

MEMORANDUM

Agenda Item No. 8(G)(2)

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 2024-25 budget for the Miami
Gardens Community Redevelopment
Agency and the Miami Gardens
Community Redevelopment area
totaling \$9,039,122.00

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 Amended FY 2024-25 Budget

Executive Summary

As required 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), the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies, and any amendments to the budgets. This item seeks approval of the amended fiscal year (FY) 2024-25 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 amended FY 2024-25 budget for the redevelopment area in the amount of \$9,039,122. The Board must approve 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 2024-25 is \$1,262,167 and the City's TIF payment into the trust fund for FY 2024-25 is \$1,447,737. 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 amended FY 2024-25 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 2024-25 Budget

On September 25, 2024, the Agency and the City adopted the Agency's FY 2024-25 budget of \$8,845,188 through Resolution No. 2024-002-018 and Resolution No. CRA-2024-160-2234, respectively. On July 9, 2025, the Agency and the City adopted the Agency's amended FY 2024-25 budget of \$9,039,122 through Resolution No. CRA-2025-003-022 and Resolution No. 2025-081-2383, respectively, to account for an increase in interest earnings, the prior year's carryover and projected expenses related to the Performing Arts Center. Both resolutions are attached to this memorandum and are incorporated herein by reference (Attachments A and B). The budget includes \$1,262,167 in revenue sources of County TIF, \$1,447,737 in City TIF, \$100,000 in interest, and \$6,229,218 of projected carryover funds.

Expenditures total \$9,039,122 and include:

- \$7,291,329 for the Miami Gardens Performing Arts Center reserves
- \$1,404,143 for professional services
- \$315,542 for the Agency's SMART Plan contribution, totaling 25 percent of the County TIF
- \$18,933 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 with 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-2025-003-022

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE AMENDED FISCAL YEAR 2025 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Miami Gardens Community Redevelopment Agency (MGCRA) Board approved the Fiscal Year (FY) 2025 Budget on September 25, 2024, and

WHEREAS, Following a review by Miami-Dade County, a request was made to revise the adopted FY 2025 Budget, and

WHEREAS, The amended total revenues for FY 2025 amount to \$9,039,122.00, and

WHEREAS, This total includes \$100,000 in projected interest earnings and an increase of \$94,376 in the "Previous Year Carryover" line item, and

WHEREAS, The revised total expenditures also equal \$9,039,122.00, maintaining a balanced budget, and

WHEREAS, Key changes include the addition of a "Professional Services" line item to account for costs associated with the Miami Gardens Performing Arts Center, and

WHEREAS, Planned expenditures also cover administrative costs and the required North Corridor SMART Plan payments to Miami-Dade County, as outlined in the Interlocal Agreement, and

WHEREAS, The remaining funds (\$7,291,329) will be placed in reserves to support the construction of the Miami Gardens Performing Arts Center, and

WHEREAS, For Fiscal Year 2025, the Miami Gardens Community Redevelopment Agency will have an Amended Budget of \$9,039,122.00, and

WHEREAS, The Miami Gardens Community Redevelopment Agency Board approves the Fiscal Year 2025 Amended Budget, as set forth in Exhibit "A",

NOW THEREFORE, BE IT RESOLVED BY THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY, 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. DESIGNATION: The Miami Gardens Community Redevelopment Agency hereby approves Fiscal Year 2025 Amended 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 COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI GARDENS AT ITS SPECIAL MEETING HELD ON JULY 9, 2025.

DocuSigned by:
Rodney Harris
651ACE248423470...

RODNEY HARRIS, CHAIR

ATTEST:

DocuSigned by:
M. Bataille
C4408C142E1C48E

MARIO BATAILLE, CMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Board Member Leon
Seconded by: Board Member Julien

VOTE: 6-0

Chair Harris	Yes
Vice Chair Stephens, III	Absent
Board Member Baskin	Yes
Board Member Leon	Yes
Board Member Powell	Yes
Board Member Wilson	Yes
Board Member Julien	Yes



City of Miami Gardens

Agenda Cover Memo

Meeting: Community Redevelopment Agency Board - Jul 09 2025

Department

City Manager's Office

Sponsored By

City Manager

Agenda Item Title

A RESOLUTION OF THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY OF MIAMI GARDENS, FLORIDA, APPROVING THE AMENDED FISCAL YEAR 2025 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary**Background**

The Miami Gardens Community Redevelopment Agency (MGCRA) Board approved the Fiscal Year (FY) 2025 Budget on September 25, 2024.

Following a review by Miami-Dade County, a request was made to revise the adopted FY 2025 Budget.

Amended FY 2025 Revenues

The amended total revenues for FY 2025 amount to \$9,039,122.

This total includes:

- \$100,000 in projected interest earnings
- An increase of \$94,376 in the "Previous Year Carryover" line item

Amended FY 2025 Expenditures

The revised total expenditures also equal \$9,039,122, maintaining a balanced budget. Key changes include the addition of a "Professional Services" line item to account for costs associated with the Miami Gardens Performing Arts Center.

Planned expenditures also cover administrative costs and the required North Corridor SMART Plan payments to Miami-Dade County, as outlined in the Interlocal Agreement.

The remaining funds (\$7,291,329) will be placed in reserves to support the construction of the Miami Gardens Performing Arts Center.

Fiscal Impact/Business Impact Statement

For Fiscal Year 2025, the Miami Gardens Community Redevelopment Agency will have an Amended Budget of \$9,039,122.

Recommended Action

The Miami Gardens Community Redevelopment Agency Board approves the Fiscal Year 2025 Amended Budget, as outlined in Exhibit A.

Attachments

CRA - FY2025 Amended Budget

RESOLUTION - AMENDED FY25 MGCRA BUDGET.docx

**Miami Gardens
Community Redevelopment Agency
FY 2025 Budget**

(FY 2025 begins October 1, 2024)

Revenues

Municipal Tax Increment Revenue @ 75%
County Tax Increment Revenue @ 75%
Interest
Previous Year Carryover
Revenue Total

	FY 2024 Adopted	FY 2024 Actual	FY 2025 Adopted	FY 2025 Amended
Municipal Tax Increment Revenue @ 75%	1,772,198	1,772,198	1,447,737	1,447,737
County Tax Increment Revenue @ 75%	1,071,052	1,071,053	1,262,167	1,262,167
Interest	-	110,696	-	100,000
Previous Year Carryover	3,711,125	3,713,523	6,134,842	6,229,218
<u>Revenue Total</u>	6,554,375	6,667,470	8,844,746	9,039,122

Expenditures

Operating Expenses
Professional Services
County Administrative Charge @ 1.5%
Contribution to SMART Plan @ 25% of County TIF
Reserves - Miami Gardens Performing Arts Center
Expenditures Total

Operating Expenses	9,175	7,000	9,175	9,175
Professional Services	-	147,423	-	1,404,143
County Administrative Charge @ 1.5%	16,066	16,066	21,716	18,933
Contribution to SMART Plan @ 25% of County TIF	267,763	267,763	361,934	315,542
Reserves - Miami Gardens Performing Arts Center	6,261,371	-	8,451,921	7,291,329
<u>Expenditures Total</u>	6,554,375	438,252	8,844,746	9,039,122

Fund Balance

	-	6,229,218	-	-
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RESOLUTION NO. 2025-081-2383

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE AMENDED FISCAL YEAR 2025 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEAL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Miami Gardens City Council approved the Fiscal Year (FY) 2025 Miami Gardens Community Redevelopment Agency (MGCRA) Budget on September 25, 2024., and

WHEREAS, Following a review by Miami-Dade County, a request was made to revise the adopted FY 2025 MGCRA Budget, and

WHEREAS, The amended total revenues for FY 2025 amount to \$9,039,122.00, and

WHEREAS, The revised total expenditures also equal \$9,039,122.00, maintaining a balanced budget, and

WHEREAS, For Fiscal Year 2025, the Miami Gardens Community Redevelopment Agency will have an Amended Budget of \$9,039,122.00, and

WHEREAS, The Miami Gardens Community Redevelopment Agency Board approves the Fiscal Year 2025 Amended Budget, as set forth in Exhibit "A",

NOW THEREFORE, BE IT RESOLVED BY THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY, 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 Fiscal Year 2025 Amended 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 JULY 9, 2025.

DocuSigned by:
Rodney Harris
651ACE248423470...

RODNEY HARRIS, MAYOR

ATTEST:

DocuSigned by:
Mario Bataille
C4408C142F1C48B...

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: 6-0

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



City of Miami Gardens

Agenda Cover Memo

Meeting: City Council - Jul 09 2025

Department

City Manager's Office

Sponsored By

City Manager

Agenda Item Title

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE AMENDED FISCAL YEAR 2025 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary**Background**

Miami Gardens City Council approved the Fiscal Year (FY) 2025 Miami Gardens Community Redevelopment Agency (MGCRA) Budget on September 25, 2024.

Following a review by Miami-Dade County, a request was made to revise the adopted FY 2025 MGCRA Budget.

Amended FY 2025 Revenues

The amended total revenues for FY 2025 amount to \$9,039,122.

This total includes:

- \$100,000 in projected interest earnings
- An increase of \$94,376 in the "Previous Year Carryover" line item

Amended FY 2025 Expenditures

The revised total expenditures also equal \$9,039,122, maintaining a balanced budget. Key changes include the addition of a "Professional Services" line item to account for costs associated with the Miami Gardens Performing Arts Center.

Planned expenditures also cover administrative costs and the required North Corridor SMART Plan payments to Miami-Dade County, as outlined in the Interlocal Agreement.

The remaining funds (\$7,291,329) will be placed in reserves to support the construction of the Miami Gardens Performing Arts Center.

This Amended FY25 MGCRA Budget requires Miami Gardens City Council approval.

Fiscal Impact/Business Impact Statement

For Fiscal Year 2025, the Miami Gardens Community Redevelopment Agency will have an Amended Budget of \$9,039,122.

Recommended Action

Miami Gardens City Council approves the Amended Fiscal Year 2025 Miami Gardens Community Redevelopment Agency Budget, as outlined in Exhibit A.

Attachments

Resolution 2025 - Amending FY 2025 CRA Budget
CRA - FY2025 Amended Budget

**Miami Gardens
Community Redevelopment Agency
FY 2025 Budget**

(FY 2025 begins October 1, 2024)

	FY 2024 Adopted	FY 2024 Actual	FY 2025 Adopted	FY 2025 Amended
Revenues				
Municipal Tax Increment Revenue @ 75%	1,772,198	1,772,198	1,447,737	1,447,737
County Tax Increment Revenue @ 75%	1,071,052	1,071,053	1,262,167	1,262,167
Interest	-	110,696	-	100,000
Previous Year Carryover	3,711,125	3,713,523	6,134,842	6,229,218
Revenue Total	6,554,375	6,667,470	8,844,746	9,039,122
Expenditures				
Operating Expenses	9,175	7,000	9,175	9,175
Professional Services	-	147,423	-	1,404,143
County Administrative Charge @ 1.5%	16,066	16,066	21,716	18,933
Contribution to SMART Plan @ 25% of County TIF	267,763	267,763	361,934	315,542
Reserves - Miami Gardens Performing Arts Center	6,261,371	-	8,451,921	7,291,329
Expenditures Total	6,554,375	438,252	8,844,746	9,039,122
Fund Balance	-	6,229,218	-	-



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)(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**
- _____ **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)(2)
6-16-26

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDED FISCAL YEAR 2024-25 BUDGET FOR THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY AND THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AREA TOTALING \$9,039,122.00

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. This Board approves the Miami Gardens Community Redevelopment Agency's and the Miami Gardens Community Redevelopment Area's annual adopted budget, as amended, for FY 2024-25 totaling \$9,039,122.00, in substantially the form attached hereto as Exhibit 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:

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



City of Miami Gardens

Agenda Cover Memo

Meeting: Community Redevelopment Agency Board - Jul 09
2025

Department

City Manager's Office

Sponsored By

City Manager

Agenda Item Title

A RESOLUTION OF THE MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY OF MIAMI GARDENS, FLORIDA, APPROVING THE AMENDED FISCAL YEAR 2025 MIAMI GARDENS COMMUNITY REDEVELOPMENT AGENCY BUDGET, AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary

Background

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Amended FY 2025 Revenues

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This total includes:

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Amended FY 2025 Expenditures

The revised total expenditures also equal \$9,039,122, maintaining a balanced budget. Key changes include the addition of a "Professional Services" line item to account for costs associated with the Miami Gardens Performing Arts Center.

Planned expenditures also cover administrative costs and the required North Corridor SMART Plan payments to Miami-Dade County, as outlined in the Interlocal Agreement.

The remaining funds (\$7,291,329) will be placed in reserves to support the construction of the Miami Gardens Performing Arts Center.

Fiscal Impact/Business Impact Statement

For Fiscal Year 2025, the Miami Gardens Community Redevelopment Agency will have an Amended Budget of \$9,039,122.

Recommended Action

The Miami Gardens Community Redevelopment Agency Board approves the Fiscal Year 2025 Amended Budget, as outlined in Exhibit A.

Attachments

CRA - FY2025 Amended Budget

RESOLUTION - AMENDED FY25 MGCRA BUDGET.docx

**Miami Gardens
Community Redevelopment Agency
FY 2025 Budget**

(FY 2025 begins October 1, 2024)

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Operating Expenses
Professional Services
County Administrative Charge @ 1.5%
Contribution to SMART Plan @ 25% of County TIF
Reserves - Miami Gardens Performing Arts Center
Expenditures Total

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Fund Balance

	-	6,229,218	-	-
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