

# MEMORANDUM

Agenda Item No. 8(G)(7)

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**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners


**DATE:** March 7, 2017

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution approving the  
budget for the N.W. 7th  
Avenue Corridor Community  
Redevelopment Agency for  
Fiscal Year 2016-17 totaling  
\$2,526,755.00

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



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Abigail Price-Williams  
County Attorney

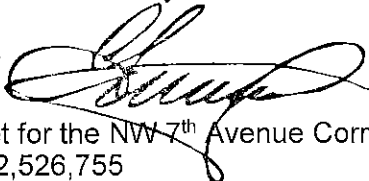
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# Memorandum



**Date:** March 7, 2017

**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** FY 2016-17 Budget for the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency  
in the Amount of \$2,526,755

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency's (Agency's) FY 2016-17 budget for the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$2,526,755. The Board must approve the Agency's budget prior to the Agency expending any funds.

## **Scope of Agenda Item**

The Area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Vice Chairwoman Audrey M. Edmonson, respectively.

## **Fiscal Impact / Funding Source**

The Agency'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, Florida Statutes. The TIF countywide revenue payment deposited into the Agency's Trust Fund for FY 2016-17 is \$296,790 and the Unincorporated Municipal Service Area TIF revenue payment deposited into the Trust Fund is \$122,630.

The County will continue to make payments through 2034, when the Agency and the Area will sunset.

## **Track Record / Monitor**

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2016-17 Budget.

## **Background**

On March 16, 2004, the Board adopted Resolution No. R-293-04, which established the boundaries of the Area, and declared the Area to be slum or blighted. On June 7, 2005, the Board approved the establishment of the Agency when it approved the Agency's Community Redevelopment Plan (Plan), pursuant to Resolution No. R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund). On December 1, 2009, the Board adopted Resolution No. R-1360-09, authorizing an Interlocal Cooperation Agreement (Interlocal Agreement) between Miami-Dade County and the Agency. The Interlocal Agreement requires the Agency to submit for County approval an annual budget for the implementation of the Plan. On August 4, 2011, the Board adopted a Finding of Necessity (Resolution No. R-223-11) to include a new area north of the existing Area. On September 6, 2012, the Board adopted Resolution No. R-661-12, which revised the Redevelopment Plan and included the new area to the north of the existing Area and broadened redevelopment strategies for the Area.

Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners  
Page 2

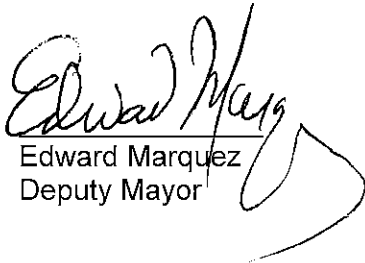
It is recommended that the Board approve the Agency's FY 2016-17 budget of \$2,526,755, which was approved by the Agency on September 27, 2016. The budget includes revenue sources of County Tax Increment revenues (\$296,790), Unincorporated Municipal Service Area Tax Increment revenues (\$122,630), carryover from prior years (\$2,101,535), and interest earnings (\$5,800).

Administrative expenditures total \$194,791, inclusive of \$72,000 for the continued services of an economic development coordinator to implement a comprehensive strategic plan that focuses the Agency's future development efforts in the Area. Administrative expenditures represent eight (8) percent of the total contemplated expenditures, excluding the 1.5 percent County Administrative Charge (\$6,291). The administrative expenses do not exceed the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total \$2,331,964 and includes:

- \$1,105,169 available for development opportunities;
- \$500,000 for a Commercial Improvement Program to help existing businesses;
- \$200,000 for infrastructure Improvements;
- \$200,000 for a Business Innovation and Investment Grant Program;
- \$150,000 for landscape and streetscape improvements;
- \$100,000 for Safety and Security Initiatives;
- \$50,000 for marketing and outreach;
- \$25,000 for legal services; and
- \$1,795 for memberships, fees and meeting room expenses.

Attachments

  
Edward Marquez  
Deputy Mayor

Mayor00417

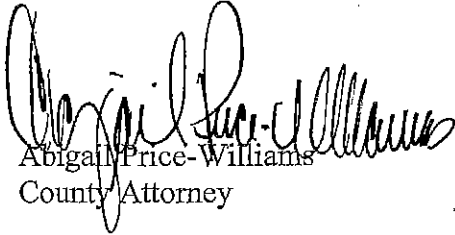


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** March 7, 2017

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(G)(7)

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
- Statement of social equity 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)(7)  
3-7-17

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

RESOLUTION APPROVING THE BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2016-17 TOTALING \$2,526,755.00

**WHEREAS**, the Board of County Commissioners (the “Board”) desires to approve the annual budget for Fiscal Year 2016-17 for the N.W. 7th Avenue Corridor Community Redevelopment Agency (“Agency”) in the form attached hereto as Attachment 1 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 2016-17 totaling \$2,526,755.00 in substantially the form attached hereto as Attachment 1, and incorporated herein by reference.

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:

Esteban L. Bovo, Jr., Chairman  
Audrey M. Edmonson, Vice Chairwoman  
Bruno A. Barreiro  
Jose "Pepe" Diaz  
Barbara J. Jordan  
Jean Monestime  
Rebeca Sosa  
Xavier L. Suarez  
Daniella Levine Cava  
Sally A. Heyman  
Joe A. Martinez  
Dennis C. Moss  
Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of March, 2017. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.

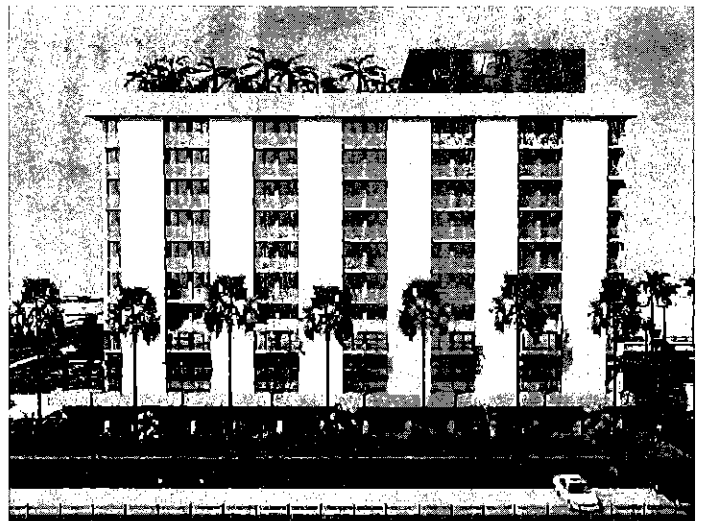
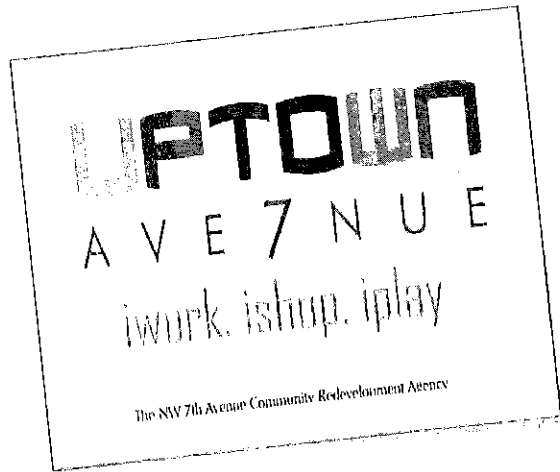


Terrence A. Smith

ATTACHMENT 1

N.W. 7<sup>TH</sup> AVENUE COMMUNITY REDEVELOPMENT AREA

FY 2016-17 PROPOSED BUDGET



CRA Board Members

Dr. Mae Bryant, Chair, Charesse Chester, Donald Kressley, Gene Lomando and Mack Samuel  
F.S. Chapter 163, Part 3 Miami-Dade County Board of County Commission Resolution #293-04

## NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Area

### Proposed Budget for Fiscal Year 2016-17

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#### **Introduction**

The NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2004. On March 16, 2004, the BCC adopted Resolution R-293-04, establishing the boundaries of the CRA and declaring the area to be slum or blighted and in need of redevelopment as per Florida Statutes, Chapter 163. Subsequently, on June 22, 2004, the Board approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund).

The original Redevelopment Plan called for the development of a new car automotive retail marketing, sales, and distribution center, commonly referred to as the "automall" as the primary redevelopment project. On December 7, 2005, the Developer, Potamkin Development I-95 LLC, decided to discontinue the negotiations. On February 21, 2012, the CRA Board adopted a revised Redevelopment Plan, and on September 6<sup>th</sup>, 2012 the Miami-Dade County Board of County Commissioners adopted the revised redevelopment plan. Approval of the revised Redevelopment Plan extended the boundaries of the redevelopment area and broadened the redevelopment strategy for the area.

Upon creation of the CRA, the BCC appointed itself as the CRA Board of Commissioners. On February 7, 2006, the BCC adopted Ordinance 06-18, establishing a citizen's Board of Commissioners for the CRA and delegating certain redevelopment powers to that Board. During Fiscal Year 2008-09, seven citizens were appointed to the CRA Board.

#### **Revenues**

The Agency's primary revenue source consists of tax increment revenues generated in the CRA Area from Countywide and Unincorporated Municipal Service Area (UMSA). In Fiscal Year 2016-17 those revenues are \$296,790 and \$122,630 respectively. Additional revenues of \$5,800 are projected from interest earnings. A total of \$2,151,535 has been carried over from the prior fiscal year.

#### **Expenditures**

Proposed administrative expenditures in FY 2016-17 total \$194,791 and include direct support from County staff (\$98,000), an economic development coordinator position (\$72,000), printing and publishing (\$5,000), advertising and notices (\$8,000), and educational seminars (\$5,000). Administrative costs represent 8 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$6,291).

Proposed operating expenditures total \$2,331,964 and include: \$1,105,169 for development opportunities; \$500,000 for Commercial Improvement Program to help existing businesses; \$200,000 for infrastructure Improvements; \$200,000 for a Business Innovation and Investment Grant Program; \$150,000 for landscape and streetscape improvements; \$100,000 for Safety and Security Initiatives; \$50,000 for marketing and outreach; \$25,000 for legal services; and \$1,795 for memberships, fees and meeting room expenses.



Development Opportunities and Land Purchase (\$1,105,169)

The Board has budgeted funds to be able to acquire land or participate in development activities that may arise within the Redevelopment Area.

Commercial Improvement Program (\$500,000)

The Commercial Improvement Program (CIP) funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, building improvements to include sewer connections. In conversations with the community, the CRA Board decided to mirror a similar program that Miami-Dade County uses for commercial type improvement activities.

Business Innovation and Investment Program (\$200,000)

The Business Innovation Investment Grant Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments. The grants under this program will be used to assist businesses invest in new equipment and technology. The program aims to create or retain jobs in the area and enhance the skill level of those jobs.

Landscaping/Streetscaping (\$150,000)

The CRA may provide landscape and streetscape improvements throughout the CRA area within the right of way.

Safety and Security Initiatives (\$100,000)

This program is intended to deter crime from the area and provide a safe environment for businesses and residents. The program will include either providing a private security patrol, an agreement with the Police Department to patrol the corridor, or monitored camera surveillance for business in the redevelopment area.

Marketing and Outreach (\$50,000)

The marketing and outreach program will fund events that create the opportunity to promote the businesses in the CRA area and provide much needed services to the areas residents.

Legal Services (\$25,000)

Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.

Meeting Room Expenses (\$1,000)

To cover costs associated with the CRA monthly meetings.

State Fee and Memberships (\$795)

To cover costs associated with the State of Florida as required by F.S. Chapter 163, Part 3, and membership fees for the Florida Redevelopment Association.

The NW 7<sup>th</sup> Avenue Corridor CRA Board adopted the attached FY 2016-17 Budget on September 27, 2016.

**NW 7th Avenue Corridor  
Community Redevelopment Agency  
FY 2016-17 Proposed Budget  
(FY 2016-17 begins October 1, 2016)**

<b>Revenues:</b>	<b>FY 15-16 Adopted Budget</b>	<b>FY 2015-16 Projection</b>	<b>FY 2016-17 Proposed Budget</b>
UMSA Tax Increment Revenue (TIR)	110,704	110,704	122,630
County Tax Increment Revenue (TIR)	267,809	267,809	296,790
Carryover	2,643,021	2,518,718	2,101,535
Interest Earnings	4,500	5,572	5,800
<b>Revenue Total</b>	<b>3,026,034</b>	<b>2,902,803</b>	<b>2,526,755</b>
<b>Expenditures</b>			
<b>Administrative Expenditures:</b>			
Employee Salary and Fringe	-	-	-
Contractual services	72,000	66,000	72,000
Audits and studies	-	-	-
Printing and publishing	10,000	-	5,000
Clerk and Meeting Costs	1,500	-	500
Advertising and notices	8,000	-	8,000
Travel (Includes Educational Seminars)	10,000	-	5,000
Other Admin. Exps (Direct Cnty Support)	95,000	95,000	98,000
<b>(A) Subtotal Admin Expenses</b>	<b>196,500</b>	<b>161,000</b>	<b>188,500</b>
County Administrative Charge at 1.5%	5,678	5,678	6,291
County Reimbursement of Advances (1/3)	-	-	-
<b>(B) Subtot Adm Exp &amp; County Charge</b>	<b>202,178</b>	<b>166,678</b>	<b>194,791</b>
<b>Operating Expenditures:</b>			
Legal Services	25,000	-	25,000
Grant/Match Funding	-	-	-
Contractual services	-	-	-
Marketing and Outreach	100,000	50,000.0	50,000
Safety and Security Initiative	100,000	-	100,000
Existing Business Enhancement Grant (BIIG)	200,000	83,565.0	200,000
Landscaping/Streetscaping	163,000	-	150,000
Infrastructure Improvements	-	-	200,000
Commercial Improvement Program (CIP)	500,000	500,000	500,000
Residential Improvement Program	-	-	-
Memberships and Fees	795	175	795
Other Operating Expenditures	-	-	-
Available for Development Opportunities	500,000	-	1,105,169
Meeting Room Expenses	3,000	850	1,000
<b>(C) Subtotal Oper. Expenses</b>	<b>1,591,795</b>	<b>634,590</b>	<b>2,331,964</b>
<b>(D) Reserve</b>	<b>1,182,061</b>	<b>-</b>	<b>-</b>
<b>Expenditure Total (B+C+D)</b>	<b>2,976,034</b>	<b>801,268</b>	<b>2,526,755</b>
<b>Cash Position (Rev-Exp)</b>	<b>50,000</b>	<b>2,101,535</b>	<b>(0)</b>