN A. OWENS
Board Clerk

SPONSORED BY: Chairman & Commission

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:

for SUSAN A. OWENS
CITY CLERK

Joanne M. Callahan Asst. City Clerk

MYRON ROSNER
MAYOR

(CITY SEAL)

APPROVED AS TO FORM

DARCEE S. SIEGEL
CITY ATTORNEY

Sponsored by: Mayor and Council

RESOLUTION NO. R2010-65

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 164th 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 15th Avenue and NE 22nd 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 163rd 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 163rd Street between NE 8th 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

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

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

HOTEL SITE

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map

Aerial Photography - 2009 0 125 ft

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Close

Summary Details:

Folio No.:	07-2209-006-2900
Property:	1875 NE 167 ST
Mailing Address:	UNIVERSAL INVESTMENT GROUP INC 1510 NE 162 ST NORTH MIAMI BEACH FL 33162-

Property Information:

Primary Zone:	6300 HIGHLY RESTRICTED RETAIL
CLUC:	0019 COMMERCIAL-MIXED USE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	9,389
Lot Size:	25,707 SQ FT
Year Built:	1954
Legal Description:	FULFORD BY THE SEA SEC D PB 8-58 ALL BLK 57-A LESS R/W LOT SIZE 25707 SQ FT OR 16007-2158 0793 5 COC 25391-2889 02 2007 6 OR 27262-2607 0410 11

Assessment Information:

Year:	2010	2009
Land Value:	$514,140	$578,408
Building Value:	$347,053	$356,496
Market Value:	$861,193	$934,904
Assessed Value:	$861,193	$934,904

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$861,193	$0/$934,904
County:	$0/$861,193	$0/$934,904
City:	$0/$861,193	$0/$934,904
School Board:	$0/$861,193	$0/$934,904

Sale Information:

Sale Date:	4/2010
Sale Amount:	$150,000
Sale O/R:	27262-2607
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.

View Additional Sales

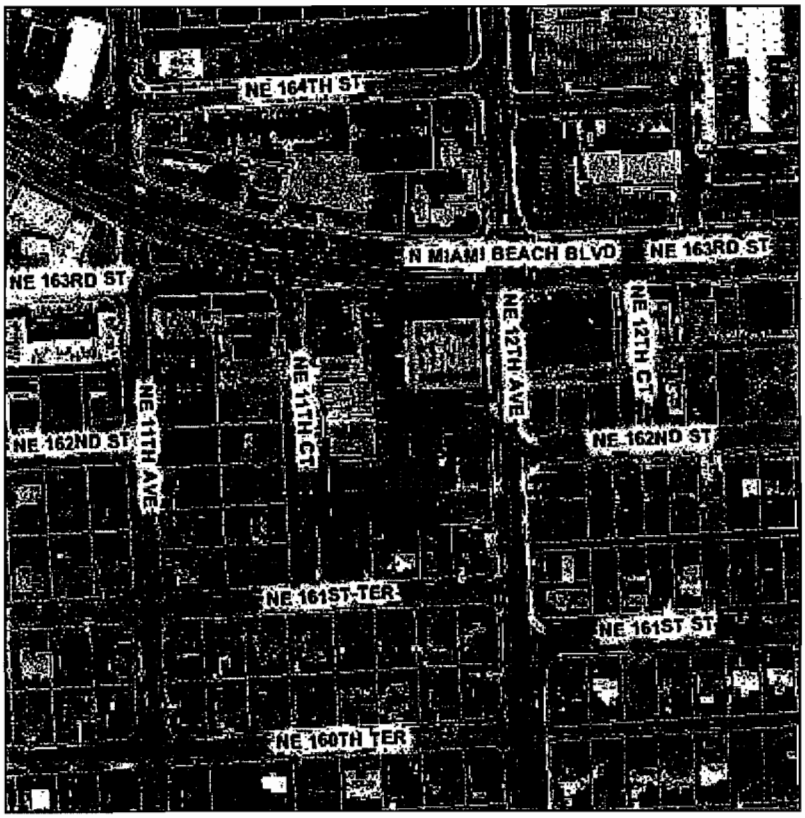
1190 NE 163RD STREET

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2009 0 142 ft

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Summary Details:

Folio No.:	07-2217-029-0010
Property:	1190 NE 163 ST
Mailing Address:	1190 BUILDING CO INC 1190 NE 163 ST STE 203 NO MIAMI BEACH FL 33162-4519

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0013 OFFICE BUILDING
Beds/Baths:	0/0
Floors:	3
Living Units:	0
Adj Sq Footage:	41,809
Lot Size:	80,116 SQ FT
Year Built:	1961
Legal Description:	MEETING MANOR PB 73-29 TR A & ALL OF LOT 1 & W1/2 OF LOT 2 & W1/2 OF LOT 3 OF PB 45-16 & ALL OF LOT 5 & N1/2 OF LOT 6 OF BLK 15 OF PB 44-73

Assessment Information:

Year:	2010	2009
Land Value:	$1,602,320	$1,602,320
Building Value:	$2,137,448	$2,137,448
Market Value:	$3,739,768	$3,739,768
Assessed Value:	$3,739,768	$3,739,768

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $3,739,768	$0/ $3,739,768
County:	$0/ $3,739,768	$0/ $3,739,768
City:	$0/ $3,739,768	$0/ $3,739,768
School Board:	$0/ $3,739,768	$0/ $3,739,768

Sale Information:

Sale Date:	6/1991
Sale Amount:	$0
Sale O/R:	15074-1880
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	

OLD WINN-DIXIE SITE

My Home
Miami-Dade County, Florida

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MIAMI-DADE

Property Information Map

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Summary Details:

Folio No.:	07-2216-007-0051
Property:	2145 NE 164 ST
Mailing Address:	NE 164 STREET HOLDINGS LLC %WINN-DIXIE ACCT MANAGER 121 INTERPARK BLVD STE 308 SAN ANTONIO TX 78216-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	32,445
Lot Size:	2.56 ACRES
Year Built:	1957
Legal Description:	16 52 42 2.57 AC PB 47-46 2ND AMD PL OF 1ST ADD TO FULFORD THAT PT TR B LYG N & W OF LINE DESC BEG ON E/L OF TR B 50FT S OF X OF N & E/L EXTD W & PARR TO N/L 200FT S & PARR TO E/L 215 FT M/L

Assessment Information:

Year:	2010	2009
Land Value:	$1,511,312	$1,791,184
Building Value:	$1,688,245	$1,741,041
Market Value:	$3,199,557	$3,532,225
Assessed Value:	$3,199,557	$3,532,225

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $3,199,557	$0/ $3,532,225
County:	$0/ $3,199,557	$0/ $3,532,225
City:	$0/ $3,199,557	$0/ $3,532,225
School Board:	$0/ $3,199,557	$0/ $3,532,225

Sale Information:

Sale Date:	7/2006
Sale Amount:	$1,310,000
Sale O/R:	24806-0010
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

NMB MISHCON PARK/HANFORD EXPANSION

My Home
Miami-Dade County, Florida

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Property Information Map

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Summary Details:

Folio No.:	07-2217-003-0570
Property:	16451 NE 15 AVE
Mailing Address:	J & Z INVEST LLC 12101 NW 7 ST PLANTATION FL 33325-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	5,756
Lot Size:	12,670 SQ FT
Year Built:	1962
Legal Description:	FULFORD BY THE SEA SEC G PB 14/39 LOTS 1 & 2 BLK 78 LOT SIZE 115.190 X 110 OR 19768-0165 0501 1 COC 22726-4784 06 2004 1 OR 22726-4784 0604 00

Assessment Information:

Year:	2010	2009
Land Value:	$278,740	$316,750
Building Value:	$353,410	$364,261
Market Value:	$632,150	$681,011
Assessed Value:	$632,150	$681,011

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/$632,150	$0/$681,011
County:	$0/$632,150	$0/$681,011
City:	$0/$632,150	$0/$681,011
School Board:	$0/$632,150	$0/$681,011

Sale Information:

Sale Date:	6/2004
Sale Amount:	$682,500
Sale O/R:	22726-4784
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

NMB MISHCON PARK/HANFORD EXPANSION

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Miami-Dade County, Florida

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Property Information Map

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Summary Details:

Folio No.:	07-2217-003-0581
Property:	1560 NE 165 ST
Mailing Address:	BARRY A SHARPE TR 1060 E 33 ST HIALEAH FL 33013-3526

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	15,643
Lot Size:	43,729 SQ FT
Year Built:	1967
Legal Description:	FULFORD BY THE SEA SEC G PB 14-39 LOT 3 THRU 8 INC BLK 78 LOT SIZE IRREGULAR OR 16599-1568 0794 4 OR 16599-1568 0794 01

Assessment Information:

Year:	2010	2009
Land Value:	$962,038	$1,093,225
Building Value:	$886,859	$914,518
Market Value:	$1,848,897	$2,007,743
Assessed Value:	$1,848,897	$2,007,743

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $1,848,897	$0/ $2,007,743
County:	$0/ $1,848,897	$0/ $2,007,743
City:	$0/ $1,848,897	$0/ $2,007,743
School Board:	$0/ $1,848,897	$0/ $2,007,743

Sale Information:

Sale Date:	7/1994
Sale Amount:	$0
Sale O/R:	16599-1568
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	