

Date: February 5, 2008

To: Honorable Chairman Bruno A. Barreiro and
Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: FY 2007-08 Budget for the Homestead Community Redevelopment Agency

Agenda Item No. 8(L)(1)(B)

Resolution R-109-08

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the Homestead Community Redevelopment Agency's (CRA's) FY 2007-08 budget for the Homestead Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$5,109,800.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the Homestead Community Redevelopment Area. The Area lies within Commission Districts 8 and 9.

Fiscal Impact / Funding Source

The CRA's revenue source is generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as defined in Section 163.387 of the Florida State Statutes. County tax increment revenues total \$1,711,400.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2007-08 Budget.

Background

On June 7, 1994, the BCC approved the establishment of the CRA when it approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-915-94 and the funding of the Plan when it enacted Ordinance No. 94-125 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Homestead CRA was also approved by the BCC on June 7, 1994 and was later amended on July 27, 2004 to include a Community Policing Program. The Interlocal Agreement requires the CRA to submit for County approval an annual budget for the implementation of the Plan.

It is recommended that the BCC approve the CRA's FY 2007-08 budget of \$5,109,800 which was approved by the CRA on September 12, 2007 and by the City of Homestead on September 25, 2007. The budget includes revenue sources of County Tax Increment Revenues (\$1,711,400) and City Tax Increment Revenues (\$1,877,400), carryover from prior years (\$500,000), interest earnings (\$170,000), miscellaneous revenues (\$100,000) and \$751,000 of loan repayments (Project Revenue Fund).

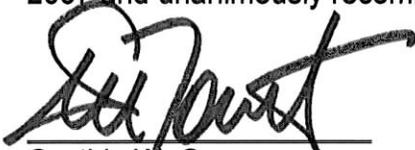
Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
Page No. 2

Administrative expenditures total \$707,400 and represent 19.7 percent of the total tax increment revenues, excluding the 1.5 percent County Administrative Charge (\$25,700), which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total \$3,815,500. Significant operating expenditures include contractual services (\$833,000), which consists of \$300,000 for South West Neighborhood Design and Implementation, \$250,000 for consultant services to administer the Disaster Recovery Initiative funding, \$175,000 for demolition of Shotgun Houses to prepare the site to build affordable housing, and \$88,000 for the upkeep of ground maintenance. Other operating expenditures include \$747,500 for infrastructure improvements (\$447,500 on improvements along Washington Avenue between NE 2nd Street and Mowry Drive and \$300,000 for the Flagler Avenue parking facility); \$585,000 for building construction and improvements (\$110,000 for renovations at the Seminole Theatre, \$300,000 for decorative and way-finding signage, and \$175,000 to restore and fence-in the Shotgun Houses area for a future housing development). Expenditures also include debt service payments of \$483,000 and \$511,400 in assistance to non-profit organizations.

The CRA's annual budget includes a contingency reserve of approximately \$561,200.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on November 19, 2007 and unanimously recommended it for BCC approval.



Cynthia W. Curry
Senior Advisor to the County Manager

Attachments

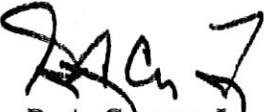
cmo 06008



MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: February 5, 2008

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

SUBJECT: Agenda Item No. 8(L)(1)(B)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(L)(1)(B)
02-05-08

RESOLUTION NO. R-109-08

RESOLUTION APPROVING THE BUDGET FOR FISCAL
YEAR 2007-08 FOR THE HOMESTEAD COMMUNITY
REDEVELOPMENT AGENCY

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

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2007-08 for the Homestead Community Redevelopment Area in the form attached hereto as Exhibit I 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 2007-08 related to the Homestead Community Redevelopment Area in the form attached hereto as Exhibit I.

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

	Bruno A. Barreiro, Chairman	aye		
	Barbara J. Jordan, Vice-Chairwoman	absent		
Jose "Pepe" Diaz	aye		Audrey M. Edmonson	aye
Carlos A. Gimenez	aye		Sally A. Heyman	aye
Joe A. Martinez	aye		Dennis C. Moss	absent
Dorrrin D. Rolle	aye		Natacha Seijas	absent
Katy Sorenson	aye		Rebeca Sosa	aye
Sen. Javier D. Souto	aye			

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of February, 2008. 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: Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. [Signature]

Martin W. Sybblis



COMMUNITY REDEVELOPMENT AGENCY

MISSION STATEMENT

The mission of the Community Redevelopment Agency ("CRA") is to revitalize the Community Redevelopment Area and to provide an economic stimulus such that the future value of property within the community redevelopment area is optimized.

Services, Functions and Activities

The CRA was created by the City in 1994 following Hurricane Andrew under the powers granted by the Legislature. Its goal is to combat neighborhood deterioration and eliminate economic blight in the designated community redevelopment area. The work program for the Agency is defined in the Community Redevelopment Plan. In this Plan, comprehensive strategies were formulated to promote community development in various neighborhoods within the community redevelopment area. This strategy provides for a series of activities over the 30-year life span of the Agency that should be catalysts for the revitalization of the area into a prosperous and vital part of the city.

Goals and Measurements

Organizational Performance:

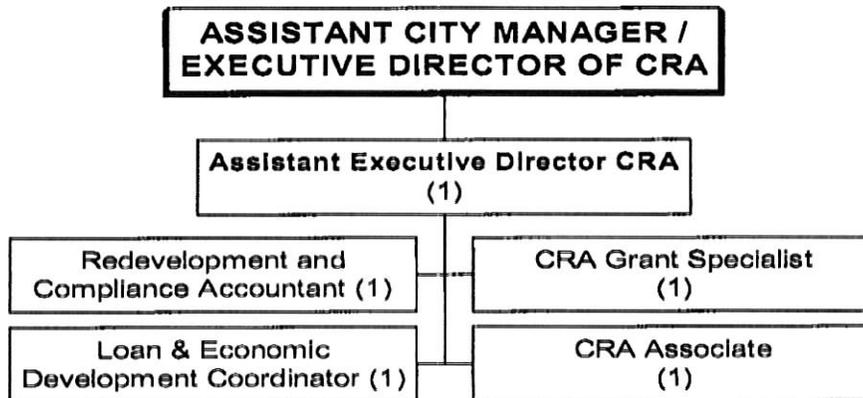
- Bring projects to completion on time and within budget.
 - Two of the three projects will be completed and third project will be at least 50% completed within downtown area (Seminole Theatre renovation, Washington Avenue South improvements, and Flagler Parking Lot.)
 1. Complete design.
 2. Have the bid documents completed within 120 days of October 1.
 3. Issue contractor a Notice to Proceed within 180 days of October 1.

Growth and Economic Development:

- Undertake projects to enhance both residential and commercial property values.
 - Sell two properties within CRA Area.
 1. Determine what properties are most beneficial to redevelopment plans and create a prioritized list.
 2. Negotiate with potential buyers.

Quality of Life:

- Increase community awareness of historic preservation.
 - Designate two historic sites.
 1. Research locations that are eligible for designation.
 2. Work with Historic Preservation Board on designation process.
 3. Notify the community of the process through public notices and correspondence.
 4. Submit documentation to the Florida State Division of Historical Resources and track submissions through State process.



Departmental Expenditure Summary			
	Final Budget FY 06/07	Actual / Unaudited FY 06/07	Adopted FY 07/08
Fund 360			
Personnel Services	659,551		766,757
Operating Expenditures	1,418,070		1736149
Capital Outlay	4,812,363		1157536
Other	705,719		698,326
Total	7,595,703		4,358,768
Fund 146-0800 (only)			
Personnel Services	0		0
Operating Expenditures	501,120		476,000
Capital Outlay	395,000		275,000
Total	896,120		751,000
CRA Grand Total	8,491,823		5,109,768

City of Homestead
Community Redevelopment Agency
FY 2007 - 2008 Proposed Budget (Round all dollars to nearest \$100)

September 30, 2007

October 2007 through September 2008

	FY 05-06 Budget Adopted	FY 05-06 Budget Actual	FY 06-07 Budget Adopted	FY 06-07 Budget Projected	FY 07-08 Budget Proposed
Revenues					
City Tax Increment Revenue	\$1,725,200	\$1,725,100	\$2,346,700	\$2,346,700	\$1,877,400
County Tax Increment Revenue	\$1,499,500	\$1,491,300	\$2,102,800	\$2,102,800	\$1,711,400
Appropriation of Fund Balance	\$405,000	\$311,900	\$300,000	\$2,776,600	\$500,000
Interest on Investment	\$35,000	\$66,500	\$59,500	\$163,600	\$170,000
Miscellaneous Revenues	\$0	\$90,100	\$437,000	\$41,600	\$100,000
CRA Project Revenue Fund	\$0	\$164,400	\$855,800	\$115,100	\$751,000
Revenues Total	\$3,664,700	\$3,849,300	\$6,101,800	\$7,546,400	\$5,109,800
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	\$363,400	\$248,200	\$325,000	\$324,900	\$434,100
Contractual services	\$0	\$0	\$0	\$0	\$0
Insurance	\$0	\$0	\$0	\$0	\$0
Audits and studies	\$0	\$0	\$0	\$0	\$0
Printing and publishing	\$0	\$0	\$0	\$0	\$0
Marketing	\$0	\$0	\$0	\$0	\$0
Advertising and Notices	\$6,000	\$1,400	\$6,000	\$5,700	\$4,000
Travel & Training	\$25,000	\$22,500	\$26,500	\$13,600	\$0
Rent/lease costs	\$0	\$3,200	\$4,000	\$3,400	\$4,000
Equipment (Other than Office)	\$0	\$0	\$0	\$0	\$0
Office equipment and furniture	\$5,000	\$6,400	\$6,000	\$1,600	\$10,000
Other Administrative Expenses	\$224,400	\$223,600	\$249,400	\$230,000	\$255,300
Subtotal Admin. Expenses	\$623,800	\$505,300	\$616,900	\$579,200	\$707,400
County Administrative Charge at 1.5%	\$22,400	\$22,400	\$31,600	\$31,600	\$25,700
(A) Total Adm Exp & County Charges	\$646,200	\$527,700	\$648,500	\$610,800	\$733,100
Operating Expenditures:					
Employee salary and fringe	\$122,400	\$145,500	\$145,500	\$104,600	\$101,200
Contractual services	\$349,400	\$785,000	\$785,000	\$712,300	\$833,000
Insurance	\$51,800	\$96,500	\$47,000	\$45,500	\$42,000
Audits and studies	\$0	\$0	\$0	\$0	\$0
Printing and publishing	\$0	\$0	\$0	\$0	\$0
Marketing	\$62,000	\$6,900	\$12,000	\$3,400	\$12,000
Interest on City loan \$2,000,000	\$0	\$0	\$0	\$6,200	\$0
Legal Services/Court Costs	\$40,000	\$55,000	\$90,000	\$63,700	\$100,000
Architect/Engineer Fees	\$0	\$0	\$0	\$0	\$190,000
Land/Building Acquisitions	\$400,000	\$515,000	\$321,500	\$2,340,700	\$100,000
Infrastructure Improvements	\$1,050,000	\$547,100	\$1,994,700	\$1,885,400	\$747,500
Building Construction & Improvement	\$0	\$34,400	\$950,000	\$57,500	\$475,000
Debt Service Payments	\$520,000	\$520,000	\$500,000	\$500,000	\$483,000
Assistance to Non-Profits	\$159,000	\$151,200	\$527,400	\$527,400	\$511,400
Housing Workforce	\$0	\$0	\$200,000	\$0	\$0
Grant Funding/Disaster Recovery Initiative from	\$0	\$0	\$0	\$0	\$750,000
"Reimbursement of Expenditures OCED Grant	\$0	\$0	\$0	\$0	-\$750,000
Public Safety	\$157,800	\$157,500	\$183,100	\$163,900	\$184,400
Other Operating Expenses	\$10,100	\$7,500	\$50,500	\$25,000	\$36,000
(B) Total Operating Expenses	\$2,922,500	\$3,021,600	\$5,130,000	\$6,435,600	\$3,815,500
(C) Reserve/Contingency	\$96,000	\$0	\$323,300	\$0	\$561,200
Expenditures Total (A+B+C)	\$3,664,700	\$3,549,300	\$6,101,800	\$7,046,400	\$5,109,800
**Cash Position	\$0	\$300,000	\$0	\$500,000	\$0

*Note: Appropriation of Fund Balance is composed of \$776,600 excess revenues over expenditures of the prior year (FY 05-06) and a \$2,000,000 loan received from the General Fund during FY 06-07 for the purchase of the Shotgun Houses.

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Redevelopment Projects List

FY 07-08
Proposed
Expenditures

Projects:

2007-2008 PROJECTS				AMOUNT
ASSISTANCE TO NON-PROFITS				
1	ArtSouth - Advertising & Marketing			\$30,000
2	ArtSouth - Partial Salary Executive Director			\$30,000
3	Historic Town Hall Museum- Manager's			\$14,400
4	Homestead Main Street - Professional Services			\$60,000
5	Homestead Main Street - Antique Federation			\$2,000
6	Homestead Main Street - Marketing			\$14,000
7	Homestead Main Street - General Expenses			\$6,000
8	Homestead Main Street - Façade Program			\$75,000
9	Pioneer Commerce Park - Marketing & Adv			\$5,000
10	The Business & Technology Dev Corp			\$75,000
11	Seminole Theatre - Management Contract			\$40,000
12	Seminole Theatre - Insurance			\$60,000
13	Seminole Theatre - Buss Plan & Market Study			\$85,000
14	Seminole Theatre - Grant Writer			\$15,000
	Sub-Total			\$511,400
CAPITAL PROJECTS				
15	Washington Ave. South			\$448,000
16	Flagler Parking & Alley			\$300,000
17	Historic Town Hall			\$300,000
18	Shotgun Houses			\$175,000
19	Lot in SW Neighborhood			\$100,000
20				
21				
22				
23				
24				
25				
26				
27				
28				
29	Sub-Total			\$1,323,000
30				
31	TOTAL PROJECTS DOLLARS			\$1,834,400

Community Redevelopment Agency - City of Homestead

County Category Cross Reference with CRA FY 2008 Budget

COUNTY CATEGORIES		CRA BUDGET		
		TIF FUNDS	146 FUND	TOTAL
REVENUES	5,109,768			
		TIF County Contribution	0	1,711,427
		TIF COH Contribution	0	1,877,341
		Appropriation of Fund Balance	751,000	1,251,000
		Interest on Investment	0	170,000
		Miscellaneous Revenue	0	100,000
		Sub Total	751,000	5,109,768
ADMINISTRATIVE EXPENSES				
Employee Salary & Fringe	434,070	Full time wages	0	288,923
		Longevity Pay	0	4,514
		Auto Benefits	0	4,872
		FICA	0	22,452
		Gen Empl. Pension	0	66,784
		Life & Health Insurance	0	44,010
		Workers comp	0	1,792
		Unemployment	0	723
		Total Wages & Fringe	0	434,070
Contractual Services	0	Contractual Services	0	0
Insurance	0	Liability Insurance	0	0
Audits and Studies	0	Audits and Studies	0	0
Printing and Publishing	0	Printing & Binding	0	0
Marketing	0	Marketing	0	0
Advertising & Notices	4,000	Advertising & Notices	4,000	4,000
Travel & Training	0	Travel & Training	0	0
Rent/Lease Costs	4,000	Rent/Lease Costs	4,000	4,000
Office Equip. & Furniture	10,000	Computers	6,000	6,000
		Office Furniture	4,000	4,000
		Sub-Total	0	10,000
Other Admin. Expenses	255,326	Meal, Tolls & Mileage	0	1,000
		Office Supplies	0	6,000
		General & Special Supplies	0	20,000
		Postage	0	1,500
		Dues & Subscriptions	0	4,000
		Taxes	0	3,000
		Telephone	0	2,500
		Repairs & Maint. Equipment	0	2,000
		Overhead/Indirect Expenses	0	215,326
		Sub-Total	0	255,326
Sub-Total Adm. Expenses	707,398	Sub-Total Adm. Expenses	707,398	707,398
County Adm. Charge - 1.5%	25,671	County Adm. Charge - 1.5%	25,671	25,671
Total Adm Exp & County Chg.	733,067	Total Adm Exp & County Chg.	733,067	733,067

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Community Redevelopment Agency - City of Homestead

County Category Cross Reference with CRA FY 2008 Budget

COUNTY CATEGORIES		CRA BUDGET			
		TIF FUNDS	146 FUND	TOTAL	
OPERATING EXPENSES					
Employee Salary & Fringe (Project Manager)	101,212	Full time wages	67,933	0	67,933
		Longevity Pay	1,177	0	1,177
		Auto Benefits	2,568	0	2,568
		FICA	5,287	0	5,287
		Gen Empl. Pension	15,460	0	15,460
		Life & Health Insurance	8,190	0	8,190
		Workers comp	421	0	421
		Unemployment	170	0	170
		<i>Total Wages & Fringe</i>	101,212	0	101,212
Contractual Services	833,000	Professional Services	300,000	175,000	475,000
		Professional Serv/Workforce	0	250,000	250,000
		CRA Grounds	88,000	0	88,000
		Professional Svcs/General Admin	20,000	0	20,000
		<i>Sub-Total</i>	408,000	425,000	833,000
Insurance	42,010	Liability Insurance	42,010	0	42,010
Marketing	12,000	CRA Marketing	12,000	0	12,000
Legal Services/Court Costs	100,000	Legal Services	100,000	0	100,000
Architect/Engineer Fees	190,000	Architect/Engineer Fees	30,000	0	30,000
		Campbell Ddr. Median	80,000	0	80,000
		Washington Ave North Improv	80,000	0	80,000
		<i>Sub-Total</i>	190,000	0	190,000
Land/Building Acquisition	100,000	Land Acquisition/Demo	0	100,000	100,000
Infrastructure Improvements	747,536	Washington Ave. South	447,536	0	447,536
		Flagler Parking & Alley	300,000	0	300,000
		<i>Sub-Total</i>	747,536	0	747,536
Building Const & Improv	475,000	Seminol theatre	0	0	0
		Historic Town Hall	300,000	0	300,000
		Shotgun Houses Demolition	0	175,000	175,000
		<i>Sub-Total</i>	300,000	175,000	475,000
Debt Service Payments	483,000	Debt Service	483,000	0	483,000
Assistance to Non-Profits	511,400	ArtSouth	60,000	0	60,000
		Historic Town Hall Museum	14,400	0	14,400
		Homestead Main Street	157,000	0	157,000
		Pioneer Commerce Park	5,000	0	5,000
		The Business & Tech Dev Corp	75,000	0	75,000
		Seminole Theatre	200,000	0	200,000
		<i>Sub-Total</i>	511,400	0	511,400
Grant Funding/Disaster Recovery Initiative from H. Wilma "Reimbursement of Expenditures OCED Grant"	0	Grant Funding	750,000	0	750,000
		Grant Reimbursement	(750,000)	0	(750,000)
		<i>Sub-Total</i>	0	0	0

Community Redevelopment Agency - City of Homestead

County Category Cross Reference with CRA FY 2008 Budget

COUNTY CATEGORIES		CRA BUDGET			
		TIF FUNDS	146 FUND	TOTAL	
Public Safety	184,343	Police Officer	109,580	0	109,580
		Code Enforcement Officer	74,763	0	74,763
		<i>Sub-Total</i>	184,343	0	184,343
Other Operating Expen.	36,000	Computer Non Capital	2,000	0	2,000
		Hardware/Software	3,000	0	3,000
		COH Facilities Maintenance	6,000	0	6,000
		Automobile Repair & Maint.	3,000	0	3,000
		Building Repair & Maintaince	12,000	0	12,000
		Utilities on CRA Propertles	5,000	0	5,000
		Permit Fees	5,000	0	5,000
		<i>Sub-Total</i>	36,000	0	36,000
B	Total Operating Exp.	Total Operating Exp.	3,865,501	700,000	3,815,501
C	Reserve/Contingency	Reserve/Contingency	380,206	51,000	561,200
	561,200		380,206	51,000	561,200
(A+B+C) TOTAL BUDGET	5,109,768	TOTAL BUDGET	4,978,774	751,000	5,109,768

Allowed Admin. Exp (20%)	\$995,755
Actual Adm Expenses	\$707,396
Actual Adm Expenses %	19.71%

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COUNTY CATEGORIES DETAILS
CRA FY2008 BUDGET
Revenue

Tax Increment Revenue- \$3,588,000

TIF County Contribution-\$1,711,427

TIF COH Contribution- \$1,877,341

Miscellaneous- \$770,000

Appropriation of Fund Balance- \$500,000

Projected cash balance at the end of FY 2006-2007

Interest on Investment- \$170,000

Accumulated interest earned on cash balance account

Miscellaneous Revenue- \$100,000

Miscellaneous revenues are estimated proceeds from the sales of currently owned properties

CRA Project Revenue Fund- \$751,000

The CRA project Revenue Fund was created to record revenues collected on loans that have been previously written off but grantees of the program occasionally continue paying. As of today, this fund has an accumulative balance of \$751,000, funds are unrestricted, and the proceeds are used to support CRA Housing Programs. This year the money will cover expenses related to the purchase of the Shotgun Houses.

Administrative Expenditures

Employee Salary and Fringe Benefits – \$434,070 (TIF)

<u>Position</u>	<u>Administration</u>	<u>Operational</u>	<u>Total</u>
Executive Director	\$77,356	\$19,354	\$96,710
Assistant Executive Director	\$61,847	\$61,846	\$123,694
Loan & Econ Dev Coordinator	\$79,873	\$0	\$79,873
Grant Specialist	\$60,017	\$20,006	\$80,023
CRA Associate	\$73,146	\$0	\$73,146
Redev. & Compliance Acct	\$81,831	\$0	\$81,831
	<u>\$434,070</u>	<u>\$101,206</u>	<u>\$535,276*</u>

Following is the split for CRA employees' salaries & Benefit

	<u>TIF</u>	<u>General Fund</u>
Director	70%	30%
Assistant Director	90%	10%
CRA Associate	100%	0%
Loan Coordinator	100%	0%
Grant Specialist	100%	0%
Redev. & Comp. Accountant	100%	0%

**The salaries' TIF percentage is split 81% for administration and 19% for operations.*

Advertising & Notices - \$4,000

This allocation will cover newspaper advertisement for Board meetings, Public Hearings, Budget and Annual Report Notices, etc.

Rent/Lease Costs - \$4,000

Homestead Energy Service is the City of Homestead's Electric Utility Department. The City assigned the CRA around 1,782 square feet of office space in this building. In exchange, the CRA shares the cost of the copier machine lease (50 %/\$3,200) and the maintenance of the copier (50%/\$750).

Office Equipment & Furniture - \$10,000

Computer Hardware-\$6,000: Two new computers will be purchased to upgrade two old ones.

Office Furniture & Equipment-\$4,000: Two new printers and filing cabinets will be purchased.

Other Administrative Expenses – \$255,326

The group of accounts included under this expense are described below:

Meal, Tolls & Mileage - \$1,000

This amount will cover reimbursement of meals, tolls and mileage for Travel & Training thru the Payroll Department based on Internal Revenue Services (IRS) Guidelines and City policy & procedures.

Office Supplies - \$6,000

This amount will cover the office supplies and expenses for CRA staff.

- ✓ Office Depot - General Office Supplies
- ✓ Bradford Printing - Business Cards, Letterhead Paper, Envelops

General & Special Supplies - \$20,000

This will cover all other supplies not directly related to the office.

- ✓ Aloha Lock & Safe - Lock and key replacement for properties Purchased
- ✓ Impact Design - Banners
- ✓ Sun Trust Visa Card * - Credit Card Expenses
- ✓ We're Having a Party Inc. - Business Lunches and Finger Food for CRA Events

*The Sun Trust Visa Card is provided to the CRA Executive Director and Assistant Director for small emergency purchases and any other incidental.

Postage - \$1,500

This allocation will cover postage expenses of regular and Fed-Ex correspondence.

Dues & Subscriptions - \$4,000

This amount will cover subscriptions on different local, state and national organizations and annual fees on various publications. Some of these are:

- ✓ *Florida Redevelopment Association*
- ✓ *Department of Community Affairs*
- ✓ *Kiwanis – Homestead South Dade*
- ✓ *South Dade News Leader*
- ✓ *National Alliance of Preservation Commissions*
- ✓ *National Trust for Historic Preservation*
- ✓ *Daily Business Review*
- ✓ *Florida Trust for Historic Preservation*

Telephone - \$2,500

This will cover the monthly charge on two (2) Blackberry phones: one for the Executive Director and one for the Assistant Executive Director.

Taxes - \$3,000

This amount will cover back taxes on the acquisition of property.

Repairs & Maintenance Equipment - \$2,000

This amount was allocated to cover office equipment repairs as needed.

Cost Allocation Expenses - \$215,326

This amount represents 6% of TIF Revenues to be used to pay for overhead charges in accordance with the Interlocal Cooperation Agreement dated June 7th, 1994 between the City of Homestead (CRA) & Miami Dade County which provides that "no more than 20% of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387 (6) (a), Florida statutes, (including indirect and overhead expenses which may not exceed 6% of such funds contemplated to be spent under the plan)". This allocation will include, but are not limited to the following services: Human resources, Finance, City Manager's Office, City Clerk and Purchasing.

County Administrative Charge - \$25,671

This will cover the County Administrative Reimbursement Charge of 1.5% per letter from Jennifer Glazer-Moon dated August 9, 2007.

Operating Expenditures

Employee Salary and Fringe Benefits - \$101,206

<i>Position</i>	<i>Administration</i>	<i>Operational</i>	<i>Total</i>
<i>Executive Director</i>	\$77,356	\$19,354	\$96,710
<i>Assistant Executive Director</i>	\$61,847	\$61,846	\$123,694
<i>Loan & Ed Coordinator</i>	\$79,873	\$0	\$79,873
<i>Grant Specialist</i>	\$60,017	\$20,006	\$80,023
<i>CRA Associate</i>	\$73,146	\$0	\$73,146
<i>Redev. & Compliance Acct</i>	\$81,831	\$0	\$81,831
	\$434,070	\$101,206	\$535,276*

**The salaries' TIF percentage is split 81% for administration and 19% for operations.*

Contractual Services - \$833,000

Professional Services-General- \$495,000

This allocation will cover necessary miscellaneous professional services within the Redevelopment Area.

CRA General Expenses-\$20,000: For temporary staff services, property appraisals, custodial services, surveying & mapping, environmental studies, pest control services, and consultant services.

SW Neighborhood Design and Implementation - \$300,000

\$175,000: Consultant services related to the Shotgun Houses Demolition. This service will include the relocation, design, and bid for the demo.

Professional Services/Workforce- \$250,000

This expense is to cover the cost of a consultant to administer the Disaster Recovery Initiative funding provided by the Community Development Block Grant program. The CRA was awarded Disaster Recovery Initiative funding to assist low-to-moderate income persons who own homes still damaged from Hurricane Wilma. The grant of \$750,000 was awarded for Housing Rehabilitation and Temporary Relocation. CRA is matching the grant with \$250,000.

Ground Maintenances- \$88,000

These funds are to upkeep CRA owned properties.

➤ McIntyre Maintenance

Ground maintenance include lawn mowing, tree trimming, new soil, and removal and replant of trees for the following areas:

Losner Park Expansion Area	\$12,000
SW Neighborhood	\$ 9,000
West Neighborhood	\$ 2,000
Other General Lots owned & maintained by the CRA	\$ 65,000

Insurance - \$42,010

This allocation will cover liability insurance costs for the CRA.

Marketing - \$12,000

This will cover the costs of printing the CRA quarterly newsletter. This publication maintains the community within the CRA Area inform on the progress of outstanding and planned projects. (Exhibit B)

Legal Services/Court Costs - \$100,000

This fund will cover fees for legal services in relation to CRA projects and for documents requiring the creation, review, and approval of the City's attorneys. Possible examples include legal opinions, property purchase transactions, title searches, Interlocal agreements, and contract review.

Architect/Engineer Fees - \$190,000

Architect/Engineer Fees- General- \$30,000

These funds will cover engineer fees for our projects

Campbell Drive Median- \$80,000

CRA is in the planning stage to make street improvements to the Campbell Drive median that runs between US-1 and Krome Avenue. Improvements include: New street lighting, irrigation, landscaping.

Washington Ave. North Improvement- \$80,000

These funds will cover the street way improvements to the section of Washington Avenue that runs between NE 4th Street to Campbell Drive. Improvements will complement Phase I improvements made to the southern portion of Washington Avenue, and will include: New street lighting, new and expanded sidewalks, drainage, irrigation, landscaping and street-side parking.

Debt Service Payments - \$483,000

HERO Debt Service for FY 2007-2008 - \$483,000

The Series 1995 Bonds were refinance in 2003 at a fixed rate. The original bonds were used to: (1) finance the costs of acquisition, clearing and/or rehabilitation of certain property, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead, (2) fund a deposit to the Debt Service Reserve Account for the Series 1994 Bonds, and (3) pay the costs of issuance of the Series 1995 bonds. The Bond will be paid off in 2020.

Public Safety - \$184,343

This allocation will cover the cost of one (1) Police Officer (\$109,580/salary plus benefits) and one (1) Code Enforcement Officer (\$74,763/salary plus benefits) assign solely to the CRA District.

Other Operational Expense - \$36,000

The group of accounts are separated from General Administrative Expenses, included in this expense are described below:

Computer Non-Capital - \$2,000

This allocation will cover the cost of any computer accessory needed for CRA operation.

Hardware/Software - \$3,000

This allocation will cover software programs if needed.

COH Facilities Maintenance - \$6,000

This allocation will cover the cost of maintenance and repairs at the CRA office and CRA properties.

Building Repair & Maintenance - \$12,000

This allocation will cover maintenance for CRA.

Automobile Repair & Maintenance - \$3,000

This allocation will cover maintenance and repair expenses for our automobile.

Utilities on CRA Properties - \$5,000

This allocation will cover utilities on CRA properties.

Permit Fees - \$5,000

This allocation will cover permit fees for removal of trees related to CRA projects.

ASSISTANCE TO NON PROFIT ORGANIZATIONS

TOTAL - \$511,400

ArtSouth - \$60,000

ARTSOUTH is a not-for-profit Artist's community located at 240 N Krome Ave. in Homestead, FL. The 3 1/2 acre campus includes a two story Fine Arts building and a three story Fine Crafts and Sculpture building. The historic Sanctuary hosts concerts, theatrical performances and dance performances. The organization hosts an open house including 35 artists' studios, non-profit cultural organization offices, refreshments, and entertainment the 2nd Saturday of every month.

✓ Partial Funding ArtSouth Manager	-	\$30,000
✓ Advertising & Marketing	-	\$30,000

Historic Homestead Town Hall Museum - \$14,400

This allocation will cover part of the administrative costs and professional services for Historic Homestead Town Hall Museum.

✓ Professional Services	-	\$14,400
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Homestead Main Street - \$157,000

The mission of Homestead Main Street, a Florida nonprofit corporation, is the Economic Revitalization of Downtown Homestead, Florida. The Homestead Main Street Program was created and chartered to develop a comprehensive revitalization strategy that supports and encourages economic development and historic preservation.

✓ Professional and Administrative Services-	\$ 60,000
✓ Operating Expenses	- \$ 6,000
✓ Advertising & Marketing	- \$ 14,000
✓ Antique Federation Advertising	- \$ 2,000
✓ Downtown Façade Program	- \$ 75,000

Pioneer Commerce Park Association - \$5,000

This allocation will cover banner maintenance for the Pioneer Commerce Park areas.

The Business & Tech. Development Corporation - \$75,000

The Business & Technological Development Corporation's mission is to be a significant contributor to economic development in the Miami-Dade County by providing business and technical support to early-stage, technology, light manufacturing and assembly, and professional service businesses, creating healthy companies and high-paying jobs.

✓ Professional Services - \$75,000

Seminole Theatre - \$200,000

The Seminole Cultural Arts Theatre, was incorporated in April 1997 to respond to the City of Homestead's Request for Proposal (RFP) and selected by the City as a public-private partner on the theatre restoration project; a multi-cultural performing arts and educational complex. The Theatre building is registered in the National Register.

✓ Construction Management Contract - \$40,000
✓ Builders' Risk Insurance - \$60,000
✓ Business Plan & Market Study - \$85,000
✓ Grant Writer - \$15,000

CAPITAL PROJECTS 2008

TOTAL - \$1,432,536

Land/Building Acquisition - \$100,000

These funds will be used to acquire properties necessary to accomplish our objectives in the SW Neighborhood, and other parts of CRA area.

Lot in SW Neighborhood- \$100,000

Infrastructure Improvements - \$747,536

Washington Ave. South-\$447,536

These funds will be used for improvement along Washington Avenue Phase I, between NE 2nd street and Mowry Drive. Improvements are needed to enhance pedestrian and traffic connections to downtown business, bus stop, college campus, and future city hall. Improvements include: New street lighting, expanded sidewalks, street drainage, irrigation, street parking and landscaping

Flagler Parking & Alley- \$300,000

A new 40-50 parking spaces will be constructed by CRA at the corner of Flagler Ave and Mowry Drive. The new lot will include irrigation, lighting and landscaping. The county bus way corridor is adjacent to this lot, which borders an alleyway. CRA will make alleyway improvements including re-surfacing and drainage.

Building Construction & Improvement- \$475,000

Historic Town Hall-\$300,000

Additional improvements to the building's exterior include:

- ✓ Stucco Repair
- ✓ Repainting
- ✓ Installing hurricane proof windows on both floors
- ✓ Signage
- ✓ Improved rear parking lot
- ✓ Landscaping

Shotgun Houses- \$175,000:

CRA will demolish 40 dilapidated shotgun houses and 2 commercial buildings in order to restore and fence in the site for future multi-family housing development.

Reserve/Contingency - \$561,206

These monies were reserved to cover non-plan expenses, emergencies, change orders or additional expenses necessary to complete budgeted projects.

**CRA BOARD RESOLUTION
CRB2007-09-03**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING THE ANNUAL BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI-DADE COUNTY AND TO THE HOMESTEAD CITY COUNCIL FOR THEIR APPROVAL.

NOW, THEREFORE, BE IT RESOLVED BY THE HOMESTEAD ECONOMIC REBUILDING ORGANIZATION BOARD OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be tentatively adopted at \$5,109,768 in revenues and expenditures. Should the Miami Dade County Board of Commissioners propose to modify its millage such that the Tax Increment contribution to the Community Redevelopment Agency be increased or decreased, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Council of the City of Homestead. The Executive Director is authorized to adjust the revenue line item 360-0000-338-30-00 (TIF County Contribution) and the expenditure line item 360-0918-554-34-90 (Contingency) as necessary to achieve an accurate and balanced budget.

Section 2. 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 for the Agency.

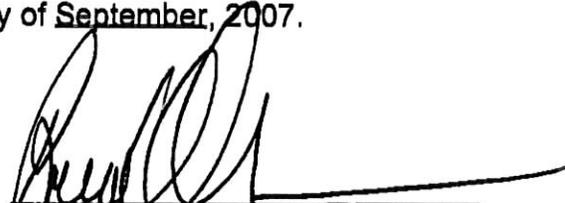
Section 3. That the Board of the Community Redevelopment Agency

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hereby directs the Executive Director to forward said budget to the City Council of the City of Homestead for its approval as specified in the Interlocal Agreement for the Agency.

Section 4. That this Resolution shall become effective immediately upon adoption hereof.

PASSED AND ADOPTED THIS 11th day of September, 2007.

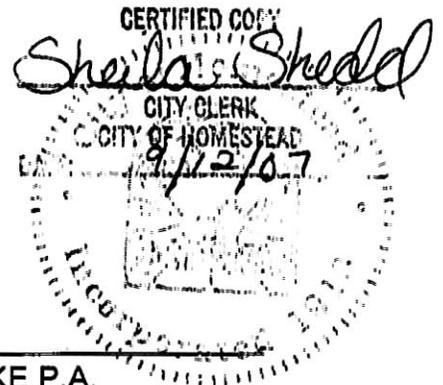


ROSCOE WARREN
Chairman

ATTEST:



RICHARD G. STAUTS, CEDP
Community Redevelopment Executive Director



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



WEISS, SEROTA, HELFMAN, PASTORIZA, COLE & BONISKE P.A.
City Attorney

Motion to adopt by Board Member Porter seconded by Board Member Garner.

FINAL VOTE AT ADOPTION

<i>Chairman Roscoe Warren</i>	<u>YES</u>
<i>Vice Chairman Steve Losner</i>	<u>YES</u>
<i>Board Member Lynda Bell</i>	<u>YES</u>
<i>Board Member Amanda S Garner</i>	<u>YES</u>
<i>Board Member Norman L. Hodge Jr.</i>	<u>ABSENT</u>
<i>Board Member Jeffrey D. Porter</i>	<u>YES</u>
<i>Board Member Judy Waldman</i>	<u>ABSENT</u>

ORDINANCE NO. 2007- 09-35

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING THE BUDGETS FOR SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2007 AND ENDING SEPTEMBER 30, 2008, PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. That the adopted budget for the General Fund of the City of Homestead shall be \$40,591,909 in revenues and expenditures.

Section 2. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be \$9,510,646 in revenues and expenditures.

Section 3. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be \$52,665,275 in revenues and expenditures.

Section 4. That the adopted budget of the Water/Wastewater Utility Enterprise Fund for the City of Homestead shall be \$15,279,746 in revenues and expenditures.

Section 5. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be \$1,337,748 in revenues and expenditures.

Section 6. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be \$2,682,651 in revenues and expenditures.

Section 7. That the adopted budget of the Fleet Maintenance and Replacement Internal Service Fund of the City of Homestead shall be \$825,757 in revenues and expenditures.

Section 8. That the adopted budget for the Self Insurance Internal Service Fund of the City of Homestead shall be \$8,806,292 in revenues and expenditures.

Section 9. That the adopted budget of the Forfeiture Fund of the City of Homestead shall be \$4,271,590 in expenditures.

Section 10. That the adopted budget of the Homestead Sports Complex Fund of the City of Homestead shall be \$407,898 in revenues and expenditures.

Section 11. That the adopted budget of the Homestead Miami Speedway Fund of the City of Homestead shall be \$2,387,068 in revenues and expenditures.

Section 12. That the adopted budget of the People's Transportation Plan Fund of the City of Homestead shall be \$1,516,784 in revenues and expenditures.

Section 13. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be \$5,109,768 in revenues and expenditures.

Section 14. That the adopted budget of the Impact Fee Fund of the City of Homestead shall be \$6,116,536 in revenues and expenditures.

Section 15. That the adopted budget of the Utility RR&I Fund of the City of Homestead shall be \$2,320,000 in revenues and expenditures.

Section 16. That the adopted budget of the Electric Utility Bond Debt Service Fund of the City of Homestead shall be \$722,563 in revenues and expenditures.

Section 17. Any ordinance or portion of an ordinance in conflict with this ordinance or any portion of this ordinance is hereby repealed.

Section 18. If any section, sentence, clause, phrase or word of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance will not be affected and shall remain in full force and effect.

Section 19. This ordinance shall be effective upon its adoption on second reading.

Passed and adopted at first reading this 11th day of September 2007

Passed and adopted at second reading this 25th day September, 2007



ROSCOE WARREN
Mayor

ATTEST:

Sheila Shedd

SHEILA PAUL SHEDD, CMC
City Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Paul Frier

WEISS SEROTA HELFMAN PASTORIZA, COLE & BONISKE, P.L.
City Attorney

Motion to adopt by Councilwoman Bell seconded by Councilwoman Waldman.

VOTE AT FINAL ADOPTION:

<i>Mayor Roscoe Warren</i>	<u>YES</u>
<i>Vice Mayor Steven D. Losner</i>	<u>YES</u>
<i>Councilwoman Lynda Bell</i>	<u>YES</u>
<i>Councilwoman Amanda S. Garner</i>	<u>ABSENT</u>
<i>Councilman Norman L. Hodge, Jr.</i>	<u>ABSENT</u>
<i>Councilman Jeffrey D. Porter</i>	<u>ABSENT</u>
<i>Councilwoman Judy Waldman</i>	<u>YES</u>