

MEMORANDUM

Agenda Item No. 8(G)(2)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 4, 2014

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

SUBJECT: Resolution approving the budget
for Fiscal Year 2013-14 for the
Florida City Community
Redevelopment Agency

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



R. A. Cuevas, Jr.
County Attorney


RAC/smm

Memorandum



Date: March 4, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: FY 2013-14 Budget for the Florida City Community Redevelopment Agency

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Florida City Community Redevelopment Agency's (Agency's) FY 2013-14 Budget for the Florida City Community Redevelopment Area (Area). The Agency's Budget includes revenues and expenditures in the amount of \$3,249,433.

The Board must approve the budget prior to the Agency expending any funding in the Trust Fund, as required by Section III D of the Interlocal Agreement.

Scope of Agenda Item

The Area lies within Commission District 9, represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's revenue source is taxing increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida State Statutes. The Countywide TIF payment into the Agency's Trust Fund for FY 2013-14 is \$647,598 and the City of Florida City's (City's) TIF payment into the Trust Fund is \$1,043,481.

The County will continue to make payments to the Agency, based on each year's growth of ad valorem revenues over the base year through 2025, which is when the Agency will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity and only approves the Agency's FY 2013-14 Budget of \$3,249,433.

Background

On June 6, 1995, the Board approved the establishment of the Agency when it approved the Agency's Redevelopment Plan (Plan) pursuant to Resolution R-795-95 and funding of the Plan when it enacted Ordinance No. 95-108 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Agency was approved by the Board on April 16, 1996. Subsequently, the Plan and the Interlocal Agreement were amended on July 8, 1997 to allow property acquisition (Ordinance No. 97-132) and on September 23, 2003 to allow Community Policing Programs (Resolution R-1010-03). On June 2, 2009 the Board approved an expansion to the Agency's boundaries, a revised Plan, and an amendment to the Interlocal Agreement granting the Agency the necessary power to implement the new Plan (Resolutions R-645-09 and R-683-09). The Interlocal Agreement requires the Agency to submit their annual budget for County consideration.

The Agency's FY 2013-14 budget of \$3,249,433 was approved by the Agency on August 13, 2013 and by the City on September 24, 2013. The budget includes revenue sources of County and City TIF \$647,598 and \$1,043,481, respectively, carryover from prior years (\$1,538,354), and \$20,000 in interest earnings and other revenues.

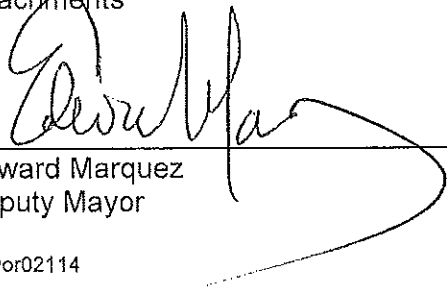
Administrative expenditures total \$232,226 and represent seven percent of the funds contemplated to be expended, excluding the 1.5 percent County Administrative Charge (\$9,714), which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement, as amended by R-1010-03 adopted by the Board on September 23, 2003.

Operating Expenditures total \$2,987,876 and include:

- \$1,889,728 for infrastructure improvements such as the WNW Neighborhood Streetscape Phase 3 (\$1,720,000); Lucy Street Shops Infrastructure Relocation (\$125,000); Krome Avenue Pumping Station #2 (\$34,728) and Krome Avenue Pumping Station #7 (\$10,000);
- \$348,000 for contractual services associated with infrastructure and building projects that include architectural, engineering, and survey professionals; realtor and appraisals services to assist in the acquisition of foreclosed and abandoned properties; and a grant writer to assist the Agency in obtaining grants;
- \$240,000 for community policing to pay for three police officers that provide patrol services in the Area;
- \$200,000 for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and the Northwest Neighborhood and related costs for demolishing structures;
- \$150,000 for redevelopment façade grants to owners of commercial and/or industrial buildings and assistance to new and expanding businesses to relocate into unused commercial spaces;
- \$110,148 for other operating expenditures such as employee salary and fringes related to redevelopment projects (\$64,648), legal services (\$30,000), operating assistance to the non-profit Pioneer Museum for expanded hours that make the Museum more readily available to tourists and local residents (\$10,000), property maintenance (\$2,500), membership dues (\$2,500), and miscellaneous expenses (\$500);
- \$40,000 for redevelopment loans/grants to businesses in order to incentivize potential tax-generating or job creating proposals; and
- \$10,000 for improvements at the Florida Pioneer Museum to provide better and more diverse displays.

The budget also includes a reserve of \$19,617.

Attachments



Edward Marquez
Deputy Mayor

Mayor02114



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: March 4, 2014

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 Mayor'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)
3-4-14

RESOLUTION NO. _____

RESOLUTION APPROVING THE BUDGET FOR FISCAL
YEAR 2013-14 FOR THE FLORIDA CITY COMMUNITY
REDEVELOPMENT AGENCY

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

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and Florida State Statute; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2013-14 for the Florida City Community Redevelopment Area in the form attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

Section 2. This Board approves the Agency’s annual adopted budget for Fiscal Year 2013-14 related to the Florida City Community Redevelopment Area in the form attached hereto as Exhibit A.

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

	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 Chairman thereupon declared the resolution duly passed and adopted this 4th day of March, 2014. 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.



Estephanie S. Resnick

ATTACHMENT A

City of Florida City
Community Redevelopment Agency
FY 2013 - 14 Budget

(FY 2013-14 begins October 1, 2013)

	FY-10-11 Budget Adopted	FY-10-11 Actual	FY-11-12 Budget Adopted	FY-11-12 Actual	FY-12-13 Budget Adopted	FY-12-13 Budget Amendment 1	FY-12-13 Budget Projected	FY-13-14 Budget Proposed
Revenues:								
City Tax Increment Revenue	1,335,543	1,335,543	1,045,318	1,064,131	1,083,526	1,093,526	1,093,526	1,043,481
County Tax Increment Revenue	933,990	933,990	647,286	647,286	653,103	653,103	653,103	647,598
Carryover from prior year	4,872,545	5,430,392	3,985,407	4,387,332	3,204,653	3,264,124	3,264,124	1,538,954
All other revenues (name)		49,096				37,150		10,000
Transfers in from others (name)								
Interest earnings	80,000	144,803	50,000	19,218	25,000	10,000	10,000	10,000
Revenue Total	7,202,078	7,893,824	5,728,011	6,117,967	4,976,282	5,057,903	5,057,903	3,249,433
Expenditures:								
Administrative Expenditures:								
Employee salary (Administrative)	136,000	126,066	149,000	136,569	73,208	73,208	73,208	75,404
Employee Fringes (Administrative)	64,000	40,971	72,000	39,028	20,937	20,937	20,937	21,461
Contractual services								
Insurance								
Indirect Cost Allocation					122,274	122,274	122,274	118,361
Bad Debt Expense								
Printing and publishing	2,000	268	500		500	500	500	500
Marketing								
Advertising and notices	7,500	5,546	7,500	3,654	5,000	3,000	3,000	4,000
Travel and Training	10,000	6,146	9,000	7,773	7,000	7,000	7,000	6,000
Auto Expenses	6,500	0	6,500	287	2,000	26,000	26,000	2,000
Rent/lease costs	5,400	0	5,400	640				
Equipment other than office	5,000	829	3,000	3,189	2,500	2,000	2,000	2,500
Office equipment and furniture	5,000	1,716	3,000	1,626	2,000	2,000	2,000	2,000
Other Admn. Exps (attach list)								
Subtotal Admin Expenses, %	241,400	181,541	255,900	192,756	225,419	255,919	255,919	232,226
County Administrative Charge at 1.5%	14,010	14,010	9,709	0	9,797	9,797	9,797	9,714
(B) Subtot Adm Exp & County Charge	255,410	195,551	265,609	192,756	245,216	265,716	265,716	241,940
Operating Expenditures:								
Employee salary (Operating)	43,150	45,943	47,000	46,439	48,805	48,805	48,805	50,270
Employee Fringes (operating)	19,850	15,024	22,000	13,282	13,958	13,958	13,958	14,378
Contractual services	400,000	402,649	340,000	328,310	375,000	400,000	400,000	348,000
Insurance	5,000	0	4,000					
Audits and studies	7,500	0						
Printing and publishing								
Membership/Dues	2,500	1,875	2,500	4,980	2,500	2,500	2,500	2,500
General Operating								
Legal services/court costs	15,000	14,858	15,000	18,644	16,000	27,000	27,000	30,000
Property Maintenance	2,500	1,875	2,500	0	2,500	2,500	2,500	2,500
Land/building acquisitions & Demo/Relo	1,200,000	397,170	650,000	291,372	540,000	230,000	230,000	200,000
Infrastructure improvements	3,943,526	1,459,072	3,407,225	1,503,812	3,146,000	2,106,619	2,134,570	1,889,728
Debt service payments								
Assistance to Non-profits	10,000	2,752	10,000	3,203	10,000	4,000	4,000	10,000
Housing Assistance Projects								
Redevelopment facade / CBIG grants given out	350,000	149,336	250,000	89,074	150,000	150,000	150,000	150,000
Redevelopment loans / grants issued out	100,000	9,197	100,000		100,000	0	0	40,000
Building construction & improves	50,000	598,566	200,000	135,431	10,000	10,000	10,000	10,000
Youth Activity Center	535,000	211,622	240,000	226,590	240,000	230,000	230,000	240,000
Transfer out to others (Community Policing)	250,000	500	500		500	500	500	500
Other Oper. Expenses (attach list)	6,934,526	3,310,941	5,340,725	2,661,087	4,655,263	3,225,882	3,253,833	2,987,876
(C) Subtotal Oper. Expenses	12,142	121,677	121,677	75,803	4,976,282	1,566,305	1,566,305	19,617
(D) Reserve/Contingency Expenditure Total (B+C+D)	7,202,078	3,506,492	5,728,011	2,853,843	4,976,282	5,057,903	3,519,549	3,249,433
Cash Position (REV-EXP)	-	4,387,332		3,264,124			1,538,354	

13.65%
14.22%

1
2
3
4
5
6

City of Florida City
Community Redevelopment Agency
FY 2013-14 Budget

Projects	FY10-11 Budget Adopted	FY10-11 Budget Actual	FY11-12 Budget Adopted	FY11-12 Budget Actual	FY12-13 Budget Adopted	FY12-13 Budget Amendment 1	FY12-13 Budget Projected	FY13-14 Budget Proposed
Krome Avenue / Palm Drive Development & Improvements		4974			75000			
NW 12th St/3rd Ave Industrial Streetscape	250,000	190,734	200,000	63,756	100,000	100,000	100,000	100,000
Industrial / Commercial Façade Program	60,000	9,197	50,000		10,000	10,000	10,000	10,000
Pioneer Museum Improvements	507,000	265,600		35,660				
NE 14th St/1st Cr/SW 2nd Ave Streetscape	1,160,000	365,795	610,000	285,103	500,000	200,000	200,000	180,000
Acquire Property in CR Area	40,000	31,375	40,000	6,270	40,000	30,000	30,000	20,000
Demo Houses in NCR Area and Relo Tenants	110,000							
Hookup and Lateral Project	453,772	330,931		89,652		23,414	23,414	
Between NW 14th St/16th St Streetscapes	100,000	25,586	50,000	25,318	50,000	50,000	50,000	50,000
Commercial Building Improvement Grant Program	100,000		100,000		100,000			40,000
Loans/Grants to Businesses	1,734,000		1,781,140	641,962	1,229,000	1,285,414	1,293,365	
WNW Streetscape Project Phase 1 & NW 12th Street	290,904	267,195		25,819				
NW 7th St Streetscape/Sewer Project	397,850	399,638						
NW Neighborhood Sidewalk Project	450,000		576,085	513,509		62,575	62,575	
NW 14th St/NW1st Ave Streetscape Project	535,000	599,568	200,000	135,431				
Youth Activity Center			800,000	196,871	870,000	755,216	755,216	
WNW Streetscape Project Phase 2			250,000		250,000			1,720,000
NE 3rd & NE 2nd Sts, Eidon and Thelma Cts Streetscape				388				125,000
WNW Streetscape Phase 3					575,000			
Lucy Street Shops Infrastructure Relocation					120,000			
SW 1st Street Streetscape							27,000	
Krome Avenue Pumping Station # 2								34,728
Krome Avenue Pumping Station # 7								10,000
Total Project Cost	6,178,526	2,614,343	4,657,225	2,101,969	3,946,000	2,496,619	2,524,570	2,229,728

2
2
3
5
2
1
1
2
2
3
4
2
2
2
6
2
2
2
2

FY 2013-14

- 1= \$200,000
 - 2= \$1,889,728
 - 3= \$150,000
 - 4= \$40,000
 - 5= \$10,000
 - 6= \$0
- \$2,289,728

City of Florida City
Community Redevelopment Agency
Budget Narrative
Fiscal Year 2012-13

Prepared effective 09-30-13

Introduction

The Florida City Community Redevelopment Agency (CRA) was created in 1996 and completed its 17th full year of operation in FY 2012-13. The CRA continued to facilitate a number of private development projects in the Community Redevelopment Area (CR Area) in the current year. The CRA also continued the on-going series of neighborhood streetscapes. The streets in and around the Coral Bay Manor Subdivision in the CR Area are 100% complete. Phase 1 of the streetscapes in the Northwestern part of the CR Area began in FY 2010-11 is complete except for punch list items and Phase 2 began in FY 2011-12 should be complete within 60 days. Construction will begin on Phase 3 in the first 90 days of FY 2013-14.

This report will address the primary operating aspects of the CRA, revenue shrinkage and significant projects for FY 2012-13, as well as the proposed budget and CRA plans for the coming year.

During 2009, the CRA completed a revised Community Redevelopment Plan (CR Plan) and worked with County staff to get the new CR Plan through the County's approval process. The focus of the original 1995 CR Plan had been on the recovery from Hurricane Andrew, the facilitation of revenue enhancing commercial development projects, and the development of public/private partnerships to generate new construction. The newly approved CR Plan with the expanded CR Area contains a large residential area in Northwest Florida City in which the infrastructure is deficient and many of the structures are dilapidated. Much of the focus and spending of the CRA over the coming years will be the correction of this infrastructure deficit and upgrading the appearance and quality of life in this predominately African-American neighborhood. Emphasis will also be on arresting the blighting effects of dilapidated structures in this residential neighborhood through rehabilitation of some structures and the demolition of others that are beyond redemption. The CRA's focus in the new CR Plan has also been broadened to include more proactive projects initiated solely by the CRA.

I. Staffing and operating expenses

The CRA retained Richard Stauts, Executive Director, as its only employee in FY 2012-13. The City Finance Director, Mark Ben-Asher, is the Treasurer of the CRA. Jennifer Evelyn, City Clerk, serves as the Board Secretary. Employee salary and fringes are divided into two categories, administrative and operating.

During FY 2011-12, the CRA's Consultant, Willdan Financial Services, Inc., completed an Indirect Cost Allocation Plan to better determine and document the indirect costs that the CRA pays for City Services. These services include such things as the Mayor's Office, the Finance Department, the City Clerk's Office, and other shared costs such as City Hall rent, insurance, utilities, and maintenance. This cost allocation method was fully implemented for FY 2012-13.

II. Administrative Procedures

The Agency by-laws establish the CRA composition, purpose and powers, meetings and notice requirements and administrative procedures. New by-laws were adopted during FY 2010-11. The Agency is composed of the Mayor and four (4) elected City Commissioners and two (2) representatives of the CR Area business community. The By-laws designate the Mayor as the Board Chairman and the Vice-Mayor as the Vice Chairman of the Board.

The CRA Board meets on an as needed basis, but the meetings have averaged about one per month during FY 2012-13. The Board typically meets immediately prior to a City Commission Meeting on either the second or fourth Tuesday of the month.

III. Community Redevelopment Plan Implementation

In 2009, the Agency adopted a new total rewrite of the original CR Plan which was written in 1995. The new CR Plan provided for expansion of the CR Area to take in four additional areas in need of redevelopment. The new CR Plan and expansion areas were approved by the County and the Interlocal Agreement was executed on July 10, 2009. The focus of implementation is the facilitation of proposed and new development projects through providing necessary infrastructure and upgrading public infrastructure in the commercial and residential sections of the CR Area. In anticipation of the expansion of the CR Area to take in the Northwest Neighborhood (which contains the worst housing and highest crime rates in the City), the CRA did not spend all of the prior years' increment revenue. The cost of addressing the needs of this area will be significant over the coming years and a surplus was developed to help begin the process. That surplus is being expended over several years to avoid having a whole quadrant of the City under construction at the same time.

Development and Infrastructure Projects Funded During FY 2012-13

Commercial and Industrial Façade Program: The CRA adopted a Commercial and Industrial Building Façade Program in FY 2007-08 to assist building owners within the CR Area to upgrade the appearance of their buildings. The first area to be addressed was the industrial area around NW 12th Street and NW 3rd Avenue. The owners of the industrial buildings in this area have been anxious to rework the appearance of their structures. Several new industrial buildings have been completed in the City outside the CR Area in the past several years and the owners of the older buildings in the CR Area are at a competitive disadvantage. The building owners near NW 12th Street realized that they must improve the appearance of their buildings, or the best tenants will seek quarters elsewhere. Combining the façade improvements with the streetscape improvements on NW 12th Street and NW 3rd Avenue has changed the face of the whole area. The façade project was budgeted for \$200,000 in FY 2012-13. Five industrial buildings were addressed with CRA funds in FY 2012-13 totaling \$110,000. Of the 16 industrial buildings in the industrial area, 12 owners have upgraded the appearance of their buildings through the façade program in the past five years.

Pioneer Museum Improvements: The CRA did not expend any funds on the Pioneer Museum Building this year. However, the CRA coordinated the donation an early 1900's railroad caboose that was parked on the Museum grounds. The caboose was donated to the Gold Coast Railroad Museum at Zoo Miami.

Acquisition of Property in the Northwest Neighborhood: \$500,000 was budgeted for the acquisition of dilapidated structures in the Northwest Neighborhood. Funds could also be used for acquisition of undeveloped parcels for the purpose of site assembly. During the year the CRA expended approximately \$200,000 for acquisition of parcels.

Demolish Houses and Relocate Tenants in Northwest Neighborhood: \$40,000 was budgeted to demolish dilapidated houses in the Northwest Neighborhood and to relocate the tenants from those houses. Approximately \$30,000 was expended for demolition of houses. Since there were no legal tenants in the units when acquired, there was no relocation expense involved. The CRA also paid for the demolition of several structures within the CR Area using the County Unsafe Structures Board process.

Commercial Building Improvement Grant Program: A number of shopping centers and industrial buildings completed their construction at about the same time the economy entered a recession. This left a large number of new potential business spaces that the property owners were having a difficult time leasing. To assist in filling some of these vacant spaces, the CRA developed

this program in FY 2009-2010 to help potential tenants be able to afford to build out the shopping center spaces and make them ready for occupancy. Under this program, the CRA will pay for up to 50% of the cost with a maximum expenditure of \$10,000. The building owner is also required to contribute. During FY 2012-13, four businesses were able to take advantage of the program. CRA expenditures were approximately \$40,000.

Florida City Youth Center: The new Youth Center was constructed in the CR Area on the corner of NW 5th Street and Davis Parkway. The total budget for the facility is \$3,000,000 and the CRA paid \$735,000 of that amount. The center will serve as a haven for youth, containing a gym, computer lab, study areas, game areas, a kitchen, and other facilities to serve the youth of the community after school and on weekends. In the morning, the Center will serve seniors with exercise and other activities. The Grand Opening was January 16, 2013.

WNW Neighborhood Streetscape, Phase 1: Phase 1 of the WNW Neighborhood Streetscape began in FY 2011-12 with a total budget of \$1,916,249 including change orders. The construction enhances the appearance of the residential area through creation of landscaping, curb and gutters, drainage, lighting, sidewalks and rebuilding the streets. The construction contract was executed on January 13, 2012. The project is complete except for a few punch list items. Total expenditures for FY 2012-13 were \$1,176,340.

NW 14th Street / NW 1st Streetscape Project: Phase 3 of the Coral Bay Manor Streetscape project began in FY 2011-12, and the contract was signed on October 25, 2011. Improvements included new streetscapes on NW 1st Avenue and NW 14th Street to include on-street parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving. This was the last phase of the Coral Bay Manor project. The bid for this phase was \$576,085 including change orders and it was completed in September, 2012 except for a few punch list items. The FY 2012-13 expenditures were \$62,575

WNW Neighborhood Streetscape, Phase 2: Phase two of the WNW Neighborhood Streetscape began in FY 2011-12 with a total budget of \$953,086, including change orders. The construction enhances the appearance of the residential area through creation of landscaping, curb and gutters, drainage, lighting, sidewalks and repaving the streets. The construction contract was executed on July 29, 2012. The project is complete except for a few punch list items and expenditures in FY 2012-13 were \$701,105.

Other CRA Activities: The CRA was also designated the lead entity for the City for several additional projects in the CR Area.

The County is undertaking a management plan for the conservation area on Palm Drive and the CRA

is working with the County to create a passive recreational plan for the new park which will be in the CR Area. Work days in the preserve were conducted in November and March and the first trail within the preserve was improved.

The CRA is the County's contact point for a new Park and Ride Facility being to be built by Miami-Dade Transit Authority. The Environmental Assessment is complete as is the acquisition of two city blocks where MDTA plans to build the facility adjacent to the Busway. The design is complete and construction should begin soon. The parking facility will be in the CR Area on Palm Drive.

The CRA also coordinated the submission of a \$750,000 State Small Cities CDBG Neighborhood Revitalization grant application for water and sewer infrastructure improvements. The application did not rank high enough to be funded.

The CRA also coordinated the submission of a \$200,000 application to the Legislature. The City has replaced a small service line on Krome Avenue with a 16" water line and the City requested funds from the Legislature to pay the cost of disconnecting businesses from the old line and connecting them to the new water line. The funds were approved by the Legislature and placed in the budget. The Governor vetoed the appropriation.

The CRA is the City coordinating entity for the Miami-Dade County, City of Homestead, and Florida City collaboration for widening Lucy Street between NE 6th Avenue and US 1. The CRA has worked with the adjacent property owners and all but one of the owners has agreed to donate the needed right of way.

The CRA has begun the process of developing a linear park on NW 3rd Avenue. The City owns half of the property and the CRA will acquire the remainder over the next several years. The CRA has been spreading excess fill from streetscape projects on the property and will continue to do so in the next several streetscape phases. This action will ultimately reduce the cost of development. Though this strip of land is narrow, it could contain a walking track around the perimeter and other amenities in the center.

Plan Consistency

The significant number of development projects that were either completed, under construction or planned, combined with the substantial increase in the CR Area tax base attest to the "bottom line" success of CRA implementation over the past 17 years. The CRA has made excellent progress in implementing a number of the adopted CR Plan Goals during FY 2012-13 including:

1. Create strong partnerships with area non-profits, the real estate industry, the financial community and potential businesses in successfully developing existing and new commercial and industrial uses. The CRA has worked with several realtors over the past year as they attempted to locate available sites for business growth or relocation. Stronger relationships have been forged with the Florida Pioneer Museum and with Centro Campesino.
2. Assist area landowners in transforming slum and blighted conditions into value-stable and value-growth properties. The CRA Façade Grant Program has assisted in the renovation of facades on four industrial or commercial buildings in the CRA in FY 2012-13. Two other building owners are working on their plans and should begin upgrading their facades in FY 2013-14.
3. Use CRA funds as an incentive and leveraging factor in non-profit and private sector development opportunities. The expenditure of CRA infrastructure funds over the last several years along Krome Avenue, US 1, and Palm Drive directly contributed to the decision by AutoZone, Bank of America, Rise Academy, El Churrrito Plaza, Optima Nails and Krispy Cream to locate on US 1 and on Palm Drive. Dollar General Corporation and Chase Bank opened new facilities in FY 2012-13. Construction has begun on a new five-story hotel on Krome Avenue that is due for completion in February, 2014. The Aldi Grocery Store chain will start construction on a new store before the end of 2013. A mixed use project is proposed on Krome Avenue.
4. Attract relocating businesses to the CR Area through an aggressive marketing program coordinated with the South Dade Vision Council and the Beacon Council.
5. Assist local businesses and start-up entrepreneurs in relocating to the CR Area. The Commercial Building Improvement Grant Program was used to attract new businesses to vacant commercial space. Oshy's Nail Salon, C'Keisha's Treats and Sweets, and several other businesses relocated to within the CR Area in FY 2011-12. Optima Nails and Multi-Lingual Speech Group relocated to within the CRA in FY 2012-13.
6. Increase the overall attractiveness of the Area through strict Code enforcement and special projects and programs such as streetscaping and facade improvements. The CRA has worked closely with the City Code Enforcement Department and the City Public Works Department to address the appearance of the CR Area.
7. Provide cost-effective and strategic infrastructure improvements that are necessary to ensure the on-going redevelopment of the CR Area. The CRA continues to subsidize part of the cost

of public infrastructure to attract business and residential growth in the CR Area.

These and other adopted principles will be supported and further implemented during the upcoming year.

IV. Tax Base Growth and Proposed Budget

The continuing goal of the CRA is the expansion of the property values within the CR Area to the maximum extent possible and to improve the physical quality of life for the businesses and residents of the CR Area, consistent with the adopted Community Redevelopment Plan. The 2013 tax base of the CR Area has grown to its present value of \$198 million, an increase of over 400% since the CRA's inception in 1995. In 2013, tax values decreased by \$17 million from FY 2011-12. The approved FY 2013-14 CRA Annual Budget (see Exhibit A) summarizes the planned financial program for the CRA in the coming year. Total funds available in FY 2013-14 are expected to be \$3,249,433. Of this amount, \$1,043,481 is the annual City increment revenue contribution and \$647,598 is the Miami-Dade County increment revenue contribution. The remainder constitutes \$1,538,354 in carryover funds from FY 2012-13 and projected interest and other income of \$20,000. The carryover is a result of the planned expansion of the CR Area to include the Northwest Neighborhood. The CRA accumulated surplus funds for several years in anticipation of the expansion that was approved in 2009. The carryover is decreasing every year as projects are completed. More of these carryover funds were expended in FY 2012-13 on capital projects described in Section III, and the remainder is scheduled for expenditure on capital projects in FY 2013-14.

During FY 2009, the CRA, with County approval, added additional blighted parts of the City to the CR Area. The CR Plan was updated to outline the City and CRA plans for these four areas. The additional areas include the Northwest Neighborhood, a small residential area near the Florida City Busway proposed Park and Ride, the state-owned Pineland area on West Palm Drive, and an infrastructure deficient agricultural based property south of Palm Drive and west of Krome Avenue. It is not anticipated that these areas will contribute significantly to increment revenue for a number of years. In fact, the values in the expansion area have fallen over 56.8% during this period. During FY 2013-14, the CRA will continue investing existing increment revenue in the Northwest Neighborhood to address the blighted conditions there.

PROPOSED FY 2013-14 Expenses

Administrative Expenses

1. The *administrative* salary costs charged to the CRA will be as follows:

60% of Executive Director	\$75,404
Employee Fringes (28.6% of Salary)	\$21,461

Employee fringes are such things as FICA, Workers' Compensation Insurance, FRS contribution, health insurance, life insurance, and unemployment compensation.

2. Indirect Cost Allocation (\$118,361)

The CRA commissioned a cost allocation study in FY 2010-11 to be able to better determine its fair share of City administrative and indirect costs. A contract was executed with Willdan, Inc., to conduct the study and allocation of indirect costs using the Plan was first implemented for FY 2012-13.

Note: The operating salary and fringe costs are listed in the "Operating Expenses" section below.

3. Printing and Publishing (\$500)

The CRA will continue to publish brochures for the Commercial Building Improvement and Facades Programs. A new brochure will be published for the Public Infrastructure Program.

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

The CRA will be advertising public notices for Requests for Qualifications and for Invitations to Bid for infrastructure and other projects, and publishing other legal notices as required. The CRA is also paying for amending the City's Comprehensive Plan to implement land use changes proposed in the new CR Plan adopted on 2009. This amendment would not be necessary but for the proposed land use changes in the new CR Plan.

5. Travel and Training (\$6,000)

This category includes educational and business events relating to community redevelopment as well as out of town travel for conferences and client meetings. The CRA Executive Director is Chairman of the Florida Redevelopment Association Certification Committee and travels frequently to Board and Committee meetings. He is also a member of the Board of Directors of the FRA. The Executive

Director also represents the CRA at state meetings of the Florida Economic Development Council, the Florida Community Development Association, and the Florida Housing Coalition. Since the grant applications for the Small Cities Community Development Block Grant Program will mainly address issues in the CR Area, attendance at application and implementation workshops is also warranted.

In FY 2013-14, the Florida Redevelopment Association Conference will be in South Florida and several of the CRA Board members are planning to attend part or all of the Conference.

6. Auto Expense (\$2,000)

The CRA Executive Director uses a City vehicle bought in 2013.

7. Office Equipment and Furniture (\$2,500)

The CRA plans to upgrade some of its office furniture this year. The CRA also needs a small meeting table, and another bookcase. The CRA planned to undertake this upgrade in FY 2012-13, but agreed to forgo the purchase since this type of expenditure was frozen for the rest of the City.

8. Other Administrative Expenses (\$2,000)

This line item will be used to pay for miscellaneous administrative expenses such as office supplies, postage, minor equipment replacement, phone expenses, CRA share of copy machine and reproduction costs, coffee and supplies, water, internet, etc.

9. County Administrative Charge (\$9,714)

Required County fee - 1.5% of County's tax increment contribution.

Operating Expenses

1. The *operating* salary cost charged to the CRA will be as follows:

40% of Executive Director	\$50,270
Employee Fringes (28.6% of salary)	\$14,378

Employee fringes are such things as FICA, Workers' Compensation Insurance, FRS contribution, health insurance, life insurance, and unemployment compensation.

Note: The administrative salary and fringe costs are listed in the “Administrative Expenses” section above.

2. Contractual Services (\$348,000)

This line item provides funding for architectural, engineering, and survey professionals for infrastructure and building projects. It also pays for professional services for the changes that are driven by the new CR Plan to the Future Land Use Map. Other costs are for realtor services and appraisals for the acquisition of foreclosed and abandoned properties. A grant writer may be secured by contract to assist the CRA in obtaining grants.

3. Membership and dues (\$2,500)

This line item pays for CRA memberships in the Florida Redevelopment Association, the Florida Economic Development Council, the Florida Community Development Association, the Florida Housing Coalition, and the Florida Special Districts Program.

4. Legal Services/ Court Costs (\$30,000)

This line item pays for the cost of the City Attorney’s review and /or preparation of CRA documents, Resolutions, agenda items, and contracts, and for attendance at CRA Board Meetings. The CRA also incurs legal expenses when it acquires property in the CR Area. Costs also include attorney fees associated with using the County Unsafe Structures Board to demolish unsafe buildings in the CR Area.

5. Property Maintenance (\$2,500)

The CRA pays the City Public Works Department to cut the grass and maintain the CRA-owned properties.

7. Property Acquisition and Demolition (\$200,000)

This CRA will spend \$200,000, for acquisition of dilapidated housing and vacant lots in the “Snake Pit” area and the Northwest Neighborhood and to pay for demolition of any dilapidated structures. It is not known which parcels will be acquired or demolished. What is acquired will be a function of what comes on the market, what properties complete the foreclosure process and are available, whether a desired property is for sale at a price the CRA is willing to pay, and in many cases, the

finalization of probate issues so that an heir can pass a clean title. The properties will be held until the real estate market improves and they will eventually be developed for affordable or market rate housing. The CRA has developed acquisition plans for five sections of the CR Area.

7. Infrastructure Improvements (\$1,889,728)

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

8. Assistance to Non-Profits (\$10,000)

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

9. Redevelopment Façade Grants/Commercial Building Improvement Grant Program (\$150,000)

This line item will pay the CRA's part of approved façade rehabilitation projects undertaken by owners of commercial or industrial buildings. The CRA also initiated a new program in FY 2010-2011 to assist businesses with the cost of moving into vacant shopping center and other unused commercial space. The CRA Board has established a policies and procedures document to provide guidance on use of both of the funding programs.

10. Redevelopment Loans/Grants to Businesses (\$40,000)

The CRA maintains an "opportunity fund" that would be used to incentivize potential large tax-generating or job creating proposals within the CR Area. The CRA must be opportunistic and flexible to take advantage of unplanned business relocations or new businesses desiring to locate within the CR Area.

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

This line item will pay for the cost of improvements for the Florida Pioneer Museum. The CRA, the City, and the Florida Pioneer Museum Association want to see greater utilization of the Museum by

both tourists and local residents. To accomplish this, the quality of the viewing experience has to be upgraded through better and more diverse displays.

12. Transfer out to others (\$240,000)

This line item pays for enhanced police services within the CR Area. These three officers devote 100% of their time to the CR Area.

100 % of 3 Police Officers (\$240,000)

13. Other Operating Expenses (\$500)

This line item pays for various and sundry operating expenses. Items covered are such small things as camera batteries, water provided for a road race in the CR Area, and other miscellaneous purchases.

14. Reserve/Contingency (\$19,617)

This line item will provide a source of funds to pay for cost overruns or enhancements for infrastructure projects or unanticipated CRA costs, as well as a source of funds for the CRA to be opportunistic. This is only 1.5% of the total budget.

V. Future Development Projects and Other Agency Initiatives

The CRA plans to continue to work with private developers and public funding agencies to recruit employment-generating businesses and to create affordable housing opportunities in the CR Area. One development project by Pinnacle Housing Group that was coordinated in FY's 2009-11, completed construction and leased up in FY 2010-11. In addition, several infrastructure, design and streetscape projects are also planned as noted below.

Private developers seeking assistance from the CRA must go through the CRA's project selection process, which involves application submittal, review by staff and City Engineer, funding recommendation from the CRA Executive Director, and eventual approval by the CRA Board. CRA staff and Board use the following criteria in deciding whether projects should be funded:

- 1) Does the project provide a significant benefit to CR Area businesses and residents?
- 2) Is the project consistent with the Community Redevelopment Plan?

- 3) Will pay back through estimated revenue increases to City occur within 5-7 years?
- 4) Are project funds provided to a private developer on a reimbursement basis such that a project is at least 50% constructed before CRA funds are released?
- 5) Is the applied for amount necessary to make the project feasible?
- 6) Are CRA infrastructure improvements timed such that the private developer effort will be underway before or concurrently with the CRA funded infrastructure?

This process has worked well for the CRA. During the period from FY's 2003-2011, the CRA expended over \$1,200,000 in increment revenue to create public infrastructure on US 1, Krome Avenue, and Palm Drive as an incentive to businesses to locate there. The enhanced property values where businesses have located and built buildings now generate approximately \$560,000 a year in new increment revenue. Further, there is still a significant amount of vacant land ready for development that is now served by this same public infrastructure. A new Dollar General Store, a new Chase Bank, and a new Salvation Army Store have opened this year, and a new five-story Hilton Hotel is scheduled for completion in FY 2013-14 in areas where the CRA has previously constructed infrastructure. This investment in public infrastructure will continue to pay great dividends to both the City and County long after the life of the CRA has ended.

The CRA is also assembling several sites for future housing or other redevelopment. Most of the acquisitions will occur in the five areas where acquisition plans have been created. While property costs are low compared to recent years, now is the time to buy, demolish dilapidate structures, and assemble future building sites. This will address slum and blighting conditions in the CR Area as well as provide for future affordable housing.

The CRA does not have any indebtedness at this time. To date, the CRA has limited its activities to "pay as you go". Though this may have retarded some CRA actions in implementing the CR Plan, the CRA has been able to manage the sharp reduction in taxable value and in revenue over the past four years.

VI. FY 2013-14 Public Improvements and Assistance to Private Developments

Commercial and Industrial Façade Program: The CRA has adopted a Commercial and Industrial Building Façade Program to assist building owners within the CR Area in upgrading the appearance of their buildings. The first area to be addressed was the industrial area around NW 12th Street and NW 3rd Avenue. Many of the industrial buildings in this area have already reworked the appearance of their structures. Several new industrial buildings opened outside the CR Area in 2009 and the

building owners near NW 12th Street realize that they must improve the appearance of their buildings, or their best tenants will seek quarters elsewhere. Combined with the streetscape improvements on NW 12th Street and NW 3rd Avenue, this façade renovation program will change the face of the whole area. The façade project is budgeted for \$100,000.

Pioneer Museum Improvements: The Museum building is owned by the City and the facility is operated by a non-profit that oversees and displays the museum collection. The facility is a jewel that has drawn students and travelers in the past to the heart of the Community Redevelopment Area. The building is designated as a historic structure and is one of the few remaining of the original Florida East Coast Railroad Buildings that survive. Repairs for the Museum is budgeted for \$10,000.

Commercial Building Improvement Grant Program: The CRA has budgeted \$50,000 for grants to assist new and expanding businesses to relocate into unused shopping center and commercial space. The program requires a match from the business and a contribution from the building owner as well. The use of the funds is limited to improvements that remain in the building as tenants change, such as lighting, flooring, partitions, etc.

Loans and Grants to Businesses: Because of the economy, the CRA has budgeted \$40,000 to assist businesses with grants or loans. It is not the intent of the CRA to make a lot of small loans or grants, but rather to have a budget line item that would allow the CRA to be flexible and opportunistic should a large job-creating opportunity or a public-private partnership present itself.

WNW Neighborhood Streetscape Project, Phase 1: Pinnacle Housing Group has completed an 87 unit tax credit driven affordable housing development in this neighborhood. The CRA has also demolished eight dilapidated structures in this neighborhood and is planning on demolishing two others. To make this homeowner dominated area look better, the CRA is undertook a streetscape project in this quadrant of the CR Area. The project encompasses ten square blocks. All of the streets in that area will be reconstructed to include curb, gutter, landscaping, sidewalks, lighting, and repaving. The project construction is done except for a few punch list items. The total budget for the project is \$1,916,249, with a remaining balance of \$43,706.53.

WNW Neighborhood Streetscape Project Phase 2: This is a continuation of the streetscapes that will be completed in one of the areas added to the CR Area in 2009. The WNW Neighborhood Streetscapes will be completed over 5-6 years. In FY 2012-13, the CRA completed Phase 1 (as described above) and started and finished the construction of Phase 2 which encompasses seven square blocks. The Phase 2 project is complete except for several punch list items. The total budget for the Phase 2 project is \$953,086.75, with \$106,106.33 remaining to be paid to the contractor.

NW 12th Street between NW 6th Avenue and NW 8th Avenue: NW 12th Street is one of five unimpeded east-west corridors in the City and is heavily used. The construction will occur in two phases to minimize disruption of traffic by having part of the street always open for detour purposes. The streetscape will include new street paving, sidewalks, curb and gutters, drainage, landscaping, lighting, and the first round-a-bout in the City. The project was bid out with the WNW Streetscape, Phase 1 and is included in the budget for Phase 1. Part two of the NW 12th Street project between NW 8th Avenue and Redland Road was bid out with the WNW Streetscape project, Phase 3

NE 3rd St/NE 2nd St/ Thelma Ct/Eldon Ct Streetscapes: A local developer has secured a Hilton franchise for a 98 room 5 story suites hotel at the end of the Turnpike. The CRA will construct a streetscape on the entrance streets leading to the hotel as part of the incentive package to make the project work. The streetscape will include new street paving, sidewalks, curb and gutters, drainage, landscaping, and lighting. The hotel should create 25 new jobs and \$5,000,000 in ad valorem tax value in the CRA. This project was bid out with the WNW Streetscape project, Phase 3.

Krome Avenue Area Pump Stations: The sewer pump station that serves much of the vacant land on North Krome Avenue is reaching capacity. The CRA is budgeting \$34,728 to replace pumping station # 2 to avoid a moratorium by the County Department of Regulatory and Economic Resources that would make it difficult for major businesses to locate in this part of the CR Area. The CRA will also be repairing pumping station # 7 at a projected cost of \$10,00.

WNW Neighborhood Streetscape Project Phase 3: This is a continuation of the streetscapes that will be completed in one of the areas added to the CR Area in 2009. The WNW Neighborhood Streetscapes will be completed over 5-6 year. In FY 2012-13, the CRA is completing Phase 1 and 2 as described above. The project has been bid out and has been awarded in the amount of \$1,719,922. The project should be finished before the end of FY 13-14.

Lucy Street Shops Infrastructure: The County has agreed to fund the cost of expanding Lucy Street to three lanes with curb and gutter, drainage, and sidewalks. One of the commercial buildings has substantial on-site infrastructure within the ten feet that the City is requesting that the property owner donate to the City for widening the street. As part of the donation agreement, the CRA will be paying to have the on-site infrastructure relocated. The budget for this cost is \$125,000.

Other CRA Activities:

The CRA is also coordinating the acquisition of several buildable residential lots in the CR Area from the County and other sources. The City believes that as the real estate market picks up, the City is in a better position to work with developers/builders on these lots. The County also owns a parcel on NW 3rd Avenue that the City is trying to acquire for a passive park adjacent to the Busway.

The CRA will continue coordinating with the City of Homestead, and the County for the widening of Lucy Street between NE 6th Avenue and US 1. This project is being funded by the MPO.

The CRA will continue coordinating with the County for the passive use of the Pineland Preserve on West Palm Drive. The County is undertaking a management plan for this conservation area and the CRA is working with the County to create a passive recreational plan for the new park, which will be in the CR Area.

The CRA is the lead department for a FFY 2013 State Small Cities CDBG Neighborhood Revitalization category application for improvements within the CR Area to the City's sanitary sewer system. There are several pumping stations that should be upgraded and older sewer lines that should be replaced. The grant application will be for \$750,000 and is due in January, 2014.

VII. FY 2012-13 Housing Programs

Acquire Property in the CR Areas: \$180,000 is budgeted for the acquisition of dilapidated structures in five sections of the Northwest Neighborhood. Funds could also be used for acquisition of undeveloped parcels for the purpose of site assembly. This part of the Northwest Neighborhood contains many housing units that are unfit for rehabilitation and just should be demolished. The properties will be held until the real estate market improves and they will eventually be developed for affordable or market rate housing. The CRA has completed acquisition plans for the five sections of the CR Area.

Demolish Houses in the CR Area: \$20,000 is budgeted to demolish housing structures in the Northwest Neighborhood that are acquired by the CRA or that are demolished by the CRA based on orders from the County Unsafe Structures Board. There are a number of housing units that are in foreclosure or that have been abandoned that the CRA is planning to acquire so they can be demolished. The properties will be held until the real estate market improves and they will eventually be developed for affordable or market rate housing.

VIII. Enhanced Public Safety Program

Community Policing Program: The CRA plans to continue implementation of the special public safety program. This program enhances Florida City Police patrols, over and above normal service levels, for CR Area only. The projected cost of this program is \$240,000 for FY 2013-14. This innovative community policing program has been very effective in providing greatly increased police

visibility and interaction with CR Area businesses and residents. Business owners in the area have repeatedly expressed the desire that the program continue and even be strengthened in the future. The CRA Board believes this is one of its most important and necessary programs because it creates a good public safety environment in which quality redevelopment may occur. It also allows our Police department to provide enhanced presence at night to prevent theft in areas where the CRA is paying for infrastructure projects.

IX. Summary

Overall, the CRA has grown at a very healthy rate since 1995, even with the property tax shrinkage over the past several years, and the CRA has been a very productive catalyst thus far in overall City redevelopment. An effective partnership with Miami-Dade County has greatly assisted the CRA in its mission. This growth stagnation or shrinkage trend seems to have run its course since the value of property within the original CRA actually increased this year. The CRA remains confident that it can accomplish all the planned activities in FY 2013-14 consistent with the CR Plan.

MEMORANDUM

TO: Otis T. Wallace, Chairman
Avis Brown, Vice Chairman
Director Eugene D. Berry
Director Sharon Butler
Director R.S. Shiver

FROM: Rick Stauts, CRA Director

DATE: August 13, 2013

SUBJECT: Adoption of CRA Budget for FY 2013-14

Attached is the proposed CRA Budget for FY 2013-14. The budget reflects revenues and expenses of \$3,273,109. The amount of increment revenue decreased by \$31,874 over FY 2012-13, based on projections from the County. This amount might change based on final modifications to proposed millages by either the City or County. The total amount of the CRA budget may also be impacted by the final amount of interest and the amount of CRA funds rolled over from FY 2012-13 to FY 2013-14.

The budget package contains the proposed CRA budget in the format in which it will be presented to the County. The Resolution allows the Executive Director to modify the budget prior to final adoption by the City Commission at the second budget meeting in September to account for any millage changes, County tax adjustments, and a variance in rollover.

The budget only contains a contingency of \$11,621. Any required changes will be offset against this line item first, then against the property acquisition line item.. Should these two line items be inadequate and should projects have to be eliminated or reduced to balance the budget, the budget will be brought back to the Board for its review.

**CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 13-22**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2013-14 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF \$3,273,109 AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY AND TO THE FLORIDA CITY COMMISSION FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City of Florida City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the City of Florida City must adopt the CRA budget as part of its annual budget pursuant to Chapter 189.418(5), Florida Statutes; and

WHEREAS, the 1996 Interlocal Agreement between the City of Florida City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget and an annual report to Miami-Dade County for review and approval by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2013-14 budget of the City of Florida City Community Redevelopment Agency shall be adopted at \$3,273,109 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City propose to modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line items for Reserve/Contingency and Land/Building Acquisitions as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2012-13, and interest earnings, and the expense line items for Reserve/Contingency and Land/Building Acquisitions as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

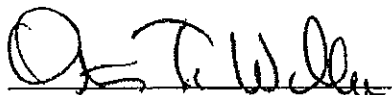
Section 4. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the City Commission of the City of Florida City for its approval pursuant to Chapter 189.418(5), Florida Statutes.

Section 5. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County after adoption of the CRA Budget by the City Commission of the City of Florida City..

Section 6. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

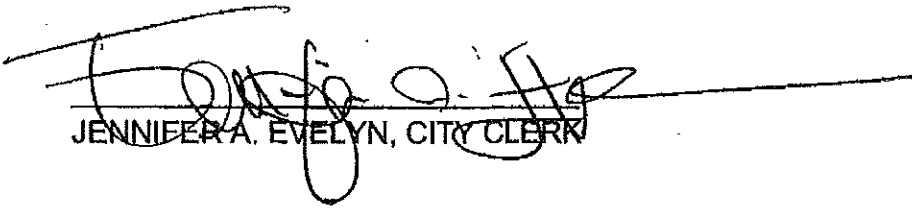
Section 7. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 13th day of AUGUST*****, 2013.



OTIS T WALLACE, CHAIRMAN

ATTEST:


JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:


JEFF CAZEAU, CITY ATTORNEY

Offered by: CHAIRMAN

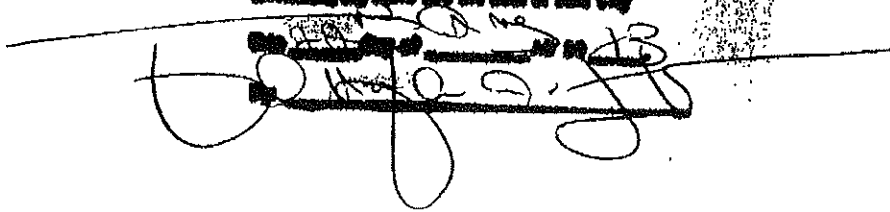
Motion to adopt by Director Butler seconded by Director Shiver

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	<u>Yes</u>
Vice Chairman Avis Brown	<u>Yes</u>
Board Member Eugene D. Berry	<u>Yes</u>
Board Member Sharon Butler	<u>Yes</u>
Board Member R. S. Shiver	<u>Yes</u>
Board Member Erick Deeb	<u>Absent</u>

STATE OF FLORIDA
COUNTY OF MIAMI
Jennifer A. Evelyn
City Clerk

I, _____
of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original record on file in this office.
Witness my hand and the seal of said City



MEMORANDUM

TO: The Honorable Otis T. Wallace, Mayor
 The Honorable, Avis Brown Vice Mayor
 The Honorable Eugene D. Berry, Commissioner
 The Honorable Sharon Butler, Commissioner
 The Honorable R. S. Shiver, Commissioner

FROM: Rick Stauts, CRA Director

DATE: September 25, 2013

SUBJECT: Adoption of CRA Budget for FY 2013-14

Attached is the proposed CRA Budget for FY 2013-14. The budget reflects revenues and expenses of \$3,249,433. The amount of increment revenue decreased by \$55,550 over FY 2012-13, based on projections from the County and a proposed City millage reduction. This amount might change based on final modifications to proposed millages by the County. The total amount of the CRA budget may also be impacted by the final amount of interest and the amount of CRA funds rolled over from FY 2012-13 to FY 2013-14.

The budget package contains the proposed CRA budget in the format in which it will be presented to the County. The budget only contains a contingency of \$19,617.

The CRA Board authorized the Executive Director of the CRA to adjust the final budget should the Board of County Commissioners modify their millage at their final budget hearings or should there be any substantial change in the estimated rollover or interest earned amount for FY 2012-13.

CITY OF FLORIDA CITY
RESOLUTION NUMBER 13-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2013-14 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA) IN THE AMOUNT OF \$3,249,433; DIRECTING THE EXECUTIVE DIRECTOR OF THE CRA TO SUBMIT SAID BUDGET TO THE MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THEIR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission of the City of Florida City (the "City") to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the 1996 Interlocal Agreement between the City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget to Miami-Dade County for review and approval of the Board of County Commissioners; and

WHEREAS, the Board of Directors of the CRA has approved the FY 2013-14 budget for the operations of the CRA; and

WHEREAS, the Board of Directors of the CRA authorized the Executive Director of the CRA to adjust the budget as necessary based on the final county-wide millage to be adopted by the Miami-Dade County Board of County Commissioners and any adjustment in the projected rollover or interest earned.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2013-14 budget of the City of Florida City Community Redevelopment Agency is approved at \$3,249,433 in revenues and expenditures as reflected in Attachment A.

Section 3. Should the Miami Dade County Board of Commissioners or the City Commission City of Florida City modify its proposed millage such that the increment revenue

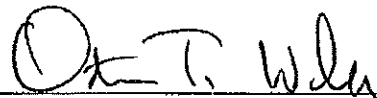
RESOLUTION NO: 13-27

contribution to the Community Redevelopment Agency be increased or decreased from the adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget after its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2012-13 and interest revenue and the expense line item for Reserve/Contingency as necessary.

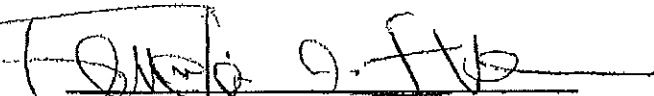
Section 4. That the City Commission hereby directs the Executive Director of the CRA to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County.

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

PASSED AND ADOPTED THIS 24th day of September*****, 2013.


OTIS T WALLACE, MAYOR

ATTEST:


JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:


JEFF CAZEAU, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by: Comm. Butler Seconded by: Comm. Berry

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Yes</u>
Vice Mayor Avis Brown	<u>Yes</u>
Commissioner Eugene D. Berry	<u>Yes</u>
Commissioner Sharon Butler	<u>Yes</u>
Commissioner R. S. Shiver	<u>Yes</u>

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

This 24th day of SEP AD 20 13.
By: 