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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

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

Resolution No. R-181-09

Date: March 3, 2009

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: FY 2008-09 Budget for the Homestead Community Redevelopment Agency

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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 2008-09 budget for the Homestead Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of $4,955,000.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the Homestead CRA. 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 $1,902,500.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2008-09 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 2008-09 budget of $4,955,000 which was approved by the CRA on August 25, 2008 and by the City of Homestead on September 23, 2008. The budget includes revenue sources of County Tax Increment Revenues ($1,902,500) and City Tax Increment Revenues ($2,325,500), carryover from prior years ($600,000), and interest earnings ($127,000).

Administrative expenditures total $575,300 and represent 13.61 percent of the total tax increment revenues, excluding the 1.5 percent County Administrative Charge ($28,600), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total $4,259,200 and include the following:

- $1,773,000 for infrastructure improvements consisting of $550,000 for a West Industrial Sewer Installation Project, $448,000 for street improvements in Washington Avenue, $400,000 for West Industrial alleyway improvements, and $375,000 for a Flagler Avenue Parking and alley improvements;
- $900,000 for building construction and improvements consisting of $600,000 for Historic Downtown Façade Improvement Programs, $200,000 for the SW Neighborhood Plan implementation, and $100,000 for SW Neighborhood Façade Improvement Programs;
- $272,000 for contractual services ($220,000 for property appraisals, custodial services, environmental studies, pest control, and consultant services, and $52,000 for ground maintenance in CRA owned properties);
- $100,000 for architectural services;
- $90,000 for legal services;
- $119,400 for employee project salary in support of infrastructure projects;
- $264,800 for community policing;
- $84,000 for marketing and special events;
- $74,600 for utilities and building repairs and maintenance;
- $467,000 in debt service payments and $114,400 in assistance to non-profit organizations.

The CRA's annual budget includes a contingency reserve of approximately $91,900.

The Tax Increment Financing Coordinating Committee (TIF) initially reviewed the CRA's budget on December 19, 2008 and deferred approval pending further information on FY 07-08 actual budget. On January 16, 2009 the TIF Committee reviewed the CRA's budget and unanimously recommended it for BCC approval.

for

Cynthia W. Curry
Senior Advisor to the County Manager

Attachments

cmo05109

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: March 3, 2009

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 Mayor'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)
3-3-09

RESOLUTION NO. **R-181-09**

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2008-09 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 2008-09 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 2008-09 related to the Homestead Community Redevelopment Area in the form attached hereto as Exhibit I.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman **aye**
Jose "Pepe" Diaz, Vice-Chairman **aye**

Bruno A. Barreiro	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Barbara J. Jordan	**aye**	Joe A. Martinez	**absent**
Dorrin D. Rolle	**aye**	Natacha Seijas	**absent**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of March, 2009. 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.

Martin W. Sybblis

EXHIBIT I

City of Homestead
Community Redevelopment Agency
FY 2008 - 2009 Proposed Budget (Round all dollars to nearest $100)

September 30, 2008

October 2008 through September 20009	FY 06-07	FY 06-07	FY 07-08	FY 07-08	FY 08-09
Revenues	**Budget Adopted**	**Budget Actual**	**Budget Adopted**	**Budget Actual**	**Budget Proposed**
City Tax Increment Revenue	$2,346,700	$2,346,700	$1,877,400	$1,877,400	$2,325,500
County Tax Increment Revenue	$2,102,800	$2,102,800	$1,711,400	$1,711,400	$1,902,500
Appropriation of Fund Balance	$300,000	$776,600	$500,000	$0	$600,000
Interest on Investment	$59,500	$189,200	$170,000	$150,000	$127,000
Miscellaneous Revenues	$437,000	$40,200	$100,000	$42,500	$0
CRA Project Revenue Fund	$855,800	$0	$751,000	$600,000	$0
Revenues Total	**$6,101,800**	**$5,455,500**	**$5,109,800**	**$4,381,300**	**$4,955,000**
Expenditures					
Administrative Expenditures:					
Employee Salary and Fringe	$325,000	$263,900	$434,100	$354,000	$222,700
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	$5,700	$4,000	$5,200	$6,000
Travel & Training	$26,500	$14,200	$0	$200	$500
Rent/Lease Costs	$4,000	$3,400	$4,000	$3,200	$4,000
Equipment (Other than Office)	$0	$0	$0	$3,000	$0
Office Equipment and Furniture	$6,000	$4,900	$10,000	$0	$3,000
Other Administrative Expenses	$249,400	$232,100	$255,300	$236,400	$339,100
Subtotal Admin. Expenses	**$616,900**	**$524,200**	**$707,400**	**$602,000**	**$575,300**
County Administrative Charge at 1.5%	$31,600	$31,500	$25,700	$25,700	$28,600
(A) Total Adm Exp & County Charges	**$648,500**	**$555,700**	**$733,100**	**$627,700**	**$603,900**
Operating Expenditures:					
Employee Salary and Fringe	$145,500	$175,000	$101,200	$101,200	$119,400
Contractual Services	$785,000	$333,900	$833,000	$593,900	$272,000
Insurance	$47,000	$45,500	$42,000	$38,500	$29,400
Audits and Studies	$0	$0	$0	$0	$0
Printing and Publishing	$0	$0	$0	$0	$0
Marketing	$12,000	$3,400	$12,000	$1,800	$4,000
Legal Services/Court Costs	$90,000	$80,700	$100,000	$50,000	$90,000
Architect/Engineer Fees	$0	$48,000	$190,000	$48,000	$100,000
Land/Building Acquisitions	$321,500	$1,992,200	$100,000	$0	$0
Infrastructure Improvements	$1,994,700	$1,263,100	$747,500	$1,222,900	$1,773,000
Building Construction & Improvement	$950,000	$0	$475,000	$0	$900,000
Debt Service Payments	$500,000	$500,000	$483,000	$483,000	$467,000
Assistance to Non-Profits	$527,400	$358,700	$511,400	$418,600	$114,400
Public Safety	$183,100	$166,900	$184,400	$167,700	$264,800
Other Operating Expenses	$50,500	$37,900	$36,000	$28,000	$125,200
(B) Total Operating Expenses	**$5,130,000**	**$5,005,300**	**$3,815,500**	**$3,153,600**	**$4,259,200**
(C) Reserve/Contingency	$323,300	$0	$561,200	$0	$91,900
Expenditures Total (A+B+C)	**$6,101,800**	**$5,561,000**	**$5,109,800**	**$3,781,300**	**$4,955,000**
****Cash Position**	**$0**	**-$105,500**	**$0**	**$600,000**	

Assistance to Non-Profits & Capital Projects List

					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	Seminole Theater - Management Contract				$40,000
	Sub-Total				**$114,400**
	CAPITAL PROJECTS				
Infrastructure Improvements					
5	Washington Avenue South Phase I- Street Improvements				$448,000
6	Flagler Avenue Parking Lot				$375,000
7	SW Neighborhood Plan Implementation				$200,000
8	West Industrial- Alleyway Improvements				$400,000
9	West Industrial - Sewer Installation Project West Industrial				$550,000
	Sub-Total			***$1,973,000***	
Building Construction & Improvements					
10	SW Neighborhood Plan Implementation				$200,000
11	SW Neighborhood Façade Improvement Program				$100,000
12	Historic Downtown Façade Improvement Program				$600,000
	Sub-Total			***$900,000***	
	TOTAL PROJECTS DOLLARS				**$2,987,400**

Community Redevelopment Agency - City of Homestead

County Category Cross Reference with CRA FY 2009 Budget

	COUNTY CATEGORIES		CRA BUDGET	
	REVENUES	**4,955,000**		
			TIF COH Contribution	2,325,500
			TIF County Contribution	1,902,500
			Appropriation of Fund Balance	600,000
			Interest on Investment	127,000
			Sub Total	**4,955,000**
	ADMINISTRATIVE EXPENSES			
	Employee Salary & Fringe	222,700	Full time wages	147,700
			Longevity Pay	2,700
			Auto Benefits	3,100
			Meal Allowance	500
			Tolls & Mileage	500
			FICA	11,700
			Gen Empl. Pension	34,600
			Life & Health Insurance	21,000
			Workers comp	800
			Unemployment	100
			Total Wages & Fringe	222,700
	Advertising & Notices	6,000	Advertising & Notices	6,000
	Travel & Trainning	500	Travel & Training	500
	Rent/Lease Costs	4,000	Rent/Lease Costs	4,000
	Office Equip. & Furniture	3,000	Computers	3,000
	Other Admin. Expenses	339,100	Office Supplies	8,000
			General & Special Supplies	15,000
			Postage	1,000
			Dues & Subscriptions	4,000
			Taxes	3,000
			Telephone	2,500
			Repairs & Maint. Equipment	2,000
			Professional Services	50,000
			Overhead/Indirect Expenses*	253,600
			Sub-Total	339,100
	Sub-Total Adm. Expenses	**575,300**	***Sub-Total Adm. Expenses***	**575,300**
	County Adm. Charge - 1.5%	28,600	County Adm. Charge - 1.5%	28,600
A	**Total Adm Exp & County Chg.**	**603,900**	**Total Adm Exp & County Chg.**	**603,900**

Community Redevelopment Agency - City of Homestead

County Category Cross Reference with CRA FY 2009 Budget

COUNTY CATEGORIES		CRA BUDGET	
OPERATING EXPENSES			
Employee Salary & Fringe	**119,400**	Full time wages	79,500
		Longevity Pay	1,400
		Auto Benefits	1,700
		FICA	6,300
		Gen Empl. Pension	18,600
		Life & Health Insurance	11,300
		Workers comp	500
		Unemployment	100
		Total Wages & Fringe	119,400
Contractual Services	272,000	Professional Svcs/General Admin	20,000
		Professional Svcs/Projects	200,000
		CRA Grounds	52,000
		Sub-Total	272,000
Insurance	29,400	Liability Insurance	29,400
Marketing	4,000	CRA Marketing	4,000
Legal Services/Court Costs	90,000	Legal Services	90,000
Architect/Engineer Fees	100,000	Architect/Engineer Fees	100,000
Infrastructure Improvements	1,773,000	Washington Ave. South-Street	448,000
		Flagler Ave. Parking Lot	375,000
		West Industrial-Alley Way Improv.	400,000
		Sewer Installation West Industrial	550,000
		Sub-Total	1,773,000
Building Const & Improv	900,000	SW Neighborhood Plan Implem.	200,000
		Historic Downtown/ Façade Improv.	600,000
		SW Neighborhood/Façade Improv.	100,000
		Sub-Total	900,000
Debt Service Payments	467,000	Debt Service	467,000
Assistance to Non-Profits	114,400	ArtSouth	60,000
		Historic Town Hall Museum	14,400
		Seminole Theatre	40,000
		Sub-Total	114,400
Public Safety	264,800	Police Officer	178,600
		Code Compliance Officer	76,900
		Miscellaneous	9,300
		Sub-Total	264,800

Community Redevelopment Agency - City of Homestead

County Category Cross Reference with CRA FY 2009 Budget

	COUNTY CATEGORIES		CRA BUDGET	
	Other Operating Expen.	125,200	Marketing	60,000
			Janitorial Services	1,700
			Special Events	20,000
			COH Facilities Maintenance	8,000
			Automoblile Repair & Maint.	1,500
			Building Repair & Maintaince	12,000
			Utilities on CRA Properties	19,000
			Permit Fees	3,000
			Sub-Total	125,200
B	**Total Operating Exp.**	**4,259,200**	**Total Operating Exp.**	**4,259,200**
C	**Reserve/Contingency**	**91,900**	**Reserve/Contingency**	**91,900**
	(A+B+C) TOTAL EXPENSES	**4,955,000**	**TOTAL BUDGET**	**4,955,000**

Allowed Admin. Exp (20%)	**$**	**991,000**
Actual Adm Expenses	**$**	**575,300**
Actual Adm Expenses %		**13.61%**

BUDGET VARIANCE EXPLANATIONS
CRA FY 2008-2009 BUDGET

Cash Position FY 06-07 (-$105,000)

The Homestead Community Redevelopment Agency Fund had a deficit fund balance of $105,554 at September 30, 2007. The deficit was eliminated last year (FY 07-08) by reducing the expenditures and restoring the fund balance by that amount.

Interest on Investment FY 08-09

The FY 08-09 Interest on Investment amount was forecasted very conservative by the Finance Department. We will be monitoring this line item closely and will make any adjustment in the expense side by reducing the Contingency line item.

Overhead/Indirect Expenses

The City's indirect cost allocation plan calculates the cost of central services such as the CRA Board, City Manager, City Clerk, Finance, ITS, and Human Resources, across user departments based on the percentage of usage of the central services by the user department. Measurement data includes such items as number of agenda items, number of full time employees, and number of transactions, among others. According to the City's cost allocation plan, the CRA's contribution to the general fund for its use of central services should be $441,225, 10.4% of TIF for FY 2009. Since administrative expenditures are limited to $253,683, 6% of TIF revenues per the Interlocal agreement, and since 6% of TIF is less than the indirect cost allocation plan, 6% of TIF is the amount that the general fund charges the CRA for central services.

COUNTY CATEGORIES DETAILS
CRA FY 2008-2009 BUDGET

Tax Increment Revenue ***$4,228,000***

TIF County Contribution-$ 1,902,500

*TIF COH Contribution- $*2,325,500

Miscellaneous ***$ 727,000***

Appropriation of Fund Balance- $600,000

Projected cash balance at the end of FY 2008-2009

Interest on Investment- $127,000

Accumulated interest earned on cash balance

TOTAL REVENUES **$4,955,000**

CRA FY 2008-2009 BUDGET

ADMINISTRATIVE EXPENSES

Employee Salary and Fringe Benefits - $222,700

Position	*Administration*	*Operational*	*Total*
Assistant Executive Director	**$111,311**	$27,827	$139,139*
Project Manager	**$0**	$87,493	$87,493
Accounting Manager	**$93,975**	$0	$93,975
Community Development Mgr	**$17,427**	$4,080	$21,507*
	$222,713	**$119,400**	**$342,114**

* The salaries are split **80% for administration** and 20% for operations.

Advertising & Notices - $6,000

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

Travel & Training - $500

This allocation covers the CRA staff expenses to attend trainings/meetings, and to complete certifications for professional improvement

Rent/Lease Costs - $4,000

Homestead Energy Service is the City of Homestead's Electric Utility Department. The City assigned the CRA approximately 1,782 square feet of office space in their 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 - $3,000

This amount will cover purchase of new equipment and/or furniture for the CRA personnel.

Other Administrative Expenses - $339,100

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

Office Supplies - $8,000
This amount will cover the office supplies and expenses for CRA staff.

- ✓ *Office Depot* - General office supplies
- ✓ *Bradford Printing* - Business cards, letterhead paper, envelopes

General & Special Supplies - $15,000
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

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

Postage - $1,000
This allocation will cover US Post Office, carrier and overnight parcel expenses.

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*
- ✓ *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 for one (1) cell phone for the CRA Acting Executive Director and one (1) cell phone for the CRA Project Manager.

Taxes - $3,000
This amount will cover back taxes on the acquisition of property.

Equipment Repairs & Maintenance - $2,000
This amount was allocated to cover office equipment repairs as needed.

Professional Services - $50,000
This line item will cover CRA moving expenses to a new location.

Overhead/Indirect Expenses - $253,600
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 is not limited to the following services: Human Resources, Finance, City Manager's Office, City Clerk, and Purchasing.

County Administrative Charge - $28,600

This will cover the County Administrative Reimbursement Charge of 1.5%.

TOTAL ADMIN. EXPENSES **$603,900**

CRA FY 2008-2009 BUDGET

OPERATING EXPENSES

Employee Salary and Fringe Benefits - $119,400

Position	*Administration*	*Operational*	*Total*
Assistant Executive Director	$111,311	**$27,827**	$139,139*
Project Manager	$0	**$87,493**	$87,493
Accounting Manager	$93,975	**$0**	$93,975
Community Development Mgr	$17,427	**$4,080**	$21,507*
	$222,713	**$119,400**	**$342,114**

* The salaries are split 80% for administration and **20% for operations**.

Contractual Services - $272,000

Professional Services – General/Projects - $220,000
This allocation will cover necessary miscellaneous professional services within the Redevelopment Area. In addition, temporary staff services, property appraisals, custodial services, surveying & mapping, environmental studies, pest control services, and consultant services.

Ground Maintenance- $52,000
These line items are to upkeep CRA owned properties. Ground maintenance includes lawn mowing, tree trimming, new soil, removal, and replanting of trees for the following areas:

Losner Park Expansion Area	$10,000
SW Neighborhood	$10,000
West Neighborhood	$2,000
Other General Lots owned & maintained by the CRA	$30,000

Liability Insurance - $29,400

This allocation will cover liability insurance costs for the CRA area.

Marketing - $4,000

This will cover the costs of printing the CRA quarterly newsletter. This publication informs the community within the CRA Area on the progress of outstanding and planned projects.

Legal Services/Court Costs - $90,000

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

Architect/Engineer Fees - $100,000

These funds will cover engineer fees for West Industrial Alleyway Improvement and the West Industrial – Sewer Installation Projects.

Infrastructure Improvements - $1,773,000

See details at the end of this report under Capital Projects.

Building Construction & Improvements - $900,000

See details at the end of this report under Capital Projects.

Debt Service Payments - $467,000

HERO Debt Service for FY 2008-2009
The Series 1995 Bonds were refinanced 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.

Assistance to Non-Profits - $114,400

See details at the end of this report under Assistance to Non-Profits Organizations.

Public Safety - $264,800

This allocation will cover the cost of one (1.75) Police Officer, one (1) Code Compliance Officer and miscellaneous expenses of such as supplies, gas and car maintenance.

Police Officer	$	178,600
Code Compliance Officer		76,900
Miscellaneous		9,300
	$	264,800

Other Operational Expense - $125,200

The group of accounts is separated from General Administrative Expenses. These accounts are described below:

Marketing - $60,000
This allocation is for CRA to sponsor citizen's monthly events within the Downtown Historic District along Krome Avenue. These events will be held at Losner Park which range from musical to street festivals that will help promote the stores and businesses located in our Downtown Historic District.

Janitorial Services - $1,700
This will cover the cleaning services for the CRA office.

Special Events - $20,000
This allocation is for CRA to sponsor citizen's events located throughout community in the CRA District. These events will range from musical to street festivals that will help promote the stores and businesses located within the CRA District.

COH Facilities Maintenance - $8,000
This allocation will cover the cost of maintenance, repairs, and improvements to the CRA office.

Building Repair & Maintenance - $12,000
This allocation will cover maintenance, repairs, and improvements to CRA-owned buildings.

Automobile Repair & Maintenance - $1,500
This allocation will cover automobile expenses (fuel, maintenance, and repairs) for the CRA.

Utilities on CRA Properties - $19,000
This allocation will cover maintenance of CRA Projects. Currently the CRA has a combination of 80 lots comprised of residential in fill lots and vacant commercial properties.

Permit Fees - $3,000
This allocation will cover permit fees for removal of trees, etc. related to CRA projects.

TOTAL OPERATING EXPENSES $4,259,200

Reserve/Contingency - $91,900

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

TOTAL CRA BUDGET $4,955,000

ASSISTANCE TO NON PROFIT ORGANIZATIONS TOTAL - $114,400

ArtSouth - $60,000

ARTSOUTH is a not-for-profit artist's community located at 240 N. Krome Ave. in Homestead, Florida. 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 and dance performances. The organization hosts an open house including 35 artists' studios, non-profit cultural organization offices, refreshments, and entertainment on the second 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 the administrative costs and professional services for Historic Homestead Town Hall Museum.

- ✓ Professional Services - $14,400

Seminole Theatre - $40,000

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 a City Historic Landmark.

- ✓ Construction Management Contract - $40,000

CAPITAL PROJECTS 2009
TOTAL - $2,673,000

Infrastructure Improvements - $1,773,000

Washington Ave. South Phase I-Street- $448,000
Funds will be used for Phase I street improvements along Washington Avenue, between N.E. 2nd Street and Mowry Drive. Improvements are needed to enhance pedestrian and traffic conditions to downtown businesses, bus stop, college campus, and future city hall. Improvements include: new street lighting, expanded sidewalks, street drainage, irrigation, street parking, and landscaping.

Flagler Avenue Parking & Alley Improvements - $375,000
A new 40-50-space parking lot will be constructed by CRA off South Flagler Avenue between Mowry Drive and S.E. 1st Drive. The new lot will include irrigation, lighting, and landscaping. The county busway corridor is adjacent to this lot, which borders an alleyway. CRA will make alleyway improvements including re-surfacing and drainage.

West Industrial-Alleyway Improvement- $400,000
Plans and construction of alleyway improvements in the vicinity of Mowry Drive and 9th Avenue will be undertaken to support economic development.

West Industrial-Sewer Installation Project- $550,000
Plans and installation of sewer lines along Campbell Drive at NW 8th, 9th, and 10th Avenues will be done to support future business development.

Building Construction & Improvement - $900,000

SW Neighborhood Plan Implementation- $200,000

CRA prepared a Master Plan for redevelopment in the Southwest Neighborhood and will use this Plan to implement projects. Future projects include street improvements, installing sidewalks, lighting and landscaping.

SW Neighborhood Façade Improvement Program- $100,000

CRA is initiating a Façade Improvement Program for businesses located in the Southwest Neighborhood. The program will assist building owners in making exterior building repairs such as repainting, replacing windows and doors, new awning, and new signage.

Historic Downtown-Façade Improvement Program-$600,000

CRA is initiating a Façade Improvement Program for businesses located in the Historic Downtown. The program will assist building owners in making exterior building repairs such as repainting, replacing windows and doors, new awning, and new signage.

- ✓ Commercial Building Façade Improvements @ Krome Ave. - $300,000
- ✓ Historic Downtown Façade Program - $100,000
- ✓ Internal Renovations Old Town Hall Bldg. - $200,000

HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY

2007/2008 GOALS AND MEASURES

- **Organizational Performance** – Bring projects to completion on time and within budget.
  - Two of the following three projects will be completed and a third project will be at least 50% completed within the Downtown area.
    1. **Washington Avenue Phase I (Mowry Drive to NW 2nd Street):** Plans were completed for street widening, sidewalks, street parking, median, landscaping, irrigation and drainage, lighting, etc.
    2. **Flagler Avenue Parking Lot:** Plans were completed for the construction of a parking lot and alleyway improvements.
    3. **Seminole Theatre Renovation:** Plans were completed and construction begun on the South Building.
- **Growth and Economic Development** – Undertake projects to enhance both residential and commercial property values.
  - Sell two properties within CR Area.
    1. **Create a Prioritized List of Properties:** Working with SDI, Inc. to evaluate existing CRA owned properties and develop a plan for disposition.
- **Quality of Life** – Increase community awareness of historic preservation.
  - Designate two historic sites.
    1. **Research locations that are eligible for designation**: The Homestead Historic Downtown District was officially listed in the National Register of Historic Places on November 19, 2007. The District encompasses 11 blocks of approximately 12 acres, bounded by NW 4th Street, Railroad Avenue, SE 1st Road, and N. Krome Avenue. The District contains 75 buildings associated with downtown development during 1913-1957. The Homestead Historic Preservation Board and CRA staff worked with the State Bureau of Historic Preservation to forward the nomination to the national Park Service.

OTHER CRA PROJECTS IN 2007/2008

- **Lily Lawrence Bow Library:** Storm proof window screens were installed and the roof was repaired. Exterior renovations including landscaping, parking lot, lighting and drainage. The Homestead/Florida City Chamber of Commerce moved in May 2008.
- **Busway Construction Oversight:** CRA oversaw final closeout on behalf of the City.
- **SW 4th Street Improvements:** CRA recently completed street improvements along the southern section of SW 4th Street. Thirty-five stylized lampposts were installed between 6th Avenue and Redland Road. Twenty-seven orange Geiger trees were also planted. The total cost was $381,484 paid from CRA TIF funds.

COMMUNITY REDEVELOPMENT AGENCY (CON'T)

- **NW 7th Street Improvements:** CRA installed 11 City standard streetlights along NW 7th Street between SW 184th Avenue and Redland Road. A row of warehouse businesses is thriving along this corridor. The total cost was $86,200 paid from CRA TIF funds.
- **Shotgun House Demolition:** Relocated 4 families to vacate all units. Environmental tests were conducted and all units were demolished.
- **Revolving Loan Fund:** Transferred to the South Florida Regional Planning Council.
- **Bowling Alley:** Vacated and secured. Bid to sell/develop the site is being developed.
- **Disaster Recovery Initiative Phase I (Housing Rehabilitation):** The City received a $773,156 grant from Miami-Dade County to rehab 8 homeowner occupied homes located in the SW Neighborhood that received damage from the 2005 Hurricanes. Pending approval of consultants and contractors.

GRANTS AWARDED

1. CDBG Disaster Recovery Initiative
   Project: SW Neighborhood housing rehabilitation
   Funding Request: $773,196
   Status: **Awarded. Contract extended July 2008**
2. CDBG Commercial Revitalization
   Project: Seminole Theatre rehabilitation
   Funding Request: $750,000
   Status: **Awarded. Contract executed February 2008**
3. Florida Department of Transportation FY 07-08 Award
   Project: Washington Avenue Street Improvements
   Funding Request: $487,000
   Status: **Pending Contract**

CRA SUPPORTED COMMUNITY ORGANIZATIONS

- **ArtSouth**
- **Old Town Hall Museum**
- **Seminole Theatre**

CRA2008-08-03

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 CITY MANAGER OR DESIGNEE TO SUBMIT SAID BUDGET TO MIAMI-DADE COUNTY AND TO THE HOMESTEAD CITY COUNCIL FOR THEIR APPROVAL.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY 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 $4,955,051 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 City Manager or Designee 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 City Manager or Designee 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, and may also make any adjustments required by the city budget.

Section 2. That the Board of the Community Redevelopment Agency hereby directs the City Manager or Designee 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 hereby

directs the City Manager or Designee 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 25th day of August, 2008.

LYNDA BELL
Chairwoman

ATTEST:

SHEILA PAUL SHEDD, CMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

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

Motion to adopt by Councilwoman Sierra seconded by Councilman Nelson.

FINAL VOTE AT ADOPTION

Chairwoman Lynda Bell	*YES*
Vice Chairman Jon Burgess	*ABSENT*
Board Member Wendy Lobos	*YES*
Board Member Melvin McCormick	*YES*
Board Member Timothy Nelson	*YES*
Board Member Nazy Sierra	*YES*
Board Member Judy Waldman	*NO*

City of Homestead
CERTIFIED COPY
CITY CLERK
CITY OF HOMESTEAD
DATE 9/25/08

ORDINANCE 2008-09-29

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, 2008 AND ENDING SEPTEMBER 30, 2009, 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 $39,197,758 in revenues and expenditures.

Section 2. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be $9,657,819 in revenues and expenditures.

Section 3. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be $59,029,447 in revenues and expenditures.

Section 4. That the adopted budget of the Water/Wastewater Utility Enterprise Fund for the City of Homestead shall be $13,359,517 in revenues and expenditures.

Section 5. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be $1,545,081 in revenues and expenditures.

Section 6. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be $3,035,355 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 $858,104 in revenues and expenditures.

Section 8. That the adopted budget for the Self Insurance Internal Service Fund of the City of Homestead shall be $8,789,812 in revenues and expenditures.

Section 9. That the adopted budget of the Forfeiture Fund of the City of Homestead shall be $4,599,939 in expenditures.

Section 10. That the adopted budget of the Homestead Sports Complex Fund of the City of Homestead shall be $299,203 in revenues and expenditures.

Section 11. That the adopted budget of the Homestead Miami Speedway Fund of the City of Homestead shall be $2,318,000 in revenues and expenditures.

Section 12. That the adopted budget of the People's Transportation Plan Fund of the City of Homestead shall be $1,790,031 in revenues and expenditures.

Section 13. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be $4,955,051 in revenues and expenditures.

Section 14. That the adopted budget of the Impact Fee Fund of the City of Homestead shall be $6,103,682 in revenues and expenditures.

Section 15. That the adopted budget of the Utility RR&I Fund of the City of Homestead shall be $1,250,000 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 $717,965 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 the ordinance shall not be affected and remain in full force and effect.

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

PASSED first reading this 15th day of September, 2008.

PASSED AND ADOPTED on second reading this 23rd day of September, 2008

LYNDA BELL
Mayor

ATTEST:

SHEILA PAUL SHEDD, CMC
City Clerk

CERTIFIED COPY
CITY CLERK
CITY OF HOMESTEAD
9/24/08

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

Motion to adopt by Councilman McCormick seconded by Councilwoman Sierra.

FINAL VOTE AT ADOPTION

Mayor Lynda Bell	*YES*
Vice Mayor Jon Burgess	*YES*
Councilwoman Wendy Lobos	*YES*
Councilman Melvin McCormick	*YES*
Councilman Timothy Nelson	*YES*
Councilwoman Nazy Sierra	*YES*
Councilwoman Judy Waldman	*NO*