

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

Memorandum



Date: February 2, 2010

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

From: George M. Burgess
County Manager 

Subject: FY 2009-10 Budget for the South Miami Community Redevelopment Agency

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

Resolution No. R-112-10

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the South Miami Community Redevelopment Agency's (CRA's) FY 2009-10 budget for the South Miami Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$2,617,787.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the South Miami Community Redevelopment Area. The Area lies within Commission District 7.

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. The Countywide tax increment revenue into the CRA's Trust Fund for FY 2009-10 is \$555,131 and the City of South Miami tax increment revenue payment into the Trust Fund is \$642,946.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2009-10 Budget.

Background

On June 16, 1998, the BCC approved the establishment of the CRA when it approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-99-100 and the funding of the Plan when it enacted Ordinance No. 98-80 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the South Miami CRA was also approved by the BCC on September 9, 1999, and later amended through Resolution R-327-04. 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 2009-10 budget of \$2,617,787 which was approved by the CRA on October 12, 2009 and by the City of South Miami on October 20, 2009. The budget includes revenue sources of County tax increment revenues (\$555,131) and City tax increment revenues (\$642,946), carryover from prior years (\$1,318,710), projected rent revenues from CRA owned properties (\$90,000), and \$11,000 of interest earnings. It is important to note that this CRA is funded at fifty percent of the general tax increment within the CRA area, other CRAs are funded at 95 percent of the tax increment.

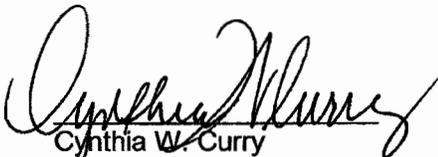
Administrative expenditures total \$239,515 and represent 19.99 percent of the total tax increment revenues, excluding the 1.5 percent County Administrative Charge (\$8,327), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total \$2,357,447, including:

- \$692,500 for building construction improvements – such as the final construction build-out of the Mobley Building, which will provide office space for start-up business and community services providers, meeting and restroom facilities at the Marshall Williamson Park, and the construction of a community pool at Murray Park;
- \$560,149 for land and building acquisition of vacant, slum, and blighted properties;
- \$297,774 for debt service payments;
- \$275,000 for infrastructure improvements such as the construction of a business district parking lot, implementation of street lighting master plan improvements, Phase II of SW 66th St. streetscape and infrastructure improvements, and street intersection and traffic calming improvements on SW 64th Street and SW 59th Place;
- \$240,645 to be transferred to the City of South Miami for community policing (\$126,445), code enforcement (\$77,779), grant writer for grant funding in the CRA (\$33,921), and City of South Miami administrative support services (\$2,500);
- \$149,000 for redevelopment grants – such as business start-up, commercial and multi-family rehabilitation, housing rehabilitation in partnership with the Greater Miami Service Corp, mortgage assistance and the James Bowman Scholarship Grant Award.
- \$142,379 for other operating expenditures such as employee salary and fringe related to redevelopment projects, contractual professional services, insurance, audits and studies, memberships, printing and publishing, marketing, and legal services.

Additionally, the CRA budget includes a contingency reserve \$12,498.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on November 14, 2009 and unanimously recommended it for BCC approval.



Cynthia W. Curry
Senior Advisor to the County Manager

Attachments



MEMORANDUM
(Revised)

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

DATE: February 2, 2010

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

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

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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(L)(1)(A)
2-2-10

RESOLUTION NO. R-112-10

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR
2009-10 FOR THE SOUTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County") and the South Miami Community Redevelopment Agency (the "Agency") requires that the 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 2009-10 for the South Miami Community Redevelopment Area in the form attached hereto as Exhibit A 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 2009-10 related to the South Miami Community Redevelopment Area in the form attached hereto as Exhibit A.

The foregoing resolution was offered by Commissioner Barbara J. Jordan, 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	absent		
Bruno A. Barreiro	aye		Audrey M. Edmonson	absent
Carlos A. Gimenez	absent		Sally A. Heyman	aye
Barbara J. Jordan	aye		Joe A. Martinez	absent
Dorin D. Rolle	aye		Natacha Seijas	aye
Katy Sorenson	aye		Rebeca Sosa	aye
Sen. Javier D. Souto	aye			

The Chairman thereupon declared the resolution duly passed and adopted this 2nd day of February, 2010. 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "M.S.", written over a horizontal line.

Martin W. Sybblis



SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY 2009-2010 PROPOSED BUDGET



2009-2010 PROPOSED BUDGET NARRATIVE

October 12, 2009



PROPOSED 2009-2010 REVENUE & EXPENDITURE BREAKDOWN

PROJECTED REVENUES

The total projected revenues for FY 2009-2010 are \$2,617,787. The total revenue amount constitutes a relatively significant decrease of \$276,319 in overall tax increment financing revenues (TIF) received from the City of South Miami and from Miami-Dade County. This can be explained by the overall decrease in assessed property values throughout the entire County. The breakdown of projected 2009-2010 revenues are as follows: 1. Miami-Dade County TIF Contribution (\$555,131); 2. City of South Miami TIF Contribution (\$642,946); 3. Projected Interest Earnings (\$11,000); 4. Projected Rent Revenues (\$90,000); and 5. Surplus Revenue from Prior Year Carry-Over (\$1,318,710).

PROJECTED EXPENDITURES

Infrastructure Improvements

Total Funding in the proposed budget for infrastructure and street improvements is \$275,000. The following infrastructure improvement projects have been identified for upcoming fiscal year:

Parking Lot Construction of Currently Blighted Property – The existing business district in the SMCRA area is significantly deficient in terms of available parking. Sufficient parking is critical to the sustainability of any potentially thriving business district. The SMCRA now has an opportunity to contribute to the construction of a much needed parking lot on an existing 31,000 sq. ft. piece of blighted property located at 5890 SW 69th Street. During the 2009-2010 Fiscal Year, the Agency intends to contribute funding in the amount of \$100,000 towards the design and construction of this vital improvement project.

District-Wide Street Lighting Improvements – Critical to revitalization of any redevelopment district is the improvement of its existing street infrastructure. The SMCRA has been a long supporter of successful streetscape improvement projects including the SW 59th Place and SW 66th Streetscape Improvement Projects. Also critical to the success of any community redevelopment area is the enhancement of roadway safety and pedestrian friendliness. In this effort, a lighting improvement master plan has been developed to improve existing lighting conditions along major SMCRA roadways.

The following currently deficient roadways have been identified for street lighting improvements during FY 2009-2010: 1. SW 66th Street from SW 61st Court to SW 58th Avenue; 2. SW 68th Street from SW 59th Place to SW 58th Place and from SW 61st Drive/Court from SW 59th Place to SW 66th Street; 3. SW 62nd Street from SW 62nd Avenue to SW 59th Avenue; and 4. SW 64th Street from SW 62nd Avenue to SW 57th Avenue. Total FY 2009-2010 budgeted funding for street lighting improvements is \$120,000.

Streetscape and Traffic Calming Improvements – As part of the construction of the SW 59th Place Streetscape and Infrastructure Improvement Project and in an effort to defer associated project costs, stamped concrete was installed at the intersection of SW 59th Place and SW 64th Street. The installation of brick pavers at this location will dramatically affect the long-term durability of the project and will also defer future maintenance costs. As part of these proposed improvements, the installation of a flashing yellow light at this location will provide an additional level of traffic calming and will improve existing traffic conditions. Total funding allocated for these improvements is \$42,500.

Infrastructure Maintenance Repairs – In an effort to provide annual maintenance of and required repairs to existing infrastructure improvements in the SMCRA District, a total amount of \$12,500 has been allocated in the FY 2009-2010 Budget for this purpose.

Facilities Maintenance & Construction

Total Funding in the proposed budget for facilities maintenance and construction is \$692,500. As identified in the 2005 SMCRA Redevelopment Plan, one of the goals of the Agency should be to pursue use of the Mobley Building for start-up business and community service providers. Final construction drawings for the renovation of the Mobley Building were received in the early part of the prior fiscal year. However due to the fact that the existing building was non-compliant in terms of existing land-use regulations, several planning and building related approvals were obtained during the prior fiscal year from the City of South Miami Planning Board, City Commission, Environmental Preservation & Review Committee, Building Department and from the Department of Environmental Protection and Miami-Dade County Fire. The Agency is currently in the process of selecting a construction contractor to provide total project build-out. Construction cost required for total construction build-out of interior office space, facade and parking lot reconstruction has been estimated to be valued at approximately \$505,000.

In addition to Mobley Building renovation project, 97,500 been allocated in the budget for the construction of the Marshall Williamson Park meeting and restroom facility building; and an additional \$50,000 has been allocated for the construction of a community pool at Murray Park. Finally included in the Property Management line item, an additional \$40,000 has been allocated for required maintenance and structural improvements to existing Agency owned rental properties. These rental properties are being operated and maintained by the SMCRA until construction commences on these proposed community redevelopment sites.

Economic Development

In addition to the aforementioned economic development opportunities provided by the Mobley Building Renovation Project, the Agency during the 2009-2010 Fiscal Year shall offer a total of \$10,000 in available grant funding to assist other potential start-up businesses in the SMCRA area. Also in the effort to provide long-term business sustainability for start-up businesses, the SMCRA shall budget total of \$2,000 to provide training courses and other educational opportunities for start-up businesses.

Commercial Business Rehabilitation

In an effort to encourage revitalization of the SMCRA's only commercial business district the Agency shall retain a total of \$10,000 in available funding in its Commercial Façade Grant Program. As a result of recent SMCRA marketing initiatives including a comprehensive newsletter mailing, the Agency anticipates sponsoring a pilot business for façade improvements. Improvements to the SMCRA's only Business District (Commerce Lane) have also been identified in the SMCRA Redevelopment Plan for future enhancements.

Housing Rehabilitation

In addition to facilitating new housing construction in the SMCRA, it is also critical that the condition of the existing housing stock be maintained and improved. With this goal in mind, the Agency has allocate a total amount of \$7,500 in the popular Multi-Family Rehabilitation Program for FY 2009-2010. As a compliment to the Multi-Family Program, the SMCRA has also allocated a total amount of \$7,500 in available funding for the Single-Family Rehabilitation Program. Based on the program guidelines, up to \$2,500 shall be available per eligible applicant.

Finally, based on the recent success of the SMCRA partnership with the Greater Miami Service Corp in facilitating the rehabilitation of existing homes in the SMCRA area and providing job training for interested residents, a total amount of \$4,000 has been allocated for the Agency's Housing Rehabilitation Program for FY 2009-2001.

Administrative

For the 2009-2010 Fiscal Year, the Agency has allocated a total of \$239,515 for administrative related expenditures. This includes a total amount of \$230,515 for administrative salaries and benefits. This amount is under the required 20% administrative cap for community redevelopment agencies by a total of \$9,616. The total administrative and benefits line item include the combined salaries of the Community Outreach Coordinator, the SMCRA Property Management Coordinator, Administrative Assistant and Agency Director. Also included under Other Administrative Expenses is a total of \$9,000 for expenditures associated with administrative office equipment and furniture; phone lines; advertising; travel and per diem; and staff training.

General Fund Transfers

Critical to the redevelopment of any community is the safety of its residents and the maintenance of funded improvements and resulting property values. Based on the measured successes of the community policing and code enforcement and educational programs including the establishment of a police sub-station in the heart of the SMCRA Community, the Agency continues to fund these vital services for 2009-2010 Fiscal Year. Also based on the proven success of the City's grant writer in obtaining funding and administering grant funding requirements for SMCRA area related projects and activities, the Agency continues share these combined services with the City of South Miami. The total allocated funding for these combined general fund transfers is \$240,645. This total includes the services of permanent two Police sub-station officers, one assigned area code enforcement officer and 50% of the services of the City's grant writer.

Residential Infill Development

Based on the Agency acquiring over 53,000 square feet of blighted property slated for infill housing development, funding in the amount of \$100,000 has been allocated to assist affordable housing applicants with expenses associated with down payment and mortgage costs. The total amount mortgage assistance amount will assist up to four (4) households in purchasing affordable homes in the SMCRA area. It should be noted that the SMCRA currently owns approximately eight (8) properties available for affordable housing development pending final development approval by the Board. Also given the current economic and housing conditions, the Agency has budgeted \$20,000 in funding to provide foreclosure prevention assistance. The intent of the program is to provide assistance to existing residents and to mitigate the potential negative affects of blighted, vacant properties in the SMCRA area.

Special Redevelopment & Technical Services

During prior fiscal years, the Agency has amassed a total of 65,000 square feet of blighted property previously identified by the Board as the site for the proposed Madison Square mixed-use housing and economic development project. For the purpose of continuing the formal design process, for the proposed mixed-use project Madison Square, a total amount of \$5,000 has been allocated in the 2009-2010 Budget for design services. Also included in the Special Redevelopment & Technical Service category is funding in the amount of \$45,729 for 50% of the salaries of the SMCRA Community Outreach Coordinator and Property Management Coordinator for special assigned duties. A total of \$10,000 has been provided for the popular James Bowman Scholarship Program to assist aspiring youth with higher educational endeavors. A total of \$2,500 has also been provided in the budget for the services of a college level intern.

Legal Services

A total amount of \$15,000 has been provided for general corporate services provided by the Agency's General Counsel.

Park Improvements

A total amount of \$140,000 has been allocated for the two vital SMCRA park amenities, Marshall Williamson Park and Murray Park. As a continuation of extensive lighting installation at Marshall Williamson Park during the 2008-2009 Fiscal Year, the Agency has allocated a total amount of \$90,000 for the construction of a park activity building which shall include a meeting room, concessions area and two restrooms. In conjunction with additionally planned Parks and Recreation planned activities during 2009-2010, the addition of this SMCRA proposed facility shall provide much needed recreational activities for local youth and seniors in this area. A request for proposal for project construction is currently awaiting final approval by the SMCRA Board.

A total amount of \$50,000 has also been allocated in the proposed budget as the SMCRA's funding contribution towards the construction of a much needed community pool at the second SMCRA area located recreational facility, the Murray Park-Bethel Gibson Community Center. During the prior fiscal year, the SMCRA also contributed funding towards the formal design of the proposed pool project. A total of \$7,500 has also been provided in the Parks Improvements category for design services for additional park improvement initiatives.

FY 2009-2010 SMCRA BUDGET

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Exhibits:

FY 2009-2010 Budget (City of South Miami Format).....Exhibit A

Budget Adoption Resolution (SMCRA Board).....Exhibit B

Budget Adoption Resolution (City Commission).....Exhibit C

Miami-Dade County Budget Format

FY 2009-2010 South Miami Community Redevelopment Agency

	FY 07/08 Budget Adopted	FY 07/08 Budget Actual	FY 08/09 Budget Adopted	FY 08/09 Budget Projection	FY 09/10 Budget Proposed
Revenues					
City Tax Increment Revenue	751,950	751,950	\$797,299	\$797,299	\$642,946
County Tax Increment Revenue	719,490	719,490	\$724,819	\$724,819	\$555,131
Carryover from prior year	1,697,526	1,634,057	\$1,519,329	\$1,510,230	\$1,318,710
All other revenues (Rent Revenues)	73,000	39,000	\$100,000	\$50,000	\$90,000
Transfers - Finance Bond From Regions Bank	0	0	\$0	\$0	\$0
OCED Grant Funding	0	0	\$0	\$0	\$0
Interest earnings	16,500	16,500	\$11,500	\$11,000	\$11,000
Revenue Total	3,258,466	3,160,997	3,152,947	3,093,348	2,617,787
Expenditures					
Administrative Expenditures:					
Employee salary and fringe (City Budget #36,37,38,39)	246,003	241,803	\$246,451	\$244,040	\$230,515
Contractual/Professional Services (City Budget #41,42)	11,500	6,304	\$12,000	\$6,000	\$0
Insurance					
Audits and Studies	6,500	6,000	\$6,500	\$6,000	\$0
Printing, Publishing	750	623	\$500	\$500	\$0
Marketing					
Advertising and Legal Notices (City Budget #48,49)	500	265	\$500	\$230	\$500
Travel (City Budget #43)	3,000	2,663	\$2,500	\$1,700	\$2,000
Rent/lease costs					
Office Equipment and Furniture (City Budget #50,52,54)	8,500	7,928	\$4,750	\$3,075	\$4,000
Other Admin. Exps (Training & Phone Lines City Budget #44,47)	2,500	407	\$1,500		\$2,500
Subtotal Admin Expenses, %	279,253	265,993	274,701	261,545	239,515
County Administrative Charge at 1.5% (City Budget #55)	10,792	10,792	\$10,872	\$10,792	\$8,327
(A) Subtot Adm Exp & County Charge	290,045	276,785	285,573	272,337	247,842
Operating Expenditures:					
Employee Salary and Fringe (City Budget #67)	23,830	23,830	\$25,736	\$25,736	\$45,729
Contractual/Professional Services (City Budget #24,63,66,75)	194,775	154,775	\$312,500	\$25,000	\$29,000
Insurance (City Budget #79)	26,025	26,025	\$30,000	\$29,400	\$30,000
Audits and Studies (City Budget #40)	0				\$6,000
Printing and Publishing, Memberships (City Budget #4 and #51)	5,500	0	\$2,500	\$500	\$2,500
Marketing, Groundbreakings (City Budget #74)	3,000	0	\$1,000	\$1,000	\$3,000
Special Events					
Legal Services/Court Costs (City Budget #70)	50,000	24,000	\$40,000	\$20,800	\$15,000
Land/Building Acquisitions (City Budget #76)	1,026,181	114,000	\$1,130,059	\$700,699	\$560,149
Infrastructure Improvements (City Budget #1,2,3,6,11,12,)	370,000	270,935	\$212,500	\$61,500	\$275,000
Building Construction Improvements (City Budget #8,9,10,71,72,79)	502,000	158,172	\$420,000	\$36,087	\$692,500
Debt Service Payments (City Budget #77,78)	297,774	297,774	\$297,774	\$297,774	\$297,774
Redevelopment Grants Given Out (City Budget 25,27,35,65,69)	260,000	124,336	\$113,500	\$56,000	\$149,000
Redevelopment Loans Issued Out					
Transfers Out to Others (City Budget #56,57,58,59)	124,336	124,336	\$231,805	\$228,805	\$240,645
Other Oper. Expenses (City Budget #61,68,80)	18,000	12,700	\$18,000		\$11,150
(B) Subtotal Oper. Expenses	2,901,421	1,330,883	2,835,374	1,483,301	2,357,447
(C) Reserve/Contingency (City Budget #60)	67,000	34,000	\$32,000	\$19,000	\$12,498
Expenditure Total (A+B+C)	3,258,466	1,641,668	3,152,947	1,774,638	2,617,787
Cash Position (Rev-Exp)		\$1,519,329		\$1,318,710	

SMCRA Project Initiatives:	Proposed FY 2009-2010	Adopted FY 2008-2009
Street Lighting Improvements (Four Priority Roadway Sections)	\$120,000	\$130,000
Business District Parking Lot Construction	\$100,000	\$90,000
Traffic Calming Improvements (SW 59th Place & SW 64th Street)	\$42,500	\$65,000
Industrial Warehouse Conversion (Construction Build-Out)	\$430,000	\$420,000
Park Activities Building Construction	\$90,000	\$110,000
Community Pool Construction Project	\$40,000	\$50,000
Madison Square Mixed-Use Development Project (Design Services)	\$7,500	\$7,500
Affordable Housing Development (Blighted Housing Lot Purchase)	\$574,149	\$1,086,059
Total Project Funding	\$1,404,149	\$1,958,559



CITY OF SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2009-2010 BUDGET NARRATIVE

FY 2008-2009 BUDGET OVERVIEW

During the prior 2008-2009 Fiscal Year, the Agency received a total of \$1,516,771 in tax increment revenues from both the City of South Miami and from Miami-Dade County. In anticipation of a revenue shortfall for the upcoming fiscal year, the Agency has been conservative with respect to funding expenditures wherever possible. Although over 100% of all received tax increment financing revenues have been expended for the current fiscal year, the Agency continues to maintain a relatively healthy surplus due to prior year cash carry-over revenues.

During the 2008-2009 budget approval process, consensus was reached by the Board to intently focus on the acquisition of blighted properties in the SMCRA area for the development of affordable housing. Based on this directive, the Agency has acquired over 53,500 square feet of blighted properties during FY 2008-2009 as part of a total funding expenditure of \$698,000. These land purchases comprise a total of eight new buildable housing lots. Also during the 2008-2009 Fiscal Year, the Agency completed construction of five single-family affordable homes in the District on Agency owned properties. Two of the new affordable homes were sold to "moderate" income households and the remaining three homes were sold "low" income individuals. In an effort to facilitate this affordable housing initiative, the Agency also disbursed a total of \$50,000 in affordable housing purchase assistance revenues as part of the Agency's Mortgage Assistance Program. In terms of total land acquired, the Agency currently owns approximately 127,000 square feet of properties intended for affordable housing and economic development purposes.

During FY 2008-2009, the Agency also continued to fulfill its debt service obligations on a previously obtained 2.73 million dollar land acquisition bond utilized to acquire a 65,000 square feet property assemblage intended for mixed-use and affordable housing development. During FY 2008-2009, the Agency expended \$298,000 for debt service of the loan. Due to purchase of the aforementioned properties, the Agency has also become responsible for providing property management services for rental properties acquired in anticipation of future development. The total expended for property management services during FY 2008-2009 was \$46,000. This amount includes payments for property maintenance, structural repairs, property tax and general liability insurance. The total property management expenditures incurred during FY 2008-2009 were however offset by rental revenues received by the Agency in the total amount of \$45,000.

In recent years, the SMCRA Board has also continued to devote much needed attention to improving existing infrastructure in the District. As a direct result of these infrastructure improvement initiatives, several infrastructure improvement projects were completed during FY 2008-2009. Most notable was the completion of Phase I of the SW 66th Streetscape and

Infrastructure Enhancement Project. As a result of SMCRA funding contribution in the amount of \$83,500, this major arterial has now been transformed into a pedestrian friendly and functional roadway. From a comprehensive planning standpoint, completion of Phase I of the SW 66th Improvement Project dramatically compliments and supports other major streetscape improvements previously funded by the Board along the length of SW 59th Place.

Also based on the will of the Board, \$60,633 worth of infrastructure lighting improvements were also implemented during FY 2008-2009 at Marshall Williamson Park. These improvements have resulted in a substantially safer and user friendly park facility. Completed improvements including prior construction of eth David B. Bethel Pavilion have now set the stage for additional, planned park enhancements including increased recreational activity planning and construction of a recreational building and restroom facility for senior citizen and other area residents.

During FY 2008-2009 the Board also continued to encourage revitalization of existing housing through use of the SMCRA Multi-Family Rehabilitation Program. During the current fiscal year, a total of four multi-family rehabilitation grants were approved and administered by the Agency. These four authorized improvement projects have resulted in a total depletion of funding in the FY 2008-2009 Residential Rehabilitation Account. In addition, as a result of a recent partnership with the Greater Miami Service Corp, the Agency established a pilot program during FY 2008-2009 to provide additional housing rehabilitation opportunities and hands-on job training for interested residents.

Concerning economic development, the Agency expended a total of \$65,000 during FY 2008-2009 to obtain design and construction drawings for the renovation of the Mobley Building Office Renovation Project. This recommended initiative is identified in the SMCRA Plan which states that the Mobley Building should be targeted for use by start-up business and community service providers. Due to non-compliance issues related to the existing older building, the Agency was required to obtain numerous development approvals from the City of South Miami and Miami-Dade County during FY 2008-2009 including subsequently required construction revisions. At this time all required development approvals have been obtained. Final construction is awaiting completion of a required contractor selection process. Following completion of construction, the goals and objectives of the Agency shall be substantially furthered by utilizing the new office space for start-up businesses and local community service providers. Building construction is expected to be completed by Spring 2010.

Also during FY 2008-2009, the Agency has continued during to support community policing and area-wide code enforcement initiatives. By establishing a Police sub-station in the heart of the SMCRA District, an extremely positive influence has now been transplanted into the Community Redevelopment Area. During the current fiscal year, the Agency also allocated a total amount of \$194,500 for the specific duties of two full-time police officers and one community oriented code enforcement officer. Also with the intent of encouraging self-sufficiency amongst all area residents, the Board approved scholarship funding for nine aspiring students during FY 2008-2009 in the total amount of \$11,000. Individual Board Members were also directly responsible for facilitating important community objectives through the use of their annual discretionary funding for various community improvement initiatives.

A separate report concerning FY 2008-2009 accomplishments has also been included in the attached FY 2009-2010 Budget Package.

FY 2009-2010 BUDGET OVERVIEW

This year's total tax increment financing revenue projection is \$1,198,077. This total funding amount is based on projected TIF revenues from the City of South Miami in the amount of \$642,946 and from Miami-Dade County in the amount of \$555,131. This amount also constitutes an overall decrease in TIF funding of \$318,694. This year's TIF revenues in addition to surplus reserves realized from prior year cash carry-overs, projected rental revenues received from SMCRA owned rental properties and interest earnings, constitute a total projected FY 2009-2010 revenue budget of \$2,617,787.

During the upcoming fiscal year, the Agency intends to continue implementation of several redevelopment initiatives that have proven successful in the past including the purchase and development of blighted properties for new affordable housing opportunities. As a result of properties purchased during the current fiscal year in addition to properties obtained during prior years, the Agency is poised to implement large scale, impact related projects on SMCRA owned property assemblages. Given the current depressed real-estate market and subsequent opportunities to purchase additional property for redevelopment, a total of \$560,149 has been allocated in this year's budget for land acquisition.

Through utilization of the SMCRA Mortgage Assistance Program, the Agency has been able to retain long-term residents in addition to providing new affordable housing opportunities for existing households. Funding in the amount of \$100,000 has therefore been included in the FY 2009-2010 Budget under Residential Infill Housing for affordable housing mortgage assistance.

Due to the fact that the improvement of existing infrastructure is critical to the success and long-term sustainable of any redeveloping community, this year's proposed budget contains a total amount of \$275,000 to implement additionally needed infrastructure improvement projects. The prior successes of the SW 59th Place and SW 66th Streetscape Improvement Projects undeniably illustrate the importance of providing pedestrian friendly and functional environments for residents to live, work and play. Major infrastructure improvement projects planned for FY 2009-2010 include: 1. Implementation of a district-wide street lighting improvement master plan; 2. Major roadway improvements to the currently inadequate intersection at SW 59th Place and SW 64th Street; and 3. Construction of a much needed parking lot on currently blighted, vacant property in the SMCRA area.

Also contained in the Proposed FY 2009-2010 Budget is required funding for final construction build-out of the SMCRA owned Mobley Building which shall be utilized to provide new office space for economic development, community service and recreational opportunities for area residents. Final construction build-out including complete construction of the building's interior, exterior building facades and parking lot construction is estimated to be valued at \$425,000 with an additional \$80,000 budgeted for possible project contingency costs. An additional \$147,500 has been budgeted during FY 2009-2010 for both the construction of a park meeting and restroom building and as an Agency contribution for construction of the Murray Park Pool. Finally, an additional \$40,000 has been budgeted in the property management line item for building improvements of SMCRA owned rental properties as needed.

Included in this year's budget package is a detailed breakdown of projected revenues and expenditures for the upcoming fiscal year. As per Florida Statute 163, final direction of the Agency's goals, objectives and programs is the ultimate responsibility of the SMCRA Board and shall be provided in accordance with the adopted redevelopment plan for the Agency. The vital

importance of each Board Member's input into the process is therefore critical to the success of the Agency.

The SMCRA Board on September 23, 2009 held a publicly noticed budget workshop to discuss the proposed FY 2009-2010 Budget. Based on the findings of the budget workshop, the FY 2009-2010 Budget was subsequently approved by the SMCRA Board and City of South Miami Commission on October 12, 2009 and October 20, 2009. Copies of the fully executed resolutions have been included in the attached FY 2009-2010 Budget Package.

At this time, we respectfully submit the 2008-2009 SMCRA Budget for Miami-Dade County review and approval. We look forward to continuing to work closely with Miami-Dade County during the upcoming Fiscal Year to implement these and other vital community redevelopment initiatives. A detailed description of all SMCRA revenues and expenditures has been provided below:

FY 2009-2010 PROJECTED REVENUES:

The total projected revenues for FY 2009-2010 is \$2,617,787. Revenues include \$1,198,077 in combined tax increment financing revenues from Miami-Dade County and City of South Miami, \$90,000 in projected rent revenues from SMCRA owned properties, \$11,000 in interest revenue from interest bearing accounts and \$1,318,710 in cash carry-over revenues from the prior year.

Tax Increment Financing Revenues

2009 Tax Increment Value.....	\$328,077,322
1998 Base Year Value.....	\$68,437,390
City of South <u>Miami@4.9526</u> Mills.....	\$642,946
Miami-Dade County@4.8379 Mills.....	\$555,131
Total Tax Increment Revenue.....	\$1,198,077

2009-2010 PROJECTED EXPENDITURES:

Administrative Expenditures:

1. <u>Employee Salary & Fringe</u> (City Budget Item # 36-39).....	\$230,515
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A total amount of \$230,515 has been allocated for Employee Salary and Fringe. This amount includes salary and employee benefits for four full-time SMCRA employees including a Property Management Coordinator, a Community Outreach Coordinator, an Administrative Assistant and an Agency Director.

2. **Other Administrative Expenditures** (City Budget Item #43, 44, 47-50, 52 and 54)...\$9,000

A total of \$9,000 has been allocated in the budget for the following Other Administrative Expenditures: office equipment and furniture; phone lines; advertising; travel and per diem; and staff training.

3. **Miami-Dade County Administrative Fee** (City Budget Item #55).....\$8,327

The aforementioned amount has been allocated for the 1.5% administrative reimbursement charge issued to all functioning Community Redevelopment Agency's in Miami-Dade County.

Operating Expenditures:

1. **Employee Salary & Fringe** (City Budget Item #67).....\$45,729

A total amount of \$45,729 has been allocated for employee salaries of the Community Outreach Coordinator (\$26,379) and the property Management Coordinator (\$19,350) for special, technical services.

2. **Contractual Services** (City Budget Item #24, 63, 66 and 75).....\$29,000

A total amount of \$29,000 has been allocated for Contractual Services which includes \$2,000 for training seminars for potential start-up businesses; \$20,000 for the services of a foreclosure prevention specialist to assist area residents; \$5,000 for professional urban design services for mixed-use and other proposed redevelopment projects and an additional \$2,000 for land acquisition related contractual services.

3. **Insurance** (City Budget Item #79).....\$30,000

A total amount of \$30,000 has been allocated for property and liability insurance for all SMCRA owned properties. FY 2009-2010 funding for property insurance has been included in the budget line item for projected property management expenditures.

4. **Audits and Studies** (City Budget Item #40).....\$6,000

A total amount of \$6,000 has been allocated for the annual SMCRA required financial statement audit for year ending September 30, 2010.

5. **Printing, Publishing & Agency Memberships** (City Budget Item # 4 and 51).....\$2,500

A total of \$2,500 has been allocated for Printing and Publishing & Agency memberships dues.

6. **Marketing, Groundbreakings** (City Budget Item # 74).....\$3,000

A total of \$3,000 has been allocated for Agency groundbreaking ceremonies and other marketing and public relation initiatives.

7. **Legal Services/Court Costs** (City Budget Item # 70).....\$15,000

A total of \$15,000 has been allocated for general legal services rendered by the Agency's General Counsel.

8. Land and Building Acquisition (City Budget Item # 76).....\$560,149

A total of \$560,149 has been allocated for the land acquisition of blighted properties in the SMCRA area for future Agency redevelopment initiatives.

9. Infrastructure (City Budget Item # 1, 2, 3, 6, 11, 12.....\$275,000

A total of \$275,000 has been allocated for district-wide infrastructure improvements. Proposed projects for the upcoming fiscal year include: 1. Business District Parking Lot Construction (\$100,000); 2. Implementation of Street Lighting Master Plan Improvements (\$60,000); 3. SW 66th St. Streetscape and Infrastructure Improvements, Phase II (60,000); 4. Street Intersection and Traffic Calming Improvements - SW 64th Street & SW 59th Place (\$42,500); and 5. Infrastructure Maintenance and Repairs (\$12,500).

10. Building Construction Improvements (City Budget Item # 8,9,10,71,72 and 79)...\$692,500

A total of \$692,500 has been allocated for Agency owned building construction improvements including: \$425,000 for final construction build-out of the SMCRA owned Mobley Building for new office space for start-up businesses, community service providers and recreational uses; \$80,000 for construction contingency costs associated with the Mobley Building Renovation Project; \$97,500 for the construction of the Marshall Williamson Park meeting and restroom facility building; \$50,000 for the construction of a community pool at Murray Park and an additional \$40,000 for required health, safety and welfare oriented repairs to SMCRA owned rental properties prior to construction of the Madison Square Development.

11. Debt Service Payments (City Budget Item # 77 and 78).....\$297,774

A total of \$297,774 has been allocated to pay required interest and principal debt service payments for a previously obtained land acquisition bond in the total amount of 2.73 Million Dollars.

12. Redevelopment Grants Given Out (City Budget Item # 25, 27, 35, 65 and 69).....\$149,000

A total of \$149,000 has been allocated for redevelopment grants awarded by the Agency including: Business Start-Up Grants (\$10,000); Commercial Rehabilitation Grants (\$10,000); Multi-Family Rehabilitation Grants (\$7,500); Single-Family Rehabilitation Grants (\$7,500); Housing Rehabilitation Grants as part of an SMCRA partnership with the Greater Miami Service Corp; Mortgage Assistance Grants (\$100,000); and the James Bowman Scholarship Grant Award (\$10,000).

13. Transfers Out (City Budget Line Item # 56, 57, 58, 59).....\$240,645

A total of \$240,645 has been allocated for transfers out to: Facilitate continuation of a police sub-station with two, on-duty police officers in the heart of the community redevelopment district (\$126,445); Provide community oriented code enforcement and education by one dedicated code officer for all area residents (\$77,779); Contribute towards the acquisition of

much needed grant funding in the community redevelopment area by one dedicated city grant writer (\$33,921); and \$2,500 for expenses associated with dedicated City Clerk/Secretary services.

14. Other Operating Expenses (City Budget Line Item # 61, 68 and 80).....\$11,150

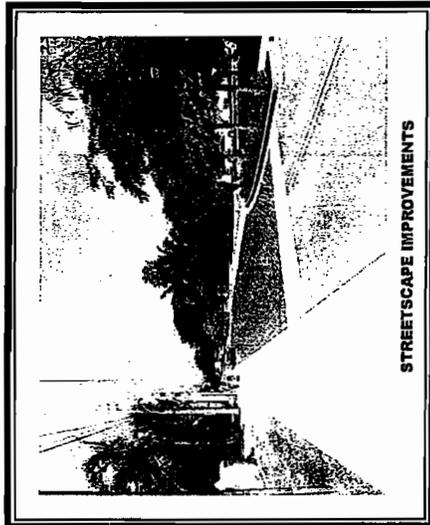
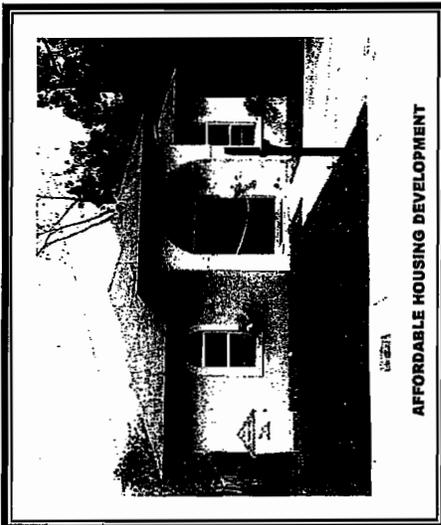
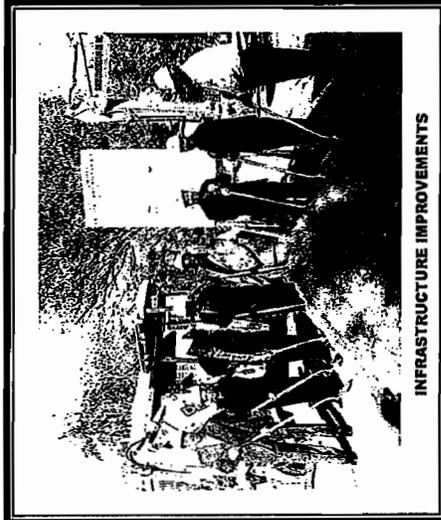
A total of \$11,500 has been allocated for Other Operating Expenses including: \$7,000 for Board Member discretionary funding; \$2,500 for the part-time services of a college intern; and \$1,650 for residential relocation assistance for relocating tenants from Agency owned rental properties.

15. Reserve/Contingency (City Budget Item #60).....\$12,498

A total amount of \$12,498 has been allocated for Reserve/Contingency for potential unforeseen and emergency related expenditures during the upcoming fiscal year.



SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY 2009-2010 PROPOSED BUDGET



October 12, 2009



SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY 2009-2010 PROPOSED BUDGET



2009-2010 SMCRA PROPOSED BUDGET

October 12, 2009



October 12, 2009

**SMCRA Chair Feliu; Vice Chair Beasley;
Board Members Palmer; Newman; Sellars;
R. Williams; and L. Williams,**

RE: SMCRA FY 2009-2010 PROPOSED BUDGET MESSAGE

Honorable Chair, Vice Chair and SMCRA Board Members:

During FY 2008-2009 the Agency received a total of \$1,516,771 in tax increment revenues from both the City of South Miami and from Miami-Dade County. In anticipation of a revenue shortfall for the upcoming fiscal year, the Agency has been relatively conservative with respect to expenditures whenever possible. Although over 100% of all tax increment financing revenues received for the current fiscal year have now been expended, the Agency continues to maintain healthy surplus revenues due to prior year cash carry-over revenues.

During the 2008-2009 budget approval process, consensus was reached by the Board to intently focus on the acquisition of blighted properties in the SMCRA area for the development of affordable housing. Based on this directive, the Agency has acquired over 53,500 square feet of blighted properties during FY 2008-2009 for a total funding expenditure of \$698,000. These property purchases comprise a total of approximately eight (8) new potential housing lots. Also during the 2008-2009 Fiscal Year, the Agency facilitated construction of five single-family affordable homes in the District on Agency owned properties. Two of the new homes were sold to "moderate" income households and the remaining three homes were sold "low" income families. In an effort to facilitate this affordable housing development initiative, the Agency has also disbursed a total of \$50,000 in affordable housing purchase assistance funding as part of the SMCRA Mortgage Assistance Program. In terms of total land acquisition, the Agency currently owns approximately 127,000 square feet property intended for affordable housing and economic development purposes.

During FY 2008-2009, the Agency also continued to fulfill its debt service obligations on a previously obtained 2.73 million dollar land acquisition bond used to acquire a 65,000 square foot property assemblage intended for mixed-use affordable housing development. During FY 2008-2009, the Agency expended a total amount of \$298,000 for the purpose of debt service on the loan. As a result of purchasing the aforementioned properties, the Agency also became responsible for providing property management services for residential rental properties obtained in anticipation of future development. The total amount expended for property management services for FY 2008-2009 was \$46,000. This amount includes payments for property maintenance, required repairs, property tax and general liability insurance. Incurred The total property management expenditures incurred during FY 2008-2009 were however offset by rental revenues received by the Agency in the total amount of \$45,000.

In recent years, the SMCRA Board has also continued to devote much needed attention to improving existing infrastructure in the District. As a direct result of these infrastructure improvement initiatives, several infrastructure improvement projects were completed during FY

2008-2009. Most notable amongst these completed infrastructure projects was Phase I of the SW 66th Streetscape and Infrastructure Enhancement Project. As a result of SMCRA funding contribution in the amount of \$83,500, this major arterial has now been transformed into a pedestrian friendly and functional roadway. From a comprehensive planning standpoint, completion of Phase I of the SW 66th Improvement Project dramatically compliments and supports other major streetscape improvements previously funded by the Board along the length of SW 59th Place.

Also based on the will of the Board, \$60,633 worth of infrastructure lighting improvements were also implemented during FY 2008-2009 at Marshall Williamson Park. These improvements have resulted in a substantially safer and user friendly park facility. Completed improvements including prior construction of the David B. Bethel Pavilion have now set the stage for additional, planned park enhancements including increased recreational activity planning and construction of a recreational building and restroom facility for senior citizen and other area residents.

During FY 2008-2009 the Board also continued to encourage revitalization of existing housing through use of the SMCRA Multi-Family Rehabilitation Program. During the current fiscal year, a total of four multi-family rehabilitation grants were approved and administered by the Agency. These four authorized improvement projects have resulted in a total depletion of funding in the FY 2008-2009 Residential Rehabilitation Account. In addition, as a result of a recent partnership with the Greater Miami Service Corp, the Agency established a pilot program during FY 2008-2009 to provide additional housing rehabilitation opportunities and hands-on job training for interested residents.

Regarding economic development, the Agency expended a total of \$65,000 during FY 2008-2009 to obtain design and construction drawings for the renovation of the Mobley Building Office Renovation Project. This recommended initiative is identified in the SMCRA Plan which states that the Mobley Building should be targeted for use by start-up business and community service providers. Due to non-compliance issues related to the existing older building, the Agency was required to obtain numerous development approvals from the City of South Miami and Miami-Dade County during FY 2008-2009 including subsequently required construction revisions. At this time all required development approvals have been obtained. Final construction is awaiting completion of a required contractor selection process. Following completion of construction, the goals and objectives of the Agency shall be substantially furthered by utilizing the new office space for start-up businesses and local community service providers. Building construction is expected to be completed by Spring 2010.

Also during FY 2008-2009, the Agency has continued during to support community policing and area-wide code enforcement initiatives. By establishing a Police sub-station in the heart of the SMCRA District, an extremely positive influence has now been transplanted into the Community Redevelopment Area. During the current fiscal year, the Agency also allocated a total amount of \$194,500 for the specific duties of two full-time police officers and one community oriented code enforcement officer. Also with the intent of encouraging self-sufficiency amongst all area residents, the Board approved scholarship funding for nine aspiring students during FY 2008-2009 in the total amount of \$11,000. Individual Board Members were also directly responsible for facilitating important community objectives through the use of their annual discretionary funding for various community improvement initiatives.

2009-2010 SMCRA PROPOSED BUDGET

This year's total tax increment financing revenue projection is \$1,198,079. This total funding amount is based on projected TIF revenues from the City of South Miami in the amount of \$642,946 and from Miami-Dade County in the amount of \$555,133. This amount also constitutes an overall decrease in TIF funding of \$318,692. This year's TIF revenues in addition to surplus reserves realized from prior year cash carry-overs, projected rental revenues received from SMCRA owned rental properties and interest earnings, constitute a total projected FY 2009-2010 revenue budget of \$2,617,789.

During the upcoming fiscal year, the Agency intends to continue implementation of several redevelopment initiatives that have proven successful in the past including the purchase and development of blighted properties for new affordable housing opportunities. As a result of properties purchased during the current fiscal year in addition to properties obtained during prior years, the Agency is poised to implement large scale, impact related projects on SMCRA owned property assemblages. Given the current depressed real-estate market and subsequent opportunities to purchase additional property for redevelopment, a total of \$560,149 has been allocated in this year's budget for land acquisition.

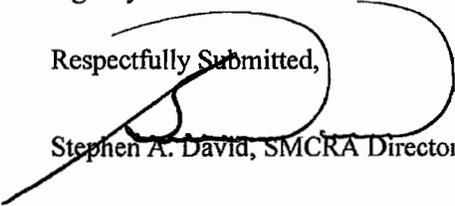
Through utilization of the SMCRA Mortgage Assistance Program, the Agency has been able to retain long-term residents in addition to providing new affordable housing opportunities for existing households. Funding in the amount of \$100,000 shall therefore be allocated in the FY 2009-2010 Budget for affordable housing mortgage assistance to facilitate additional homeownership opportunities.

Due to the fact that the improvement of existing infrastructure is critical to the success and long-term sustainable of any redeveloping community, this year's proposed budget contains a total amount of \$275,500 to implement additionally needed infrastructure improvement projects. The prior successes of the SW 59th Place and SW 66th Streetscape Improvement Projects undeniably illustrate the importance of providing pedestrian friendly and functional environments for residents to live, work and play. Major infrastructure improvement projects planned for FY 2009-2010 include: 1. Implementation of a district-wide street lighting improvement master plan; 2. Major roadway improvements to the currently inadequate intersection at SW 59th Place and SW 64th Street; and 3. Construction of a much needed parking lot on currently blighted, vacant property in the SMCRA area.

Also contained in the Proposed FY 2009-2010 Budget is required funding for final construction build-out of the SMCRA owned Mobley Building which shall be utilized to provide new office space for economic development, community service and recreational opportunities for area residents. Final construction build-out including complete construction of the building's interior, exterior building facades and parking lot construction is estimated to be valued at \$425,000. This amount has therefore been budgeted for the 2009-2010 Fiscal Year.

Included in this year's budget package is a detailed breakdown of projected revenues and expenditures for the upcoming fiscal year. As per Florida Statute 163, final direction of the Agency's goals, objectives and programs is the ultimate responsibility of the SMCRA Board and shall be provided in accordance with the adopted redevelopment plan for the Agency. The vital importance of each Board Member's input into the process is therefore critical to the success of the Agency.

Respectfully Submitted,


Stephen A. David, SMCRA Director

SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

FY 2009-2010 PROJECTED REVENUES

REVENUE SOURCE	FY-04-05 AMOUNT	FY-05-06 AMOUNT	FY-06-07 AMOUNT	FY-07-08 AMOUNT	FY-08-09 AMOUNT	FY-09-10 AMOUNT
CITY OF SOUTH MIAMI TIF CONTRIBUTION	\$446,972	\$845,320	\$831,463	751,950	797,299	\$642,946
MIAMI-DADE COUNTY TIF CONTRIBUTION	\$312,664	\$541,804	\$740,335	719,490	719,472	\$555,131
TOTAL TIF REVENUES	\$759,636	\$1,187,124	\$1,571,798	1,471,440	1,516,771	1,198,077
DEBT PROCEEDS	\$0	\$0	\$2,730,000	\$0	\$0	\$0
GRANT PROCEEDS	\$0	\$0	\$294,000	\$0	\$0	\$0
INTEREST REVENUE	\$9,500	\$9,500	\$10,811	\$16,500	\$11,500	\$11,000
RENT REVENUE	\$11,000	\$0	\$0	73,000	100,000	90,000
SUB-TOTAL	\$780,136	\$1,196,624	\$4,606,609	1,560,940	1,628,271	1,299,077
CASH CARRYOVER	\$472,649	\$388,800	\$253,047	1,697,526	1,519,329	\$1,318,710
TOTAL REVENUES	\$1,252,785	\$1,585,424	\$4,859,656	3,258,466	3,147,600	2,617,787

EXPENDITURE SUMMARY	ACTUAL	20% ADMIN CAP
ADMINISTRATIVE	\$230,513	\$239,616
PROGRAM	\$2,387,274	
TOTAL	\$2,617,787	

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2009-2010 SOUTH MIAMI CRA PROPOSED BUDGET EXPENDITURES

ACCOUNT NO	ACCOUNT CLASSIFICATION	PROPOSED BUDGET 2009-2010	ADOPTED BUDGET 2008-2009	ADOPTED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006
	INFRASTRUCTURE					
1. 610-1110-513-31-20	PROFESSIONAL SERVICES - Business District Improvements - (Commercial Parking Lot Design)	25,000	50,000	25,000		
2. 610-1110-513-34-50	CONTRACTUAL SERVICES - Business District Improvements - (Commercial Parking Lot Construction)	75,000	130,000	125,000	25,000	
3. 610-1110-513-46-70	INFRASTRUCTURE MAINTENANCE REPAIRS	12,500	20,000	95,000		
	<i>Design - Sunset Drive / Charrette II</i>					37,500
	<i>Traffic Management Study</i>					15,000
4. 610-1110-513-47-10	PRINTING AND BINDING	500	2,000	2,000	2,000	
5. 610-1110-513-99-30	CAPITOL IMPROVEMENTS					
6. 610-1110-513-63-40	INFRASTRUCTURE/STREET IMPROVEMENT - (Implementation Of District Street Lighting Master Plan)	120,000	130,000	125,000	60,000	50,000
	<i>Total Amount Includes \$60,000 for Lighting Improvements and \$60,000 for SW 66th Street Improvements Phase II</i>					
7. 610-1110-513-64-30	EQUIPMENT/OPERATING					
	TOTAL INFRASTRUCTURE	233,000	332,000	372,000	87,000	102,500
	FACILITIES MAINTENANCE & CONSTRUCTION					
8. 610-1110-518-45-10	PROFESSIONAL SERVICES - (Mobley Building Renovation - Design)	5,000		26,025	19,148	4,000
9. 610-1110-518-46-70	CONTRACTUAL SERVICES - (Mobley Building Renovation - Construction)	425,000				4,000
				2,000		
10. 610-1110-518-99-32	CONSTRUCTION CONTINGENCY - (Mobley Building Renovation - Code Compliancy Requirements)	75,000	420,000	500,000	324,000	
	TOTAL FACILITIES MAINTENANCE - MOBLEY BUILDING	505,000	420,000	528,025	343,148	8,000
	STREETSCAPE IMPROVEMENTS					
11. 610-1110-541-31-20	PROFESSIONAL SERVICES - (SW 59th PL & 64th Intersection Improvements - Design)	7,500	7,500	7,500		
12. 610-1110-541-34-50	CONTRACTUAL SERVICES - (SW 59th PL & 64th Intersection Improvements - Construction)	35,000	15,000	16,275	15,000	13,000
13. 610-1110-541-47-10	PRINTING AND BINDING					
14. 610-1110-541-99-30	OTHER USES/PROGRAM SERVICES					
	TOTAL STREETSCAPE ENHANCEMENT	42,500	22,500	23,775	15,000	13,000

2009- 2010 SOUTH MIAMI CRA PROPOSED BUDGET EXPENDITURES

	PROPOSED BUDGET 2009-2010	ADOPTED BUDGET 2008-2009	ADOPTED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006
TRANSPORTATION IMPROVEMENTS					
15. 610-1110-544-47-10 PRINTING AND BINDING					30,000
16. 610-1110-544-64-30 OPERATING EQUIPMENT/SHUTTLE					
17. 610-1110-544-46-80 MAINTENANCE REPAIRS/SHUTTLE					
TOTAL TRANSPORTATION IMPROVEMENTS					30,000
ECONOMIC DEVELOPMENT					
18. 610-1110-551-31-20 PROFESSIONAL SERVICES				25,000	25,000
19. 610-1110-551-34-50 CONTRACTUAL SERVICES					
20. 610-1110-551-47-10 PRINTING AND BINDING			2,000	2,500	2,500
21. 610-1110-551-61-10 LAND ACQUISITION (Former Account)					
22. 610-1110-551-99-30 OTHER USES					
23. 610-1110-551-99-31 RENOVATION OF OFFICE SPACE					270,000
24. 610-1110-551-99-32 ECONOMIC DEVELOPMENT TRAINING PROGRAMS - (Start-Up Business Training Seminars)	2,000		50,000	67,500	52,500
25. 610-1110-551-99-33 BUSINESS START-UP ASSISTANCE GRANTS - (Four Start-Up Business Grants of up to \$2,500 Each)	10,000	15,000	22,500	30,000	40,000
26. 610-1110-551-64-30 ECONOMIC DEVELOPMENT LOANS					
TOTAL ECONOMIC DEVELOPMENT & JOB CREATION	12,000	15,000	74,500	125,000	390,000

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2009- 2010 SOUTH MIAMI CRA PROPOSED BUDGET EXPENDITURES

	PROPOSED BUDGET 2008-2010	ADOPTED BUDGET 2008-2009	ADOPTED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2006-2006
COMMERCIAL BUSINESS REHABILITATION					
27. 610-1110-552-31-20	10,000	10,000	30,000	30,000	50,000
<i>COMMERCIAL BUSINESS REHABILITATION - (One Commercial Rehabilitation Grant of up to \$10,000)</i>					
28. 610-1110-552-34-50					
<i>CONTRACTUAL SERVICES</i>					
29. 610-1110-552-47-10		500	1,500		
<i>PRINTING AND BINDING</i>					
30. 610-1110-552-99-30					
<i>OTHER USES/PROGRAM SERVICES</i>					
	10,000	10,500	31,500	30,000	50,000
TOTAL COMMERCIAL BUSINESS REHABILITATION					
RESIDENTIAL REHABILITATION					
31. 610-1110-553-31-20					
<i>PROFESSIONAL SERVICES</i>					
32. 610-1110-553-34-50			3,000		7,000
<i>CONTRACTUAL SERVICES</i>					
				3,000	
				6,000	
33. 610-1110-553-47-10					5,000
<i>PRINTING AND BINDING</i>					
34. 610-1110-553-99-21					
<i>PROPERTY TAXES</i>					
35. 610-1110-553-99-30					
<i>HOUSING REHABILITATION ASSISTANCE</i>					
				120,000	137,500
<i>Multifamily Rehabilitation Grant Funding for Housing Complex Owners</i>					
			10,000	20,000	
<i>Multifamily Housing Grant - (Three Potential Rehabilitation Grants of up to \$2,500 Per Multi-Family Unit)</i>					
	7,500	6,000	12,500	20,000	
	4,000	7,500	35,000	50,000	
<i>Single Family Rehabilitation and Job Training Partnership with the Greater Miami Service Corp</i>					
	7,500	75,000	100,000	30,000	
<i>Single Family Rehabilitation Grant - (Three Potential Single-Family Rehabilitation Grants of up to 2,500 Each)</i>					
TOTAL RESIDENTIAL REHABILITATION	19,000	88,500	160,500	129,000	149,500

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2009- 2010 SOUTH MIAMI CRA PROPOSED BUDGET EXPENDITURES

	PROPOSED BUDGET 2009-2010	ADOPTED BUDGET 2008-2009	ADOPTED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006
ADMINISTRATIVE					
36. 610-1110-554-12-10 SALARIES & WAGES/REGULAR	19,350	37,235	25,857	23,909	14,666
PROPERTY MANAGEMENT COORDINATOR/RECEPTIONIST - (50% of Salary Shown, Also See Line #67)					
COMMUNITY OUTREACH COORDINATOR - (50% of Salary Shown, Also See Line Item #67)	26,379	25,736	23,830	46,272	41,272
ADMINISTRATIVE ASSISTANT	40,132	40,065	29,913	28,882	28,883
AGENCY DIRECTOR	86,152	85,915	41,909	31,002	28,066
			0	18,051	28,066
			79,551	72,155	
37. 610-1110-554-21-10 FICA/MEDICARE	15,000	15,100	14,496	14,595	11,591
38. 610-1110-554-22-20 RETIREMENT CONTRIBUTIONS/DEFERRED COMPENSATION	24,500	24,000	15,132	15,170	12,166
39. 610-1110-554-23-10 LIFE & HEALTH INSURANCE/GROUP HEALTH INSURANCE	19,000	18,400	15,315	18,637	15,637
TOTAL ADMINISTRATIVE	230,513				
OPERATING EXPENSES					
40. 610-1110-554-32-10 ANNUAL AUDIT	6,000	6,500	6,500	6,000	5,500
41. 610-1110-554-34-15 OTHER CONTRACTUAL SERVICES		12,653	5,000	6,500	6,180
42. 610-1110-554-34-50 OTHER CONTRACTUAL SERVICES			6,500		
43. 610-1110-554-40-70 TRAVEL & PER DIEM/TRAVEL & CONFERENCE	2,000	2,500	3,000	1,000	1,000
44. 610-1110-554-40-80 EMPLOYEE EDUCATION/TRAINING	1,000	1,000	2,000	1,500	1,500
45. 610-1110-554-44-10 RENTS & LEASE OFFICE RENT					
46. 610-1110-554-45-10 PROPERTY & LIABILITY INSURANCE					
47. 610-1110-554-46-31 MAINTENANCE & REPAIRS - (Communications Equipment)	1,500	500	500		
48. 610-1110-554-48-50 ADVERTISING NON-LEGAL	250	250	500	500	
49. 610-1110-554-49-10 Other Current Charges/Legal Ads	250	250			
50. 610-1110-554-52-10 OPERATING SUPPLIES	2,500	2,000	2,500	5,000	4,736
51. 610-1110-554-54-10 BOOKS/PUBLISHING/SUBSCRIPTIONS & MEMBERSHIPS	2,000	500	750	1,000	1,000
52. 610-1110-554-64-10 EQUIPMENT UNDER \$500	500	750	1,000		600
53. 610-1110-554-64-20 EQUIPMENT/OFFICE				9,120	
54. 610-1110-554-64-30 EQUIPMENT/OPERATING - (One Computer.)	1,000	2,000	5,000		
55. 610-1110-554-99-15 OTHER USES/MIAMI-DADE COUNTY 1.5% ADMINISTRATIVE FEE	8,327	10,872	10,792	2,200	2,000
TOTAL OPERATING EXPENSES	\$25,327	286,226	290,045	312,598	232,246

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2009-2010 SOUTH MIAMI CRA PROPOSED BUDGET EXPENDITURES

		PROPOSED BUDGET 2009-2010	ADOPTED BUDGET 2008-2009	ADOPTED BUDGET 2007-2008	ADOPTED BUDGET 2006-2007	ADOPTED BUDGET 2005-2006
	GENERAL FUND TRANSFERS					
56. 610-1110-554-91-25	CRA AREA POLICE OFFICERS (2) - (Police Sub-Station and Community Policing)	126,445	120,424	55,762	69,950	66,950
57. 610-1110-554-91-30	CRA AREA CODE ENFORCEMENT OFFICER - (Community Oriented Code Enforcement & Education)	77,779	74,075	68,594	58,350	56,650
58. 610-1110-554-91-35	CRA SECRETARY - (SMCRA File Digitizing and Other Clerk Expenses)	2,500	5,000		1,700	24,000
59. 610-1110-554-91-32	CITY OF SOUTH MIAMI/SMCRA SHARED GRANT WRITER - (SMCRA Related Grant Applications)	33,921	32,306			
	TOTAL GENERAL FUND TRANSFERS	240,645	231,805	124,336	130,000	147,600
	OTHER USES/GENERAL CONTINGENCY					
60. 610-1110-554-99-20	GENERAL CONTINGENCY	12,500	25,000	60,000	51,120	56,578
61. 610-1110-554-99-25	BOARD MEMBER DISCRETIONARY FUNDS	7,000	7,000	7,000	7,000	7,000
62. 610-1110-554-99-30	REPAYMENT FOR MOBLEY PROPERTY					
	TOTAL OTHER USES/GENERAL CONTINGENCY	19,500	32,000	67,000	58,120	63,578
	RESIDENTIAL INFILL HOUSING ASSISTANCE					
63. 610-1110-555-31-20	PROFESSIONAL SERVICES - (Foreclosure Prevention Services)	20,000				
64. 610-1110-555-61-10	CONTRACTUAL SERVICES					
65. 610-1110-555-99-35	MORTGAGE ASSISTANCE FUNDING - (Four Potential Grants of Up to \$25,000 Per Applicant)	100,000				
	TOTAL RESIDENTIAL INFILL HOUSING ASSISTANCE	120,000				
	SPECIAL REDEVELOPMENT & TECHNICAL SERVICES					
66. 610-1110-559-31-20	PROFESSIONAL SERVICES - (Redevelopment Planning & Urban Design Services)	5,000	7,500	8,000	9,689	
67. 610-1110-559-31-25	COMMUNITY OUTREACH/PROPERTY MANAGEMENT - (50% of Outreach Coordinator From Line Item #36)	25,379	25,736	23,830		20,000
68. 610-1110-559-34-50	PART-TIME COLLEGE LEVEL INTERNS	2,500	7,000	12,000	12,000	20,000
69. 610-1110-559-99-31	ANNUAL JAMES BOWMAN SCHOLARSHIP PROGRAM	10,000	11,000	6,000	4,000	4,000
	TOTAL SPECIAL REDEVELOPMENT & TECHNICAL SERVICES	63,229	51,236	49,830	25,689	44,000

RESOLUTION NO. CRA 36-09-408

A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA) AGENCY APPROVING A BUDGET FOR THE SMCRA AGENCY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2009 AND ENDING SEPTEMBER 30, 2010; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE AGENCY TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the SMCRA is a Community Redevelopment Agency which is a municipality located in South Miami, Miami-Dade County, Florida, created under the City/County Interlocal Cooperation Agreement; and,

WHEREAS, on September 23, 2009, the SMCRA conducted a publicly noticed budget workshop to discuss the proposed FY 2009-2010 Budget; and

WHEREAS, a public hearing on the proposed FY 2009-2010 Budget was held by the SMCRA on October 12, 2009 at South Miami City Hall, 6130 Sunset Drive, South Miami, Florida 33143; and,

WHEREAS, the amount of funds available equals the total appropriations for expenditures and reserves.

NOW THEREFORE BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH MIAMI, FLORIDA THAT:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

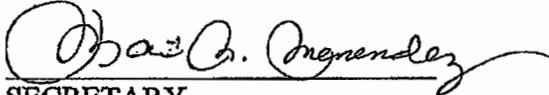
Section 2. The Budget of the South Miami Community Redevelopment Agency (Attached as Exhibit A) for the fiscal year beginning October 1, 2009 and ending September 30, 2010, was considered at a public hearing and is approved and adopted.

Section 3. The Budget shall be transmitted to Miami-Dade County pursuant, City/County Interlocal Cooperation Agreement for the SMCRA agency.

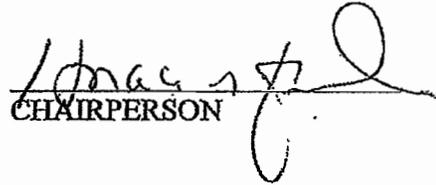
Section 4. The funds appropriated in the budget may be expended in accordance with the provisions of the budget, the Community Redevelopment Plan, and as authorized by the law.

PASSED AND ADOPTED this 12th day of October, 2009.

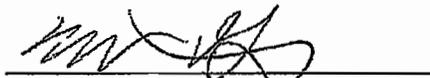
ATTEST:


SECRETARY

APPROVED:


CHAIRPERSON

READ AND APPROVED AS TO FORM:


GENERAL COUNSEL

Board Vote:	6-0
Chairperson Feliu:	Yea
Vice Chairperson Beasley	Yea
Board Member Palmer:	Yea
Board Member Newman:	Yea
Board Member Sellars:	Yea
Board Member R. Williams:	Yea
Board Member L. Williams:	absent

RESOLUTION NO. 176-09-12985

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI; APPROVING A BUDGET FOR THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2009 AND ENDING SEPTEMBER 30, 2010; AUTHORIZING THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE AGENCY TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL; PROVIDING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the SMCRA is a Community Redevelopment Agency which is a municipality located in South Miami, Miami-Dade County, Florida, created under the Interlocal Cooperation Agreement between the City of South Miami and Miami-Dade County; and,

WHEREAS, on September 23, 2009, the SMCRA conducted a publicly noticed budget workshop to discuss the proposed FY 2009-2010 Budget; and

WHEREAS, a public hearing on the proposed FY 2009-2010 Budget was held by the SMCRA on October 12, 2009 at South Miami City Hall, 6130 Sunset Drive, South Miami, Florida 33143; and,

WHEREAS, the amount of funds available equals the total appropriations for expenditures and reserves.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. The Budget of the South Miami Community Redevelopment Agency (Attached as **Exhibit A**) for the fiscal year beginning October 1, 2009 and ending September 30, 2010, was considered at a public hearing and is approved and adopted.

Section 3. The Budget shall be transmitted to Miami-Dade County pursuant, City/County Interlocal Cooperation Agreement for the SMCRA Agency.

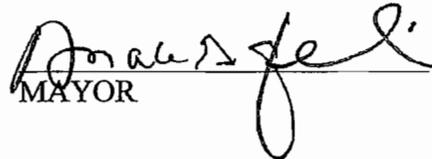
Section 4. The funds appropriated in the budget may be expended in accordance with the provisions of the budget, the Community Redevelopment Plan, and as authorized by the law.

PASSED AND ADOPTED this 20th day of October, 2009.

ATTEST:

APPROVED:


CITY CLERK


MAYOR

READ AND APPROVED AS TO FORM:


CITY ATTORNEY

COMMISSION VOTE: 5-0
Mayor Felu: Yea
Vice Mayor Beasley: Yea
Commissioner Palmer: Yea
Commissioner Newman: Yea
Commissioner Sellars: Yea



"MAKING OUR CITY A GREAT PLACE TO LIVE, WORK AND PLAY"



City of South Miami Community Redevelopment Agency 2008-2009 Accomplishments

SMCRA BOARD

- Honace Feliu - Board Chair
- Brian Beasley - Vice Chair
- Velma Palmer
- Valerie Newman
- Lou Sellers
- Rodney Williams
- Lashawnda Williams

SMCRA ADVISORY BOARD

- Nancy Disotuar
- Gladys Gilliam-Turner
- Curphy Grant
- Walter Harris
- (Vacant)

CONTACT INFO

City of South Miami
Community
Redevelopment Agency
6130 Sunset Drive
South Miami, Florida
33143
Telephone
(305) 668-7236
Facsimile
(305) 668-7356



STREET & INFRASTRUCTURE IMPROVEMENTS

The South Miami Community Redevelopment Agency (SMCRA) was established on September 9, 1999 by both the City of South Miami and Miami-Dade County Commission. The mission of the Agency is to improve the quality of life for all SMCRA residents and in turn, the quality of life for all residents of the City of South Miami.

The goal of the Agency is to achieve meaningful physical improvement while providing economic development tools and other means of achieving long-term community sustainability. To achieve these goals, the remaining life of the Agency was extended on May 3, 2005 for a total of fifteen years. Staff currently works in unison with the City of South Miami City Manager, City Staff and local residents to achieve its mission.



SMCRA BOUNDARY MAP

Redevelopment goals and decision-making are guided by the SMCRA Board which consist of the South Miami City Commission and two resident board members. The established area boundaries of the Redevelopment area are SW 62nd Street on the *North*, Sunset Drive on the *South*, SW 62nd Avenue on the *West*, and SW 57th Avenue on the *East*.

Funding for redevelopment is obtained through the process of the Tax Increment Financing whereby increases in the City's and County's tax base resulting directly from redevelopment in the area, are captured and then re-used for continued redevelopment. The SMCRA's annual budget is approved by both the City of South Miami and by the Miami-Dade County Commission. During the 2008-2009 Fiscal Year, funding has been approved for the following major programs and project initiatives:

- ◆ Land Acquisition;
- ◆ Affordable Housing Development;
- ◆ Street and Infrastructure Improvements; and
- ◆ Park Improvements

In addition to the above listed projects, the SMCRA also offers the following redevelopment programs:

- ◆ Affordable Home Purchase Assistance;
- ◆ Business Start-Up Assistance
- ◆ Housing Rehabilitation;
- ◆ Commercial Façade Rehabilitation;
- ◆ Annual Scholarship Award; and
- ◆ Youth Job Training



SW 66th STREETSCAPE IMPROVEMENT PROJECT

FY 2008-2009 Accomplishments have been highlighted on the following pages..



"MAKING OUR CITY A GREAT PLACE TO LIVE, WORK AND PLAY"



City of South Miami Community Redevelopment Agency 2008-2009 Accomplishments



BUS SHELTER INSTALLATION

Bus Shelter Construction

The SMCRA recently funded construction of an enclosed bus shelter just next to the South Miami Senior Center on 62nd Avenue. The Bus Shelter was completed during the 2008-2009 Fiscal Year at a total cost to the SMCRA of \$50,000.

STREET IMPROVEMENTS



FORMER BOARD MEMBER
Jay Beckman



08/09 VACANT PROPERTY PURCHASE
(35,000 Square Foot Lot)

Based on the direction of the SMCRA Board, the Agency purchased a total of 53,500 square feet of blighted property during the 2008-2009 Fiscal Year. The total amount of Land Acquisition funding required to purchase the above referenced properties was \$698,000. Properties purchased during the 2008-2009 Fiscal Year has been identified by the Board as future development sites for affordable housing.



MARSHALL WILLIAMSON PARK IMPROVEMENTS



SW 66TH STREETScape IMPROVEMENTS

During the 2008-2009 Fiscal Year Phase I of the SW 66th Streetscape and Infrastructure Improvement Project was completed. The SMCRA contributed a total funding amount of \$83,500 towards the completion of this project. The completion of the aforementioned project provide much needed infrastructure improvements to the area and an overall enhancement of the quality of life for SMCRA residents. The completed section of the project also intersects with the previously SMCRA funded SW 59th Place Streetscape and Infrastructure Improvement Project.

During the 2008-2009 Fiscal Year, the SMCRA has also funded lighting infrastructure improvements at Marshall Williamson Park. The total amount expended by the Agency for these improvements were \$60,633.



"MAKING OUR CITY A GREAT PLACE TO LIVE, WORK AND PLAY"



City of South Miami Community Redevelopment Agency 2008-2009 Accomplishments

MLK Black History Parade

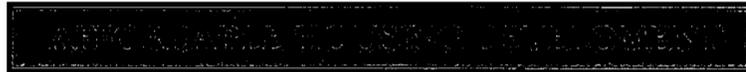
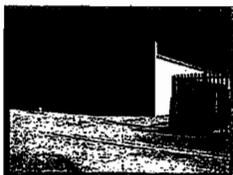
The SMCRA is a long-time supporter of the annual Black History Parade which is routed through the heart of the Community Redevelopment area along the SMCRA funded Church Street Improvement District. SMCRA Board Members also contributed Discretionary Funding towards this vital initiative.



2008-2009 MLK PARADE

BUSINESS ASSISTANCE

The SMCRA funded Children's Rehabilitation Network Facility (See Below) was completed during FY 2008-2009. The SMCRA contributed a total amount of \$7,500 towards this much needed commercial improvement.



SMCRA COMPLETED HOME (1)



SMCRA HOME DEDICATION



SMCRA COMPLETED HOME (2)

During the 2008-2009 Fiscal Year, a total of five affordable single-family homes were constructed. The total consists of two (2) above illustrated homes being constructed by the SMCRA for "moderate" income households and three affordable homes being constructed by Habitat for Humanity for "low" income applicants



HABITAT FOR HUMANITY COMPLETED HOME



CITY COMMISSION & HABITAT WORK DAY



HABITAT FOR HUMANITY NEW CONSTRUCTION



During the 2008-2009 Fiscal Year, the Agency also contributed a total of \$50,000 mortgage assistance funding as part of the SMCRA Affordable Housing Assistance Program. Funding was to eligible applicants for down payment, closing costs and related expenses associated with the purchase of a new or existing affordable home. SMCRA affordable housing assistance applicants are selected based on the following resident preferences:

1. SMCRA Area Resident;
2. City of South Miami Resident;
4. Non-Resident Working in South Miami;
5. Non South Miami Resident



"MAKING OUR CITY A GREAT PLACE TO LIVE, WORK AND PLAY"



City of South Miami Community Redevelopment Agency 2008-2009 Accomplishments

JAMES T. BOWMAN SCHOLARSHIP AWARD

Each year the SMCRA Board awards scholarship funding to aspiring SMCRA area students. During the 2008-2009 Fiscal Year, the SMCRA allocated a total funding amount of \$11,000 in scholarship funding for aspiring students in the SMCRA.



Prior Award Recipient

POLICE SUB-STATION

The SMCRA continues to support a much needed Police Sub-Station in the Heart of the SMCRA Area.



RESIDENT JOB TRAINING



SMCRA FUNDED JOB TRAINING WORK



COMPLETED JOB TRAINING PROJECT

Based on a approved partnership with the Greater Miami Service Corps, the SMCRA now offers resident job training in the area of carpentry and exterior home renovation. Trainees of the program currently receive a monetary stipend from the Greater Miami Service Corps and the Community Redevelopment Agency provides all required building materials and a list of authorized project sites in need of improvement.

COMMERCIAL BUILDING RENOVATION

During the 2008-2009 Fiscal Year, the Board expended a total amount of \$65,000 for the completion of construction drawings and permitting fees for the Mobley Building Renovation Project. As a result of several non-conforming land-use development issues, the project has undergone several required board and permitting approvals during FY 2008-2009. Staff anticipates the six (6) month construction project to be completed by Spring 2010. The SMCRA has also applied for construction permits to renovate the SMCRA Mobley Building to provide new offices for the following uses: 1. Start-Up Businesses; 2. Community Service Providers; and 3. Recreational Programming for South Miami youth.



SMCRA OWNED MOBLEY BUILDING



MOBLEY BUILDING - INTERIOR RENOVATION WORK