MEMORANDUM Special Item No. 1

TO:	Honorable Chairwoman Rebeca Sosa and Members, West Perrine Community Redevelopment Agency	**DATE:**	December 17, 2013
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution of the Board of Commissioners of the West Perrine Community Redevelopment Agency approving the West Perrine Community Redevelopment Agency Budget for Fiscal Year 2013-14

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: December 17, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, West Perrine Community Redevelopment Agency

From: Carlos A. Gimenez
Mayor

Subject: FY 2013-14 Budget for the West Perrine Community Redevelopment Agency

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Recommendation
It is recommended that the Board of the West Perrine Community Redevelopment Agency (Agency Board) adopt the attached resolution, which approves the West Perrine Community Redevelopment Agency's (Agency's) FY 2013-14 budget. The Agency's budget includes revenues and expenditures of $745,360.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution R-598-12, which granted the Agency redevelopment powers along with the power to appropriate and expend funds. Through R-598-12, the Board did not specifically reserve the right to have final approval of the Agency's budget.

Scope of Agenda Item
The West Perrine Community Redevelopment Area (Area) lies entirely within County Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source
The Agency's major revenue source is generated through the incremental growth of ad valorem tax revenues beyond the established base year, tax increment financing (TIF), as defined in Section 163.387 of Florida State Statutes. For FY 2013-14, the CRA will not receive any TIF revenue from the County due to the base year being higher than the 2013 Preliminary Roll.

The County will continue to make annual payments to the Agency through 2017, when applicable, based on each respective year's growth of ad valorem revenues over the base year. The Agency will sunset in 2017 as it was only created for a term of ten years.

Track Record / Monitor
This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2013-14 Budget.

Background
On June 5, 2007, the Board approved the establishment of the Agency when it adopted the Redevelopment Plan (Plan) pursuant to Resolution R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the Trust Fund, and appointed itself as the Agency Board pursuant to Resolution R-745-07.

The budget includes total revenues of $745,360. The revenues consist of carryover ($744,260) and interest ($1,100). As previously noted, the Agency will not receive any TIF revenue from the County for this fiscal year. Administrative expenditures total $50,600 and represent seven percent of total expenditures.

The operating budget expenditures total $110,200 and include:

- $50,000 for a residential improvement grants;
- $50,000 for commercial improvement grants;
- $10,000 for not-for-profit partner to administer grants;
- $200 for payment of a Special District fee to the State of Florida.

A narrative detailing the Agency's expenditures is attached to this item.

Attachments

Edward Marquez
Deputy Mayor

Approved _____ Mayor
Veto _____
Override _____

Special Item No. 1
12-17-13

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2013-14

WHEREAS, the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "CRA") desires to approve the annual budget for Fiscal Year 2013-14 for the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I and incorporated herein by reference; and

WHEREAS, the CRA 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 COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

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

Section 2. The CRA approves the annual budget for Fiscal Year 2013-14 related to the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I.

The foregoing resolution was offered by Commissioner ,

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of December, 2013.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

West Perrine
Community Redevelopment Agency
FY 2013 - 2014 Proposed Budget

Revenues	FY 11-12 Actual	FY 12-13 Adopted Budget	FY 12-13 Actual	FY 13-14 Proposed Budget
UMSA Tax Increment Revenue (TIR)	0	0	0	0
County Tax Increment Revenue (TIR)	0	0	0	0
Carryover from prior year	1,147,387	822,561	822,561	744,260
Grants				
New Bonds Issues (net of Cap interest)				
Interest earnings	2,814	1,800	2,225	1,100
Revenue Total	**1,150,201**	**824,361**	**824,786**	**745,360**
Expenditures				
Administrative Expenditures:				
Employee salary and fringe				
Contractual services				
Insurance				
Audits and studies				
Printing and publishing		100	-	100
Clerk and Meeting Costs				
Advertising and notices		500	-	500
Travel (includes Educational Seminars)				
Rent/lease costs				
Office equipment and furniture				
Other Admin. Exps (Direct Cnty Support)	53,864	55,526	55,526	50,000
(A) Subtotal Admin Expenses	**53,864**	**56,126**	**55,526**	**50,600**
County Administrative Charge at 1.5%	-	-	-	-
County Reimbursement of Advances		-	-	-
(B) Subtotal County Charges	**53,864**	**56,126**	**55,526**	**50,600**
Operating Expenditures:				
Employee salary and fringe				
Contractual services	10,000	10,000	-	10,000
Insurance				
Audits and studies (U.S. 1 & Other)				
Project Mgt. Supplies				
Marketing Contingency				
Professional Services				
Community Policing	(1,053)	-	-	-
Right of Way Enhancement	151,629	-	-	
Land/building acquisitions	-	420,535	-	-
Infrastructure improvements	-	287,500	-	-
Debt service payments	-	-	-	
Redevelopment grants - residential	63,000	25,000	25,000	50,000
Redevelopment grants - commercial	50,000	25,000	-	50,000
State Fee	200	200		200
Florida Redevelopment Association	-	0	0	-
Transfers out to others (attach list)		-	-	
Debt Issuance Costs				
(C) Subtotal Oper. Expenses	**273,776**	**768,235**	**25,000**	**110,200**
(D) Reserve	-	-	-	584,560
Expenditure Total (A+B+C+D)	**327,640**	**824,361**	**80,526**	**745,360**
Cash Position (Rev-Exp)	**822,561**	**-**	**744,260**	**-**

Projects:	FY 11-12 Actual	FY 12-13 Adopted Budget	FY 12-13 Actual	FY 13-14 Proposed Budget
Land Purchase on SW 168 St.	-	420,535	-	-
Residential Grant Program	-	25,000	25,000	50,000
Commercial Grant Program	-	25,000	-	50,000
Implement Streetscape Master Plan	-	-	-	-
Park Improvements	-	287,500	-	-

WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2013-14

Introduction

The West Perrine Community Redevelopment Agency (Agency) was created by the Board of County Commissioners (Board) on June 5, 2007, with the adoption of the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the Agency's Trust Fund, and appointed itself as the Agency's Board pursuant to Resolution No. 745-07. FY 2011-12 was the Agency's sixth year of operation.

The boundaries of the Agency are located in the southern area of Miami-Dade County and are described generally as bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9.

Tax Base Growth and Proposed Budget

The goals of the Agency continue to be the expansion of the property values within the Area, to provide enhanced safety to the area residents, in the form of Community Policing, and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance with the Plan. Based on the 2013 Preliminary Tax Roll from the Miami-Dade County Property Appraiser, the taxable value in the area is $415,336,449, which represents a six percent drop from the 2012 Preliminary Roll. Overall, the Agency's taxable value has decreased approximately four percent from $431 million to $441 million, since the Agency's creation in 2007.

Proposed Budget for 2012-13

The Agency's proposed budget for FY 2013-14 is $745,360 based on projections of cash balances at the end of FY 2012-13.

This Agency will not receive any TIF revenue this fiscal year as a result of the adjustment for the final 2011 tax roll and the fact that the base year is now higher than the current tax roll. Carryover funds total $744,260 and projected interest earnings of $1,100.

Administrative Expenses - $55,000

1. Direct County Support ($50,000)
This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.

2. Printing and Publishing ($100)
Set aside for any printing material the Agency requires for distribution to residents and / or business owners in the area.

3. Advertising and Notices ($500)
Set aside for any advertising that may be required as a result of the Agency's activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge total $50,600 and represent 7 percent of the total expenditures.

Operating Expenses - $110,200

1. Membership and State Fee ($200)
All community redevelopment agencies are required by the State of Florida to pay a Special District fee.

2. Contractual Services ($10,000)
The Agency has entered into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

3. Commercial Redevelopment Grants ($25,000)
On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act. In FY 2012-13 the Agency approved two grants totaling $50,000.

4. Redevelopment Grants Residential Programs ($25,000)
On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In FY 2012-13, the Agency partnered with Rebuilding Together to provide repairs to homes in the area.

5. Reserve ($584,560)
The Agency is placing this revenue in reserve until such time as a redevelopment opportunity is identified. In previous years, the Agency was working with vacant property owners to purchase certain lots and issue a request for proposals in order to develop. The negotiations with the property owners did not