

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 16, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving amended Fiscal Year 2025-26 budget for the Miami Gardens Community Redevelopment Agency and the Miami Gardens Community Redevelopment area totaling \$13,491,027.00, subject to the negotiation of a right to use agreement for the Miami Gardens Performing Arts Center

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.



Geri Bonzon-Keenan
County Attorney

GBK/wm

MDC001

Date: June 16, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Miami Gardens Community Redevelopment Agency's FY 2025-26 Budget

Executive Summary

As mandated by Section 163.387, Florida Statutes and the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of Miami Gardens (City) and the Miami Gardens Community Redevelopment Agency (Agency) annual budgets and any amendments any amendments to the budget, requires approval from the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County. This item seeks approval of the fiscal year (FY) 2025-26 budget for the Agency and the Miami Gardens Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2025-26 budget for the redevelopment area in the amount of \$13,491,027 and approves the Agency's budget as required by the interlocal. Additionally, Section 163.387, Florida Statutes, requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

Scope

The redevelopment area lies within Commission District 1, which is represented by Commissioner Oliver G. Gilbert, III.

Fiscal Impact / Funding Source

The Agency's revenue source is tax 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, Florida Statutes. The County's TIF payment into the Agency's redevelopment trust fund for FY 2025-26 is \$2,001,673 and the City's TIF payment into the trust fund for FY 2025-26 is \$3,035,463. As required by the interlocal, the County will continue to make annual payments to the Agency and the redevelopment area based on each respective year's growth of ad valorem revenues over the base year through 2039, when the Agency and the redevelopment area will sunset.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor's designee.

Track Record / Monitor

This item does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2025-26 budget.

Background

On March 7, 2017, the Board adopted Resolution No. R-210-17, which established the boundaries of the redevelopment area and declared the redevelopment area to be slum or blighted. On July 10, 2019, the Board approved the establishment of the Agency by adopting the Agency's community redevelopment plan (plan) and

interlocal agreement, through Resolution No. R-709-19. On September 4, 2019, the Board adopted Ordinance No. 19-74 creating the Agency's trust fund, which funds the activities set forth in the plan.

Fiscal Year 2025-26 Budget

On September 24, 2025, the Agency and the City adopted the Agency's FY 2025-26 budget of \$13,491,027 through Resolution No. CRA-2025-004-023 and Resolution No. 2025-120-2421, respectively. Both resolutions are attached to this memorandum and are incorporated herein by reference (Attachments 1 and 2). The budget includes \$2,001,673 in revenue sources of County TIF, \$3,035,463 in City TIF, \$100,000 in interest, and \$8,353,891 of projected carryover funds.

Expenditures total \$13,491,027 and include:

- \$10,651,409 for the Miami Gardens Performing Arts Center reserves
- \$2,000,000 for professional services associated with the Miami Gardens Performing Arts Center
- \$500,418 for the Agency's SMART Plan contribution, totaling 25 percent of the County TIF
- \$300,000 for infrastructure improvements
- \$30,025 for the County's administrative charge of 1.5 percent
- \$9,175 for operating expenses

All expenditures are detailed in Exhibit 1 to the resolution.

The Agency, the City and their counsel have represented to the County for the purposes of seeking the Board's approval of the budget, that they have determined that all expenditures associated the budget are allowable under the Agency's plan, the interlocal agreement, and Chapter 163, Part III, Florida Statutes, and have adopted the budget presented to this Board.

Attachments



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA-2025-004-023

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE FISCAL YEAR 2026 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Miami Gardens Community Redevelopment Plan was approved by the Miami Gardens Community Redevelopment Agency (MGCRA) Board and Miami Gardens City Council in 2019, and

WHEREAS, the CRA Plan addresses the NW 27th Avenue CRA Study Area, and

WHEREAS, the intent of the CRA and Plan is to build a destination that will attract visitors, create jobs, and support the local economy, and

WHEREAS, the Plan prioritizes a catalyst project, the Miami Gardens Performing Arts Center, and

WHEREAS, the MGCRA's main source of funding derives from Tax Increment Financing (TIF), and

WHEREAS, TIF funds are a result of the added value of properties within the CRA boundary after the base year, 2019, and

WHEREAS, this is not an additional tax, but a portion of the existing property taxes in that area, and

WHEREAS, the revenue generated from TIF allocated to build the Miami Gardens Performing Arts Center specified in the approved Community Redevelopment Plan, and

WHEREAS, TIF funds can also cover administrative operational costs, and

WHEREAS, Fiscal Year 2026 funding sources are derived from the projected Miami Gardens Tax Increment Revenue (TIR) and the projected Miami-Dade County Tax Increment Revenue (TIR), and

WHEREAS, for 2025, the preliminary taxable value for the MGCRA is \$963,905,912, and

WHEREAS, MGCRA base year taxable value (2019) was \$372,687,355, and

WHEREAS, the difference, \$591,218,557 is the increment value, and

WHEREAS, Municipal TIR: Using the Increment Value of \$591,218,557 divided by \$1000 x the City's millage rate of 6.9363 and budgeting at seventy-five percent (75%) of this amount for FY 2026 will yield \$3,075,652, and

WHEREAS, taking into account prior years reduction adjustments of \$40,189, will yield revenue of \$3,035,463, and

WHEREAS, County TIR: The revenue from Miami-Dade County will be \$2,001,673, and

WHEREAS, Interest proceeds are estimated at \$100,000 for the fiscal year, and

WHEREAS, Carryover fund balance from FY 2025 is \$8,353,891, and

WHEREAS, Projected FY 2026 expenditures CRA operating expenses (\$9,175), professional services and infrastructure improvements related to the Miami Gardens Performing Arts Center (combined estimated of \$2.3M) and an allowable administrative fee to Miami-Dade County as outlined in the Interlocal Agreement (\$30,025), and

WHEREAS, per the Miami-Dade County Interlocal Agreement, twenty-five percent (25%) of the County's portion of the CRA revenue is transmitted to Miami-Dade County to support the Northern Corridor of the SMART Plan (\$500,418), and

WHEREAS, the remaining funds will be placed in reserves to support the future Miami Gardens Performing Arts Center (\$10,651,409), and

WHEREAS, Miami Gardens Community Redevelopment Agency expenses are in accordance with the approved MGCRA Plan and State law, and

WHEREAS, For Fiscal Year 2026, the Miami Gardens Community Redevelopment Agency will have an adopted budget of \$13,491,027, and

WHEREAS, Staff recommends, City Council approves the Fiscal Year 2026 Miami Gardens Community Redevelopment Agency Budget, as set forth in Exhibit "A",

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Fiscal Year 2026 Miami Gardens Community Redevelopment Agency Budget, as set forth in Exhibit "A".

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON SEPTEMBER 24, 2025.

DocuSigned by:

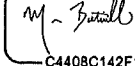


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RODNEY HARRIS, MAYOR

ATTEST:

DocuSigned by:



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MARIO BATAILLE, CMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Councilman Leon

Seconded by: Councilwoman Julien

VOTE: 7-0

Mayor Harris	Yes
Vice Mayor Stephens, III	Yes
Councilwoman Baskin	Yes
Councilman Leon	Yes
Councilwoman Powell	Yes
Councilwoman Wilson	Yes
Councilwoman Julien	Yes

RESOLUTION NO. 2025-120-2421

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE FISCAL YEAR 2026 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Miami Gardens Community Redevelopment Plan was approved by the Miami Gardens Community Redevelopment Agency (MGCRA) Board and Miami Gardens City Council in 2019, and

WHEREAS, the CRA Plan addresses the NW 27th Avenue CRA Study Area, and

WHEREAS, the intent of the CRA and Plan is to build a destination that will attract visitors, create jobs, and support the local economy, and

WHEREAS, the Plan prioritizes a catalyst project, the Miami Gardens Performing Arts Center, and

WHEREAS, the MGCRA's main source of funding derives from Tax Increment Financing (TIF), and

WHEREAS, TIF funds are a result of the added value of properties within the CRA boundary after the base year, 2019, and

WHEREAS, this is not an additional tax, but a portion of the existing property taxes in that area, and

WHEREAS, the revenue generated from TIF allocated to build the Miami Gardens Performing Arts Center specified in the approved Community Redevelopment Plan, and

WHEREAS, TIF funds can also cover administrative operational costs, and

WHEREAS, Fiscal Year 2026 funding sources are derived from the projected Miami Gardens Tax Increment Revenue (TIR) and the projected Miami-Dade County Tax Increment Revenue (TIR), and

WHEREAS, for 2025, the preliminary taxable value for the MGCRA is \$963,905,912, and

WHEREAS, MGCRA base year taxable value (2019) was \$372,687,355, and

WHEREAS, the difference, \$591,218,557 is the increment value, and

WHEREAS, Municipal TIR: Using the Increment Value of \$591,218,557 divided by \$1000 x the City's millage rate of 6.9363 and budgeting at seventy-five percent (75%) of this amount for FY 2026 will yield \$3,075,652, and

WHEREAS, taking into account prior years reduction adjustments of \$40,189, will yield revenue of \$3,035,463, and

WHEREAS, County TIR: The revenue from Miami-Dade County will be \$2,001,673, and

WHEREAS, Interest proceeds are estimated at \$100,000 for the fiscal year, and

WHEREAS, Carryover fund balance from FY 2025 is \$8,353,891, and

WHEREAS, Projected FY 2026 expenditures CRA operating expenses (\$9,175), professional services and infrastructure improvements related to the Miami Gardens Performing Arts Center (combined estimated of \$2.3M) and an allowable administrative fee to Miami-Dade County as outlined in the Interlocal Agreement (\$30,025), and

WHEREAS, Per the Miami-Dade County Interlocal Agreement, twenty-five percent (25%) of the County's portion of the CRA revenue is transmitted to Miami-Dade County to support the Northern Corridor of the SMART Plan (\$500,418), and

WHEREAS, the remaining funds will be placed in reserves to support the future Miami Gardens Performing Arts Center (\$10,651,409), and

WHEREAS, Miami Gardens Community Redevelopment Agency expenses are in accordance with the approved MGCRA Plan and State law, and

WHEREAS, For Fiscal Year 2026, the Miami Gardens Community Redevelopment Agency will have an adopted budget of \$13,491,027, and

WHEREAS, Staff recommends, City Council approves the Fiscal Year 2026 Miami Gardens Community Redevelopment Agency Budget, as set forth in Exhibit "A",

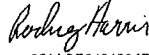
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. AUTHORIZATION: The City Council of the City of Miami Gardens hereby approves the Fiscal Year 2026 Miami Gardens Community Redevelopment Agency Budget, as set forth in Exhibit "A".

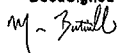
Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON SEPTEMBER 24, 2025.

DocuSigned by:

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RODNEY HARRIS, MAYOR

ATTEST:

DocuSigned by:

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MARIO BATAILLE, CMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Councilman Leon
Seconded by: Councilwoman Powell

VOTE: 7-0

Mayor Harris	Yes
Vice Mayor Stephens, III	Yes
Councilwoman Baskin	Yes
Councilman Leon	Yes
Councilwoman Powell	Yes
Councilwoman Wilson	Yes
Councilwoman Julien	Yes



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 16, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(1)

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
- Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) 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)(1)
6-16-26

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDED FISCAL YEAR 2025-26 BUDGET FOR THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY AND THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AREA TOTALING \$13,491,027.00, SUBJECT TO THE NEGOTIATION OF A RIGHT TO USE AGREEMENT FOR THE MIAMI GARDENS PERFORMING ARTS CENTER

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 and the accompanying memorandum are incorporated in this resolution by reference.

Section 2. Subject to section 3 below, this Board approves the Miami Gardens Community Redevelopment Agency’s (“Agency”) and the Miami Gardens Community Redevelopment Area’s annual adopted budget, as amended, for FY 2025-26 totaling \$13,491,027.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. This Board directs the County Mayor or County Mayor’s designee to negotiate and execute a written agreement with the Agency, or to amend the Interlocal Agreement between the County and the Agency for general obligation bond funds, as may be appropriate, to permit the County a right to use the Agency’s catalyst project, the Miami Gardens Performing Arts Center, also known as the North Dade Cultural Arts Center (hereinafter “Arts Center”), once

completed, for a minimum of six official County events per year, at no cost to the County, and with approval for form and legal sufficiency by the County Attorney's Office. In the event the County Mayor or County Mayor's designee cannot successfully negotiate an agreement for use of the Arts Center, the County Mayor or County Mayor's designee shall set forth the reasons in a report that shall be submitted to this Board within 60 days of the effective date of this resolution. The report identified herein shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

Section 4. In the event the conditions set forth in section 3 of this resolution are not met, then this resolution shall be deemed void.

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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of June, 2026. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

LCK

Leigh C. Kobrinski
Terrence A. Smith

**Miami Gardens
Community Redevelopment Agency
FY 2026 Budget**

Exhibit 1

(FY 2026 begins October 1, 2025)

<u>Revenues</u>	FY 2025 Amended	FY 2025 Actual*	FY 2026 Adopted
Municipal Tax Increment Revenue @ 75%	1,447,737	1,447,737	3,035,463
County Tax Increment Revenue @ 75%	1,262,167	1,601,200	2,001,673
Interest	100,000	100,000	100,000
Previous Year Carryover	6,229,218	6,229,218	8,353,891
Revenue Total	9,039,122	9,378,155	13,491,027
<u>Expenditures</u>			
Operating Expenses	9,175	175	9,175
Professional Services	1,404,143	418,667	2,000,000
Infrastructure Improvements	-	270,947	300,000
County Administrative Charge @ 1.5%	18,933	18,933	30,025
Contribution to SMART Plan @ 25% of County TIF	315,542	315,542	500,418
Reserves - Miami Gardens Performing Arts Center	7,291,329	-	10,651,409
Expenditures Total	9,039,122	1,024,264	13,491,027
Fund Balance	-	8,353,891	-