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

Memorandum

MIAMI-DADE COUNTY

Date: May 3, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

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

Resolution No. R-400-11

Subject: FY 2010-11 Budget for the Florida City Community Redevelopment Agency

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Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the Florida City Community Redevelopment Agency (CRA) FY 2010-11 budget for the Florida City Community Redevelopment Area (Area). The CRA's budget includes revenues and expenditures in the amount of $7,202,078.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the Area, which lies within Commission District 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. The Countywide tax increment revenue into the CRA's Trust Fund for FY 2010-11 is $933,990 and the City of Florida City's (City's) tax increment revenue payment into the Trust Fund is $1,335,543.

The County will continue to make annual payments to the CRA, based on each respective year's growth of ad valorem revenues over the base year, through 2025, when the CRA sunsets.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2010-11 Budget.

Background

On June 6, 1995, the BCC approved the establishment of the CRA when it approved the CRA's Redevelopment Plan (Plan) pursuant to Resolution R-795-95 and funding of the Plan when it enacted Ordinance No. 95-108 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Florida City CRA was approved by the BCC on April 16, 1996. Subsequently, the Plan and the Interlocal Agreement were amended on July 8, 1997 to allow property acquisition (Ordinance No. 97-132) and on September 23, 2003 to allow Community Policing Programs (Resolution R-1010-03). On June 2, 2009 the BCC approved an expansion to the CRA boundaries, a revised Plan, and an amendment to the Interlocal Agreement granting the CRA the necessary power to implement the new Plan (Resolutions R-645-09 and R-683-09). 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 2010-11 budget of $7,202,078 which was approved by the CRA and the City of Florida City on September 14, 2010. The budget includes

revenue sources of County tax increment revenues ($933,990), City tax increment revenues ($1,335,543), carryover from prior years ($4,872,545), and $60,000 in interest earnings.

Administrative expenditures total $241,400 and represent 3.35 percent of the funds contemplated to be expended, excluding the 1.5 percent County Administrative Charge ($14,010), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total $6,907,000, including:

- $3,916,000 for infrastructure improvements such as NE 14 Street / 1 Court Streetscape and West Palm Drive / 2nd Avenue Drainage Project ($507,000), Between NW 14 Street / NW 16 Street Streetscape ($565,000), Sewer Hookup and Lateral Project ($110,000), NW 8th Street / NW 10th Street Area Streetscape ($1,734,000), NW 7th Street Streetscape / Sewer Project ($350,000), NW Neighborhood Sidewalk Project ($200,000); NW 14th Street / NW 1st Avenue Streetscape Project ($450,000);
- $1,200,000 for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and the Northwest Neighborhood ($1,160,000), including the cost of demolishing structures ($40,000);
- $535,000 for a Youth Activity Center for the recreational, gathering, and tutoring activities of the CRA youth. This is a joint venture with the City of Florida City with a total cost of $2.25 million of which $535,000 is the CRA's contribution;
- $400,000 for contractual services relating to infrastructure and building projects including architectural, engineering, and survey professionals lead based paint and asbestos testing for housing units to be demolished, and realtor services to assist in the acquisition of foreclosed and abandoned properties;
- $350,000 for redevelopment façade grants to owners of commercial and/or industrial buildings;
- $250,000 for community policing to pay for the cost of three police officers providing patrol service in the Area; and
- $106,000 for other operating expenditures such as employee salary and fringes related to redevelopment projects, insurance, audit and studies, membership dues, legal services, property maintenance, assistance to the non-profit Pioneer Museum for an operating subsidy relating to expanded hours to make the Museum more readily available to tourists and local residents.
- $100,000 for redevelopment loans / grants to businesses to incentivize potential tax generating or job creating proposals;
- $50,000 for improvements to the Florida Pioneer Museum consisting of storage building adjacent to the Museum to hold the items in the collection that are not on display.

The CRA budget includes a $ 39,668 contingency reserve.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on February 14, 2010 and unanimously recommended it for BCC approval.

Jennifer Glazer-Moon Special Assistant/Director
Office of Strategic Business Management

Attachments
cmo07611

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: May 3, 2011

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

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

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)(B)
5-3-11

RESOLUTION NO. R-400-11

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2010-11 FOR THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County") and the Florida City 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 2010-11 for the Florida City 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 2010-11 related to the Florida City Community Redevelopment Area in the form attached hereto as Exhibit A.

The foregoing resolution was offered by Commissioner **Dennis C. Moss** , who moved its adoption. The motion was seconded by Commissioner **Audrey Edmonson** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman			nay
Audrey M. Edmonson, Vice Chairwoman			aye
Bruno A. Barreiro	aye	Lynda Bell	nay
Jose "Pepe" Diaz	aye	Sally A. Heyman	nay
Barbara J. Jordan	aye	Jean Monestime	aye
Dennis C. Moss	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of May, 2011. 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.

Martin W. Sybblis

2/11/2011

ATTACHMENT A

City of Florida City
Community Redevelopment Agency
FY 2010 - 11 Budget

(FY 2010-11 begins October 1, 2010)

Revenues	FY 07-08 Budget Adopted	FY 07-08 Budget Amendment 1	FY 07-08 Budget Actual	FY 08-09 Budget Adopted	FY 08-09 Budget Actual	FY 09-10 Budget Adopted	FY 09-10 Budget Amendment 2	FY 09-10 Budget Projected	FY 10-11 Budget Proposed	
City Tax Increment Revenue	1,298,900	1,298,900	1,298,900	1,867,097	1,867,097	1,616,379	1,616,379	1,616,379	1,335,543	
County Tax Increment Revenue	742,846	742,846	742,846	1,164,404	1,164,404	1,049,095	1,049,095	1,049,095	933,990	
Carryover from prior year	3,422,746	3,422,746	3,872,033	4,000,000	4,756,726	4,615,123	4,615,123	4,799,854	4,872,545	
All other revenues (name)								67,550		
Transfers in from others (name)										
Interest earnings	45,000	168,000	159,929	168,000	248,881	27,359	27,359	139,000	60,000	
Revenue Total	**5,509,492**	**5,632,492**	**6,073,708**	**7,199,501**	**8,037,108**	**7,307,956**	**7,307,956**	**7,671,878**	**7,202,078**	
Expenditures										
Administrative Expenditures:										
Employee salary and fringe	165,000	234,000	126,946	182,574	182,250	182,574	182,574	180,000	200,000	
Contractual services	85,000	55,000	35,787	16,524	11,726	16,524	16,524	16,524		
Insurance						5,000	5,000			
Audits and studies										
Bad Debt Expense					44,771					
Printing and publishing									2,000	
Marketing										
Advertising and notices		5,000	220	5,000	1,189	10,000	10,000	5,000	7,500	
Travel and Training		10,000	2,024	12,000	6,831	12,000	12,000	9,500	10,000	
Lease - Auto		6,500		6,500	6,500	6,500	6,500	6,500	6,500	
Rent/lease costs	3,600	5,400		5,400	5,400	5,400	5,400	5,400	5,400	
Equipment other than office						2,500	2,500	2,500		
Office equipment and furniture	15,000	10,000		10,000	550	10,000	10,000	2,000	5,000	
Other Admin. Exps (attach list)		10,000	67	10,000	2,016	10,000	10,000	1,000	5,000	
(A) Subtotal Admin Expenses, %	**268,600**	**335,900**	**165,044**	**247,998**	**261,233**	**260,498**	**260,498**	**228,424**	**241,400**	**3.35%**
County Administrative Charge at 1.5%	11,143	11,143	11,143	17,466	17,466	15,736	15,736	15,736	14,010	
(B) Subtot Adm Exp & County Charge	**279,743**	**347,043**	**176,187**	**265,464**	**278,699**	**276,234**	**276,234**	**244,160**	**255,410**	
Operating Expenditures:										
Employee salary and fringe		60,000	60,000	64,800	69,484	64,800	64,800	61,000	63,000	
Contractual services	285,000	325,000	199,436	325,000	406,084	425,000	425,000	190,216	400,000	
Insurance								5,000	5,000	
Audits and studies	10,000	10,000	10,000	10,000	10,000	7,510	7,510	5,000	7,500	
Printing and publishing										
Membership/Dues	350	2,000	2,240	2,000	2,970	2,500	2,500	2,225	2,500	
General Operating	250	250		-						
Legal services/court costs		10,000		10,000	14,195	15,000	15,000	10,000	15,000	
Property Maintenance									2,500	
Land/building acquisitions & Demo/Relo		500,000		2,200,000	1,541,998	1,575,000	1,545,000	335,828	1,200,000	1
Infrastructure improvements	2,285,000	1,630,000	585,974	2,378,178	309,633	3,380,000	4,010,000	1,533,516	3,916,000	2
Debt service payments										
Assistance to Non-profits		10,000		10,000		10,000	10,000		10,000	
Housing Assistance Projects				250,000		600,000	100,000			
Redevelopment façade / CBIG grants given out		1,500,000		700,000	68,250	350,000	350,000	160,146	350,000	3
Redevelopment loans / grants issued out						300,000	200,000		100,000	4
Building construction & improves		60,000	21,500	50,000	45,033	10,000	10,000	1,500	50,000	5
Youth Activity Center									535,000	6
Transfer out to others (Community Policing)	200,000	200,000	261,645	287,000	254,641	287,000	287,000	250,000	250,000	
Other Oper. Expenses (attach list)					276			742	500	
(C) Subtotal Oper. Expenses	**2,780,600**	**4,307,250**	**1,140,795**	**6,286,978**	**2,722,564**	**7,026,810**	**7,026,810**	**2,555,173**	**6,907,000**	
(D) Reserve/Contingency	**2,449,149**	**978,199**		**647,059**		**4,912**	**4,912**		**39,668**	
Expenditure Total (B+C+D)	**5,509,492**	**5,632,492**	**1,316,982**	**7,199,501**	**3,001,263**	**7,307,956**	**7,307,956**	**2,799,333**	**7,202,078**	
Cash Position (Rev-Exp)	**-**	**-**	**4,756,726**	**-**	**4,799,854**	**-**	**-**	**4,872,545**	**-**	

City of Florida City
Community Redevlopment Agency
FY 2010 -11 Budget

2/11/2011

Projects:	FY 07-08 Budget Adopted	FY 07-08 Budget Amendment 1	FY 07-08 Budget Actual	FY 08-09 Budget Adopted	FY 08-09 Budget Actual	FY 09-10 Budget Adopted	FY 09-10 Budget Amendment 2	FY 09-10 Budget Projected	FY 10-11 Budget Proposed	
East Palm Drive Development	265,000									
U.S. Highway 1 Commercial Sector	410,000	410,000	409,503		21,600					
Krome Ave Commercial Sector	225,000	225,000	104,382							
West Palm Drive Improvement Program	750,000									
Neighborhood Sustainable Infill Program	245,000	100,000								
Potable Water Supply Upgrade Project	315,000	315,000	17,387							
Krome Xpress	75,000	80,000	54,702	78,178	102,799					
NW 12th St/3rd Ave Industrial Streetscape		500,000		1,100,000	227,001	750,000	750,000	889,455		2
NW 16th St/1st Ct Streetscape				300,000		300,000	300,000	243,266		2
Industrial / Commercial Façade Program				700,000	62,850	350,000	350,000	151,475	250,000	3
Best Buy Infrastructure, Phase II				300,000						
Pioneer Museum Improvements				60,000	43,733	10,000	10,000	1,500	50,000	5
NE 14th St/1st Ct/SW 2nd Ave Streetscape				600,000		700,000	700,000	93,000	507,000	2
Housing Rehab Funds - matching to other sources				250,000		300,000	0			
Acquire Property in NW 7th Avenue / NW 14th St Area				1,500,000	1,450,000	1,500,000	1,500,000	326,943	1,160,000	1
Demo Houses In NW 7th Ave Area and Relo Tenants				400,000	24,000	75,000	45,000	8,885	40,000	1
Buy Dilapidated Housing Structures on NW14th St				300,000						
US 1 Traffic Signal and other Infrastructure						350,000	0			
Hookup and Lateral Project						300,000	100,000	82,795	110,000	2
Between NW 14th St/16th St Streetscapes						1,160,000	1,160,000		565,000	2
Commercial Building Improvement Grant Program						100,000	100,000	8,671	100,000	3
Street Lighting in NW Neighborhood						50,000	50,000			
West Palm Dr/2nd Ave Drainage Project						70,000	70,000	***	***	2
Loans/Grants to Businesses						200,000	100,000		100,000	4
NW 8th Street/NW 10th Street Area Streetscape									1,734,000	2
NW 7th St Streetscape/Sewer Project							330,000		350,000	2
NW Neighborhood Sidewalk Project							200,000	225,000	200,000	2
NW 14th St/NW1st Ave Streetscape Project							450,000		450,000	2
Youth Activity Center									535,000	6
Total Projects Cost	**2,285,000**	**1,630,000**	**585,974**	**5,588,178**	**1,931,983**	**6,215,000**	**6,215,000**	**2,030,990**	**6,151,000**	

***** Merged with NE 14th St/NE 1st Ct Project**

	2010-11	2009-10
1=	1,200,000	335,828
2=	3,916,000	1,533,516
3=	350,000	160,146
4=	100,000	0
5=	50,000	1,500
6=	535,000	0
	6,151,000	2,030,990

City of Florida City
Community Redevelopment Agency
Annual Report
Fiscal Year 2009-2010

Prepared effective 09-30-10

Introduction

The Florida City Community Redevelopment Agency (CRA) was created in 1996 and completed its 15th full year of operation in FY 2009-10. The CRA continued to facilitate a number of private development projects in the Community Redevelopment Area (CR Area) in the current year. The CRA also began the first in an on-going series of neighborhood streetscapes. The streets in and around the Coral Bay Manor Subdivision in the CR Area are about 50% complete with Phases II and III to follow in FY 2010-11. Streetscapes in other neighborhoods in the CR Area will begin in 2010-11.

This report will address the primary operating aspects of the CRA, revenue shrinkage and significant projects for FY 2009-10, as well as the proposed budget and CRA plans for the coming year.

During the previous year (2008-09), the CRA was able to complete a revised Community Redevelopment Plan (CR Plan) and work with County staff to get the new Plan through the County's approval process. The focus of the original 1995 CR Plan had been on the recovery from Hurricane Andrew, the facilitation of revenue enhancing commercial development projects, and the development of public/private partnerships to generate new construction. The newly approved CR Plan with the expanded CR Area contains a large residential area in Northwest Florida City in which the infrastructure is deficient. Much of the focus of the CRA and spending over the coming years will be the correction of this infrastructure deficit and upgrading the appearance and quality of life in this African-American neighborhood. Emphasis will also be on arresting the blighting effects of dilapidated structures in this residential neighborhood through rehabilitation of some structures and the demolition of others that are beyond redemption. The CRA's focus in the new CR Plan has also been broadened to include more proactive projects initiated solely by the CRA.

I. Staffing and operating expenses

The CRA has retained all of its primary staff members that were budgeted during FY 2009-10. Rick

Stauts is the Executive Director of the Community Redevelopment Agency. Bill Kiriloff, City Community Development Director, will no longer be involved in CRA activities. The City Finance Director, Mark Ben-Asher, is the Treasurer of the CRA. Jennifer Evelyn, City Clerk, serves as the Board Secretary. All staff members except Mr. Stauts serve on a part-time basis. Staff continued to experience increased CRA workloads in FY 2009-10, but there are no increases reflected in the budget in the employee salary and fringe benefit line item for the coming year, except for the rising cost of insurance and a COLA. Employee salary and fringes are divided into two categories, administrative and operating.

II. Administrative Procedures

The Agency by-laws establish the CRA composition, purpose and powers, meetings and notice requirements and administrative procedures. New by-laws were adopted during FY 2009-10. The Agency is composed of the Mayor and four (4) elected City Commissioners and two (2) representatives of the CR Area business community. The By-laws designate the mayor as the Board Chairman and the Vice-Mayor as the Vice Chairman of the Board.

The CRA Board meets on an as needed basis, but the meetings have averaged about one per month during FY 2009-10. The Board typically meets immediately prior to a City Commission Meeting on either the second or fourth Tuesday of the month.

III. Community Redevelopment Plan Implementation

During FY 2009-10, the Agency adopted a new CR Plan. The new Plan provided for expansion of the CR Area to take in four additional areas in need of redevelopment. The new Plan and expansion areas were approved by the County and the Interlocal Agreement was executed on July 10, 2009. The focus of implementation is the facilitation of proposed and new development projects through providing necessary infrastructure and upgrading public infrastructure in the residential areas within the CR Area. In anticipation of the expansion of the CR Area to take in the Northwest Neighborhood (which contains the worst housing and highest crime rates in the City), the CRA did not spend all of the prior years' increment revenue. The cost of addressing the needs of this area will be significant over the coming years and a surplus was developed to help begin the process. This year's budget allocates that surplus.

Additionally, the CRA commissioned Iler Planning to create a development plan for the Palm Drive corridor. Palm Drive is the major east/west corridor in Florida City and is the route taken by those traveling to Everglades National Park from US 1. The plan provides for proposed streetscapes and design criteria to be used as the street is widened from two lanes to four, west of 6th Avenue. The plan incorporates the proposals related to parking for the Busway as well as the Pineland Park Area and potential uses of that state owned conservation area. The Plan was adopted in 2009-10.

Development and Infrastructure Projects Funded During Year

NW 12th Street / NW 3rd Avenue Industrial Infrastructure Project: This project was originally budgeted for $1,100,000 and the bid was awarded for $996,000. The construction upgraded the appearance of the industrial area between Krome Avenue and NW 3rd Avenue through creation of parking, landscaping, curb and gutters, drainage, lighting, sidewalks and repaving the street. Most of the property owners fronting NW 12th Street will all be participating in the new Commercial and Industrial Façade Renovation program, so the whole area will undergo a facelift. It is anticipated that current year spending will be $889,455.

NW 16th Street and NW 1st Court Infrastructure Project: This project was originally budgeted for $300,000. The construction upgrades the appearance of the residential area north of the 12th Street Industrial Area through creation of landscaping, curb and gutters, drainage, lighting, sidewalks and repaving the street. The construction contract was executed on September 22, 2009 and a Notice to Proceed issued on October 30, 2009. The final bid is $276,881.28 with a $20,000 contingency. The project was completed on time and at less than contract price ($243,266).

Commercial and Industrial Façade Program: The CRA adopted a Commercial and Industrial Building Façade Program on FY 2007-08 to assist building owners within the CR Area in upgrading the appearance of their buildings. The first area to be addressed was the industrial area around NW 12th Street and NW 3rd Avenue. The owners of the industrial buildings in this area have been anxious to rework the appearance of their structures. Several new industrial buildings have been completed in the past several years and the owners of the older buildings in this area are at a disadvantage. The building owners near NW 12th Street realize that they must improve the appearance of their buildings, or the best tenants will seek quarters elsewhere. Combining the façade improvements with the streetscape improvements on NW 12th Street and NW 3rd Avenue will change the face of the whole area. The façade project was budgeted for $350,000. Six industrial buildings were addressed with CRA funds in FY 2009-10 totaling $243,266 and two more buildings have begun the application process for FY 2010-11.

Pioneer Museum Improvements: $1,500 was expended in FY 2009-10 for improvements to the Florida Pioneer Museum on Krome Avenue. The Museum building is owned by the City and the facility is operated by a non-profit that oversees and displays the museum collection. The facility is a jewel that has drawn students and travelers in the past to the heart of the Community Redevelopment Area. Over the fifteen years, the building has needed renovations that were put off due to financial restraints. Over the last several years, the Museum has undergone a facelift including a new roof, structural repairs, new electrical system, plumbing upgrades, air conditioning system replacement, and has been completely repainted. The building is historical and is one of the few remaining of the original Florida East Coast

Railroad Buildings that survive.

NE 14th Street NE 1st Court Infrastructure Project: NE 14th Street runs between Krome Avenue and US1 on the north side of Florida City Center. NE 1st Court runs north from NE 14th Street to Lucy Street (and is one of the last dirt streets in the CR Area). These two streets were budgeted in FY 2009-10 for improvements totaling $700,000. Improvements include creation of landscaping, curb and gutters, drainage, lighting, sidewalks, paving 1st Court, and repaving NE 14th Street. Due to design delays, the project was not bid out in time to begin in FY 2009-10. During permitting it was determined that the design created an access problems for the motel on the corner of NE14th Street and Krome Avenue. The entrances to the motel parking lot and the alignment of the parking spaces have to be reworked. The existing parking lot has been extended to accomplish these changes and drainage reworked. Though the majority of the work will be done in FY 2010-11, $93,000 was expended in FY 2009-10.

Acquisition of Property in the Northwest Neighborhood: $1,500,000 was budgeted for the acquisition of dilapidated structures in the Northwest Neighborhood. Funds could also be used for acquisition of undeveloped parcels for the purpose of site assembly. During the year the CRA expended approximately $326,943 for 6 parcels, 5 of which had structures that required demolition.

Demolish Houses and Relocate Tenants in Northwest Neighborhood: $45,000 was budgeted to demolish dilapidated houses in the Northwest Neighborhood and to relocate the tenants from those houses. It was anticipated that this would be done in conjunction with an NSP2 grant. The City was not awarded an NSP2 grant so the funds were not needed for that purpose. Approximately $8,885 was expended doing demolition of houses owned by the CRA. Since there were no legal tenants in the units when acquired, there was no relocation expense involved.

CRA Sidewalk Project: Much of the CR Area and most of the Northwest Neighborhood do not have sidewalks and the CRA has begun an intensive effort to build sidewalks throughout the CR Area. The City entered into a one-year term contract with Wrangler Construction, executed in July 2010, and Wrangler's contract calls for it to construct sidewalks anywhere in the City at the bid price for the full year. The CRA piggybacked on this contract as it is allowed to do under Chapter 287.056, Florida Statutes, and funded $225,000 in sidewalk construction within the CR Area. The City did not fund any sidewalks of its own prior to September 30, 2010, but plans to do so in the coming fiscal year.

CRA Sewer Lateral and Hookup Project: There are a number of houses in the CR Area that are not connected to the City's sanitary sewer system and $100,000 was budgeted to run sewer laterals and hookups to some of those houses and abandon the septic tanks. During wet hurricanes and heavy rain storms, some septic system field lines fail and human waste rises out of the ground to the surface, creating a health and safety issue in the neighborhood. The failing septic tanks also create a pollution issue with the ground water. The total cost of the project was $208,800 to hook up 28 housing units. In all cases,

abandonment of the septic tank was required. By using a Small Disadvantaged Cities Grant to pay most of the cost, the CRA's share ended up being $82,795.

Commercial Building Improvement Grant Program: A number of shopping centers completed their construction at about the same time the economy entered a recession. This left a large number of new potential business spaces that the property owners were having a difficult time leasing. To assist in filling some of these vacant spaces, the CRA developed this program in 2010 to help potential tenants be able to afford to build out the shopping center spaces and make them ready for occupancy. Under this program, the CRA will pay for up to 50% of the cost with a maximum of $10,000. The building owner is also required to contribute. During the later part of 2009-10, two businesses were able to take advantage of the program. CRA expenditures were $8,671.

The CRA was also designated the lead entity for the City for several additional projects in the CR Area. The County is undertaking a management plan for the conservation area on Palm Drive and the CRA is working with DERM to create a passive recreational plan for the new park which will be in the CR Area. Miami-Dade Transit Authority has completed an Environmental Assessment on two city blocks where MDTA plans to acquire land for a Park and Ride Facility adjacent to the Busway. Appraisal and acquisition is scheduled to occur in FY 2010-11. The parking facility will be in the CR Area on Palm Drive and the CRA is coordinating with MDTA on the project. The CRA is also coordinating two Florida Department of Environmental Protection grants totaling $800,000 and a State Small Cities CDBG project for $750,000. These three grants will be used to upgrade the potable water system in the part of the CR Area known as the Northwest Neighborhood.

Plan Consistency

The significant number of development projects that were either completed, under construction or planned, combined with the substantial and continuing increase in the CR Area tax base attest to the "bottom line" success of CRA implementation over the past 15 years. The CRA has made excellent progress in implementing a number of the adopted CR Plan Goals during FY 2009-10 including:

1. Create strong partnerships with area non-profits, the real estate industry, the financial community and potential businesses in successfully developing existing and new commercial and industrial uses. The CRA has worked with several realtors over the past year as they attempted to locate available sites for business growth or relocation. Stronger relationships have been forged with the Florida Pioneer Museum and with Centro Campesino.

2. Assist area landowners in transforming slum and blighted conditions into value-stable and value-growth properties. The new CRA Façade Grant Program has assisted in the renovation of

facades on six industrial or commercial buildings in the CRA. Two other building owners are working on their plans and should begin upgrading their facades in 2011.

3. Use CRA funds as an incentive and leveraging factor in non-profit and private sector development opportunities. The expenditure of CRA infrastructure funds along Krome Avenue, US 1, and Palm Drive directly contributed to the decision by AutoZone, Bank of America, and Chase Bank to locate on US 1. Dollar General Corporation is doing its due diligence for a 9,000 square foot store on Palm Drive after signing Sales and Purchase Agreements on the land.

4. Attract relocating businesses to the CR Area through an aggressive marketing program coordinated with the South Dade Vision Council and the Beacon Council. El Churrito Plaza will be completed in FY 2010-11.

5. Assist local businesses and start-up entrepreneurs in relocating to the CR Area. The Commercial Interior Buildout/ Renovation Program is used to attract new businesses to vacant commercial space. Two new businesses took advantage of the program in FY 2009-10.

6. Increase the overall attractiveness of the Area through strict Code enforcement and special projects and programs such as streetscaping and facade improvements. The CRA has worked closely with the City Code Enforcement Department and the City Public Works Department to address the appearance of the CR Area.

7. Provide cost-effective and strategic infrastructure improvements that are necessary to ensure the on-going redevelopment of the CR Area. The CRA continues to subsidize part of the cost of public infrastructure to attract business growth in the CR Area

These and other adopted principles will be supported and further implemented during the upcoming year.

IV. Tax Base Growth and Proposed Budget

The continuing goal of the CRA is the expansion of the property values within the CR Area to the maximum extent possible and to improve the physical quality of life for the businesses and residents of the CR Area, consistent with the adopted Community Redevelopment Plan. The 2010 tax base of the CR Area has grown to its present value of $239 million, an increase of over 487% since the CRA's inception in 1995. However, in 2010, tax values fell by $40 million from 2009 as they did throughout much of the state. The approved FY 2010-11 CRA Annual Budget (see Exhibit A) summarizes the planned financial program for the CRA in the coming year. Total funds available in FY 2010-11 are expected to be $7,202,078. Of this amount, $1,335,543 is the annual City increment revenue contribution and $933,990

is the Miami-Dade County increment revenue contribution. The remainder constitutes $4,872,545 in carryover funds from FY 2009-10 and projected interest income of $60,000. The large carryover is a result of the planned expansion of the CR Area to include the Northwest Neighborhood. The CRA has accumulated surplus funds for several years in anticipation of the expansion that was approved on 2009. Most of these funds will be expended in FY 2010-11 on projects described in Section VI.

During FY 2009, the CRA added additional blighted parts of the City to the CR Area. The CR Plan was updated to outline the City and CRA plans for these four areas. The additional areas include the Northwest Neighborhood, a small residential area near the Florida City Busway bus shelter, the state-owned Pineland area on West Palm Drive, and an infrastructure deficient agricultural based property south of Palm Drive and west of Krome Avenue. It is not anticipated that these areas will contribute significantly to increment revenue for a number of years. During FY 2010-11, the CRA will start investing existing increment revenue in the Northwest Neighborhood to begin addressing the blighted conditions there.

PROPOSED FY 2010-11 Expenses

Administrative Expenses

1. Employee Salary and Fringe ($200,000)

The *administrative* salary and fringe costs charged to the CRA will be as follows:

60% of Executive Director	$153,872 x .60 = $92,323
10% of Mayor/Chairman	209,730 x .10 = 20,973
25% of Treasurer	162,420 x .25 = 40,605
30% of Comptroller	66,430 x .30 = 19,929
10% of Secretary	97,880 x .10 = 9,789
33% of Accountant	45,760 x .33 = 15,101
	$198,719

Part of the contractual services contract of the Community Development Director has been previously charged to the CRA, but that has been discontinued in FY 2010-11. The CRA will also be commissioning a cost allocation study in FY 2010-11 to be able to better determine its fair share of City administrative costs. This study will be complete before the budget is prepared for FY 2011-12.

Note: The *operating* salary and fringe costs are listed in the "Operating Expenses" section below.

2. Printing and Publishing ($2,000)

The CRA will continue to publish brochures for the Commercial Building Buildout and Facades Programs. A new brochure will be published for the Public Infrastructure Program.

3. Advertising and Notices ($7,500)

The CRA will be advertising public notices for Requests for Qualifications and for Invitations to Bid for infrastructure and other projects, and publishing other legal notices as required. The CRA is also paying for amending the City's Comprehensive Plan to implement land use changes proposed in the new CR Plan adopted on 2009. This amendment would not be necessary but for the proposed land use changes in the new CR Plan. The advertising costs for this type of Comprehensive Plan amendment are substantial.

4. Travel and Training ($10,000)

This category includes educational and business events relating to community redevelopment as well as out of town travel for conferences and client meetings. The CRA Executive Director is a member of the Board for the Florida Redevelopment Association and travels frequently to Board and Committee meetings. The Executive Director also represents the CRA at state meetings of the Florida Economic Development Council, the Florida Community Development Association, and the Florida Housing Coalition. Since the grant applications for the Small Cities Community Development Block Grant Program will mainly address issues in the CR Area, attendance at application and implementation workshops is also warranted.

5. Rent/Lease Auto ($6,500)

The CRA leases a car from the City for use by the CRA Executive Director.

6. Rent/Lease Costs ($5,400)

The CRA rents office space at the Florida City City Hall.

7. Office Equipment and Furniture ($5,000)

The CRA plans to upgrade its office furniture this year and will have to purchase a scanner. The City is working toward a paperless purchasing environment and a scanner will be needed in each office. The CRA also needs additional lateral filing cabinets, a small meeting table, and another bookcase. The CRA planned to undertake this upgrade in FY 2009-10, but agreed to forgo the purchase since this type of expenditure was frozen for the rest of the City.

8. Other Administrative Expenses ($5,000)

This line item will be used to pay for miscellaneous administrative expenses such as office supplies, postage, minor equipment replacement, phone expenses, CRA share of copy machine and reproduction costs, coffee and supplies, water, internet, etc.

9. County Administrative Charge ($14,010)

Required County fee - 1.5% of County's tax increment contribution

Operating Expenses

1. Employee Salary and Fringe ($61,549)

40% of Executive Director $153,872 x .40 = $61,549

Note: The *administrative* salary and fringe costs (60%) are listed in the "Administrative Expenses" section above.

2. Contractual Services ($400,000)

This line item provides funding for architectural, engineering, and survey professionals for infrastructure and building projects. It also pays for professional services for the changes that are driven by the new CR Plan to the Future Land Use Map. This line item also includes lead based paint and asbestos testing for housing units to be demolished. Other costs are for realtor services and appraisals for the acquisition of foreclosed and abandoned properties. A professional display consultant may be secured for the Museum to assist in upgrading the quality of the displays and fixtures. A grant writer may be secured to assist the CRA in obtaining grants. The CRA is also commissioning a cost allocation study to obtain a more reasoned method of apportioning indirect cost.

3. Insurance ($5,000)

The CRA is responsible for the cost of liability insurance on the property it has acquired. This is not a higher amount because the CRA demolishes the dilapidated housing units soon after acquisition which minimizes the CRA's liability exposure.

4. Audits and studies ($7,500)

This line item pays the CRA's share of the cost of the annual City Audit (CAFR) plus publication and distribution.

5. Membership and dues ($2,500)

This line item pays for CRA memberships in the Florida Redevelopment Association, the Florida Economic Development Council, the Florida Community Development Association, the Florida Housing Coalition, and the Florida Special Districts Program.

6. Legal Services/ Court Costs ($15,000)

This line item pays for the cost of the City Attorney's review and /or preparation of CRA documents, Resolutions, agenda items, and contracts, and for attendance at CRA Board Meetings. The CRA also incurs legal expenses when it acquires property in the CR Area.

7. Property Maintenance ($2,500)

The CRA pays the City Public Works Department to cut the grass and maintain the twenty three (23) CRA-owned properties.

8. Property Acquisition and Demolition ($1,200,000)

This CRA budget provides $1,160,000 for acquisition of dilapidated housing and vacant lots in the "Snake Pit" area and the Northwest Neighborhood and $40,000 to pay for demolition of the dilapidated structures. It is not known which parcels will be acquired or demolished. What is acquired will be a function of what comes on the market, what properties complete the foreclosure process and are available, whether a desired property is for sale at a price the CRA is willing too pay, and in many cases, the finalization of probate issues so that an heir can pass a clean title. The properties will be held until the real estate market improves and they will eventually be developed for affordable or market rate housing. The CRA has developed acquisition plans for three sections of the CR Area.

9. Infrastructure Improvements ($3,916,000)

This line item pays for the cost of the public infrastructure projects to be undertaken in the CR Area. Theses projects are detailed in the Projects Section on page two of the CRA Budget.

10. Assistant to non-profits ($10,000)

This line item will pay for an operating subsidy for the Florida Pioneer Museum Association to operate

the Florida Pioneer Museum. The Museum is a major tourist attraction on Krome Avenue within the CR Area and the CRA desires to fund the cost of expanded hours so the historic building and museum displays are more readily available to tourists and local residents alike. The Association will be working with local schools to encourage field trips to the museum and this will require expanded hours of operation.

11. Redevelopment façade grants ($250,000)

This line item will pay the CRA's part of approved façade rehabilitation projects undertaken by owners of commercial or industrial buildings. The CRA Board has established a policies and procedures document to provide guidance on use of the funding. The budget is $250,000.

12. Commercial Building Improvement Grant Program ($100,000)

The CRA initiated a new program in 2010 to assist businesses with the cost of moving into vacant shopping center and other unused commercial space and two businesses accessed the program before the end of FY 2009-10. The CRA Board has established a policies and procedures document to provide guidance on use of the funding. The budget for this activity is $100,000.

13. Redevelopment Loans/Grants to Businesses ($100,000)

The CRA maintains an "opportunity fund" that would be used to incentivize potential tax-generating or job creating proposals within the CR Area. The CRA must be opportunistic and flexible to take advantage of unplanned business relocations or new businesses coming to town. The CRA budget for this activity is $100,000.

14. Building construction & Improvements ($50,000)

This line item will pay for the cost of improvements for the Florida Pioneer Museum. The CRA, the City, and the Florida Pioneer Museum Association want to see greater utilization of the Museum by both tourists and local residents. To accomplish this, the quality of the viewing experience has to be upgraded through better and more diverse displays. The CRA will also be funding a storage building adjacent to the Museum to hold the items in the collection that are not on display. A local architect has offered to design the building for free, and a local builder is willing to build it for free if the CRA pays for the building materials, permits, impact fees, and other similar costs. Collectively, the CRA should save about $10,000 in design fees because of the donation.

15. Transfer out to others ($250,000)

This line item pays for enhanced police services within the CR Area. These three officers devote 100% of their time to the CR Area.

100 % of 3 Police Officers	$250,000

14. Reserve/Contingency ($39,668)

This line item will provide a source of funds to pay for cost overruns or enhancements for infrastructure projects or unanticipated CRA costs, as well as a source of funds for the CRA to be opportunistic. This is only .0055% of the total budget.

V. Future Development Projects and Other Agency Initiatives

The CRA plans to continue to work with private developers and public funding agencies to recruit employment-generating businesses and to create affordable housing opportunities in the CR Area. One development project by Pinnacle Housing Group that was coordinated in FY 2009-10 will be ready for construction and occupancy in the upcoming year. In addition, several infrastructure, design and streetscape projects are also planned as noted below.

Private developers seeking assistance from the CRA must go through the CRA's project selection process, which involves application submittal, review by staff and City Engineer, funding recommendation from the CRA Executive Director, and eventual approval by the CRA Board. CRA staff and Board use the following criteria in deciding whether projects should be funded:

1) Does the project provide a significant benefit to CR Area businesses and residents?
2) Is the project consistent with the Community Redevelopment Plan?
3) Will pay back through estimated revenue increases to City occur within 5-7 years?
4) Are project funds provided to a private developer on a reimbursement basis such that a project is at least 50% constructed before CRA funds are released?
5) Is the applied for amount necessary to make the project feasible?
6) Are CRA infrastructure improvements timed such that the private developer effort will be underway before or concurrently with the CRA funded infrastructure?

This process has worked well for the CRA. During the period from FY 2003-2009, the CRA spent nearly $1,200,000 in increment revenue to create public infrastructure on US 1, Krome Avenue, and Palm Drive as an incentive to businesses to locate there. The enhanced property values where businesses have located and built buildings are now generating over $560,000 a year in new increment revenue. Further, there is still a significant amount of vacant land ready for development that is now served by this same

public infrastructure. This investment in public infrastructure will pay great dividends to both the City and County long after the CRA has ended.

The CRA is also assembling several sites for future housing or other redevelopment. Most of the acquisitions will occur in the three areas where acquisition plans have been created. While property costs are low compared to recent years, it is now the time to buy, demolish dilapidate structures, and assemble future building sites. This will address slum and blighting conditions in the CR Area as well as provide for future affordable housing.

VI. FY 2010-11 Public Improvements and Assistance to Private Developments

NW 14th Street/NW 16th Street Streetscape Project: Phase II of the Coral bay Manor Streetscape project will begin in the spring and will include a new streetscapes on NW 1st Court, NW 2nd Avenue, and NW 2nd Court to include on-street parking, sidewalks, drainage, landscaping, lighting, curb and gutters, and repaving. These streets are between NW 14th Street and NW 16th Street. In September, 2011, work will begin on NW 14th Street and NW 1st Avenue to complete the streetscape in that neighborhood. These two phases are budgeted for $1,015,000.

Commercial and Industrial Façade Program: The CRA has adopted a Commercial and Industrial Building Façade Program to assist building owners within the CR Area in upgrading the appearance of their buildings. The first area to be addressed was the industrial area around NW 12th Street and NW 3rd Avenue. The owners of the industrial buildings in this area are anxious to rework the appearance of their structures. Several new industrial buildings opened outside the CR Area in 2009 and the building owners near NW 12th Street realize that they must improve the appearance of their buildings, or their best tenants will seek quarters elsewhere. Combined with the streetscape improvements on NW 12th Street and NW 3rd Avenue, this façade renovation program will change the face of the whole area. The façade project is budgeted for $250,000.

Pioneer Museum Improvements: The Museum building is owned by the City and the facility is operated by a non-profit that oversees and displays the museum collection. The facility is a jewel that has drawn students and travelers in the past to the heart of the Community Redevelopment Area. The building is designated as a historic structure and is one of the few remaining of the original Florida East Coast Railroad Buildings that survive. The CRA will assist the Museum in FY 2009-10 with the cost of new displays for part of its collection. Also the CRA may fund the cost of materials for an ancillary storage facility adjacent to the Museum to house the portion of the museum collection that is not on display. The construction project is budgeted for $50,000.

NE 14th Street / NE 1st Court / SW 2nd Avenue Infrastructure Project: NE 14th Street runs between Krome Avenue and US1 on the north side of Florida City Center. NE 1st Court runs north from NE 14th Street to Lucy Street (and is the last dirt street in the CR Area). Improvements to these two streets were budgeted in FY 2009-10 for $600,000. Improvements were to include creation of landscaping, curb and gutters, drainage, lighting, sidewalks, paving 1st Court, and repaving NE 14th Street. Due to design delays, the project was not bid out in time to be finished in FY 2009-10. During permitting it was determined that the intersection design required by FDOT created an access problem for the motel on the corner of NE14th Street and Krome Avenue. The entrances to the motel parking lot and the alignment of the parking spaces had to be reworked. The existing motel parking lot had to be widened to accomplish these changes and drainage had to be created. The project also contains a small correction of drainage issues near the corner of West Palm Drive and SW 2nd Avenue. During heavy rain storms, one of the places in the CR Area where water stands for several days is between Rosita's Restaurant and the Everglades Hostel on SW 2nd Avenue. A problem with the elevation of drainage facilities in this area also causes periodic flooding problems for the Everglades Hostel.

NW 8th Street / NW 10th Street Area Streetscape: The streetscape program begun in Coral Bay Manor will continue in other parts of the CR Area. One project on the west side of the CR Area will be designed and construction started during this fiscal year. The project will encompass nine square blocks. All of the streets in that area will be reconstructed to include curb, gutter, landscaping, sidewalks, lighting, and repaving. This project is budgeted for $1,734,000 in FY 2010-11, with the remainder to be paid from FY 2011-12 increment revenue.

NW 7th Street / NW 8th Street Streetscape and Sewer Line Project: NW 7th Street is incomplete between NW 5th Avenue and NW 6th Avenue. Also, this area and part of NW 8th Street is not served by the City's sanitary sewer system. The project will complete NW 7th Street between NW 5th and 6th Avenues and provide sewer service to the un-served housing units. Construction of the streets and sewer lines will also open up space for 15 new housing units. The construction will include new streets, sidewalks, curb and gutters, drainage, landscaping, lighting, sewer lines and hookups, and abandonment of existing septic tanks. The budget for the project is $350,000.

Northwest Neighborhood Sidewalk Project: Much of the CR Area and most of the Northwest Neighborhood do not have sidewalks. The CRA has begun an intensive effort to build sidewalks throughout the CR Area. The CRA has piggybacked on a City contract with Wrangler Construction and will be funding $200,000 in sidewalks within the CR Area.

Youth Activity Center: The City and the CRA are jointly constructing a new Youth Activity Center within the CR Area. This center will serve as a recreation/gathering/tutoring space for the youth of our community. It will contain a gymnasium and other recreational facilities as well as a computer lab where

students who do not have home access to the internet may work on homework and research assignments. The cost of construction is $2.25 million dollars, of which the CRA is contributing $535,000.

Commercial Interior Buildout/Renovation Grant Program: The CRA has budgeted $100,000 for grants to assist new and expanding businesses to relocate into unused shopping center and commercial space. The program requires a match from the business and a contribution from the building owner as well. The use of the funds is limited to items that remain in the building as tenants change, such as lighting, flooring, partitions, etc.

Loans and Grants to Businesses: Because of the economy, the CRA has budgeted $100,000 to assist businesses with grants or loans. It is not the intent of the CRA to make a lot of small loans or grants, but rather to have a budget line item that would allow the CRA to be flexible should a large job-creating opportunity for a public-private partnership present itself.

VII. FY 2010-11 Housing Programs

Acquire Property in the NW 7th Avenue / NW 14th Street: $1,160,000 is budgeted for the acquisition of dilapidated structures in three sections of the Northwest Neighborhood. Funds could also be used for acquisition of undeveloped parcels for the purpose of site assembly. This part of the Northwest Neighborhood contains many housing units that are unfit for rehabilitation and just should be demolished. The properties will be held until the real estate market improves and they will eventually be developed for affordable or market rate housing. The CRA has completed acquisition plans for all three sections of the CR Area.

Demolish Houses in the NW 7th Avenue Area: $40,000 is budgeted to demolish housing structures in the Northwest Neighborhood that are acquired by the CRA or that are demolished by the CRA based on orders from the County Unsafe Structures Board. There are a number of housing units that are in foreclosure or that have been abandoned that the CRA is planning to acquire so they can be demolished. The properties will be held until the real estate market improves and they will eventually be developed for affordable or market rate housing.

Hookup and Lateral Project: There are a number of housing units in the CR Area that are not hooked up the City's sanitary sewer system. The CRA has budgeted $110,000 to pay for the cost of hooking those houses up to the sewer system and for abandoning the on-site septic tanks.

VIII. Enhanced Public Safety Program

Community Policing Program: The CRA plans to continue implementation of the special public safety program. This program enhances Florida City Police patrols, over and above normal service levels, for

CR Area only. The projected cost of this program is $250,000 for FY 2010-11. This innovative community policing program has been very effective in providing greatly increased police visibility and interaction with CR Area businesses and residents. Business owners in the area have repeatedly expressed the desire that the program continue and even be strengthened in the future. The CRA Board believes this is one of its most important and necessary programs because it creates a good public safety environment in which quality redevelopment may occur.

IX. Summary

Overall, the CRA has grown at a very healthy rate since 1995, even with the property tax shrinkage in 2009 and 2010, and has been a very productive catalyst thus far in overall City redevelopment. An effective partnership with Miami-Dade County has greatly assisted the CRA in its mission. This growth stagnation or shrinkage trend is expected to continue over the next several years and funding for large projects will become a challenge. However, the CRA remains confident that it can accomplish all the planned activities in FY 2010 consistent with the recently adopted CR Plan.

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 10-37

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2010-11 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY AND TO THE FLORIDA CITY COMMISSION FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City of Florida City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the 1996 Interlocal Agreement between the City of Florida City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget and annual report to Miami-Dade County for review and approval by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2010-11 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $7,194,590 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City propose to modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2009-10, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

Section 4. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the City Commission of the City of Florida City for its approval as specified in the Interlocal Agreement with the County.

Section 5. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County after adoption of the CRA Budget by the City Commission of the City of Florida City..

Section 6. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

Section 7. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 14th day of September****, 2010.

OTIS T WALLACE, CHAIRMAN

RESOLUTION NO: 10-37

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Motion to adopt by Vice Chair Berry seconded by Director Butler

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	Yes
Vice Chairman Eugene D. Berry	Yes
Board Member Sharon Butler	Yes
Board Member Daurell Dorsett	Yes
Board Member R. S. Shiver	Yes
Board Member Erick Deeb	Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Jennifer A. Evelyn City Clerk
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 15th day of Sep AD 2010.

By:

CITY OF FLORIDA CITY
RESOLUTION NUMBER 10-32

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2010-11 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY (CRA); DIRECTING THE EXECUTIVE DIRECTOR OF THE CRA TO SUBMIT SAID BUDGET TO THE MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THEIR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission of the City of Florida City (the "City") to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the 1996 Interlocal Agreement between the City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget to Miami-Dade County for review and approval of the Board of County Commissioners; and

WHEREAS, the Board of Directors of the CRA has approved the FY 2010-11 budget for the operations of the CRA; and

WHEREAS, the Board of Directors of the CRA authorized the Executive Director of the CRA to adjust the budget based on the final county-wide millage to be adopted by the Miami-Dade County Board of County Commissioners and any adjustment in the projected rollover.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. **Recitals Adopted.** That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. **Total Budget Amount Established.** That the FY 2010-011 budget of the City of Florida City Community Redevelopment Agency is adopted at $7,194,590 in revenues and expenditures as reflected in Exhibit A.

Section 3. **Adjustment of Budget if Necessary.** Should the Miami Dade County Board of Commissioners or the City Commission City of Florida City propose to modify its millage such that the increment revenue contribution to the Community Redevelopment

Agency be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget after its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line item for carryover from FY 2010-11 and the expense line item for Reserve/Contingency as necessary.

Section 4. Transmission to the Board of County Commissioners. That the City Commission hereby directs the Executive Director of the CRA to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Interlocal Agreement with the County.

Section 5. Effective Date. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 14th day of September, 2010.

OTIS T WALLACE, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Motion to adopt by Comm. Butler seconded by V. Mayor Berry

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Yes
Vice Mayor Eugene D. Berry	Yes
Commissioner Sharon Butler	Yes
Commissioner Daurell Dorsett	Yes
Commissioner R. S. Shiver	Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I, Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 15th day of Sep AD 2010.
By:

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COMMISSION AUDITOR

Legislative Notes

Agenda Item:	8L1A, 8L1B, and 8L1C
File Number:	110951, 110478, 110480
Committee(s) of Reference:	Board of County Commissioners
Date of Analysis:	April 19, 2011
Commission Districts:	8 and 9
Type of Item:	Resolutions Approving the Proposed Budgets for Community Redevelopment Agencies (CRA)

Summary

These resolutions approve the Proposed Budgets for the following CRAs:

Item Number	CRA	Proposed Budget
110478	FY 10-11 Florida City	$7,202,078
110480	FY 10-11 West Perrine	$1,624,958
110951	FY 10-11 Homestead	$7,570,100
	FY 09-10 Homestead	$6,521,000

According to OSBM, the Homestead CRA Proposed Budget for FY2009-2010 was not presented for Board of County Commissioners (BCC) approval due to the Homestead CRA Audit issued by the Miami-Dade County Audit and Management Services Department (AMS), on February 11, 2010. Administration provided the Homestead CRA additional time to resubmit the FY2009-2010 budget.

Legislative item No. 110831 is a supplement to the Homestead CRA Budget for FY10-11, this supplement details the use of Tax Increment Financing (TIF) to pay interest loan payments on a loan not approved by the BCC. Legislative item No. 110831 was heard at the April 12, 2011, Economic Development and Social Service Committee (EDSS) meeting and was forwarded with amendments.

Legislative item No. 110185 was amended the new Legislative item No. 110951.

Legislative item No. 110185 was amended to incorporate the language in option No. 3 of Agenda Item 3F Supplement (Legislative item No. 110831) that the Board may approve the CRA budget, waiving its right to require the loan payments to be made from non-TIF revenues or interest.

Background and Relevant Legislation

Each CRA is required to submit an annual budget to the BCC for approval. The following provides the approved budgets for the last three years:

Florida City

Item Number	Fiscal Year	Resolution Number	Budget Amount
100485	2009-2010	R-352-10	$7,307,956
090188	2008-2009	R-180-09	$7,199,501
073518	2007-2008	R-25-08	$5,509,492

West Perrine

Item Number	Fiscal Year	Resolution Number	Budget Amount
092896	2009-2010	R-1362-09	$1,767,178
083114	2008-2009	R-1325-08	$1,463,671
081499	2007-2008	CRA-1-08	$672,258

Homestead

Item Number	Fiscal Year	Resolution Number	Budget Amount
110185	***2009-2010***	***Pending BCC approval***	***$6,521,000***
090190	2008-2009	R-181-09	$4,955,000
080083	2007-2008	R-109-08	$5,109,800

The Administrative Expenditures for FY2010-2011 Proposed Budgets for the CRAs are as follows:

CRA	Administrative Expenditures	Total Increment Revenue (County)	Percentage of Administrative Expenditures from Total Increment Revenue
Florida City	$241,400	$933,990	3.35%
West Perrine	$80,120	$233,095	4.9%

The Administrative Expenditures for FY2009-2010 and FY2010-2011 Budgets for the Homestead CRA is as follows:

CRA	Administrative Expenditures		Total Increment Revenue (County)		Percentage of Administrative Expenditures from Total Increment Revenue	
Homestead	FY09-10	FY10-11	FY09-10	FY10-11	FY09-10	FY10-11
	$609,800	$677,900	$1,785,600	$1,484,300	15%	9%

The administrative expenditures for all the CRAs fall within the 20% cap as prescribed by each CRA in their interlocal agreement with Miami-Dade County.

The Tax Increment Financing Committee (comprised of County administrative staff to provide increment financing recommendations) reviewed the CRA budgets with a recommendation for BCC approval on the following dates:

- Florida City CRA approved on February 14, 2011 ;
- West Perrine CRA approved on February 14, 2011 ; and
- Homestead CRA approved on December 13, 2010

Comments

Homestead CRA Audit

On February 11, 2010, AMS issued an audit report on the Homestead CRA for the five years ending September 30, 2008. In this audit report, AMS issued the following findings:

- $15.3 million was deposited into the Tax Increment Fund of which $13.5 million was spent on property acquisitions, infrastructure improvements, as well as economic development and cultural activities;
- Between 1994 and 2007, the CRA haphazardly acquired 83 land parcels with an estimated value of $8.8 million as of September 30, 2008;

- According to City of Homestead officials, 34 of the parcels are unbuildable because they are either too small or located between buildings and are not conducive for development;
- A real estate consultant hired by the City of Homestead, in February 2009, concluded that the CRA violated Florida Statutes and the Interlocal Cooperation Agreement by taking these properties off the tax roll without a timely plan for redevelopment;
- CRA officials were unable to provide substantive evidence of job creation, business expansion or affordable housing development activities;
- CRA disbursed monies to entities with little or no accountability; and
- Management of the CRA and employee turnover is of concern.

On May 7, 2010, City Manager of the City of Homestead, provided a response letter to the Miami-Dade County Manager, regarding the City of Homestead Audit explaining the City's intent to address all of the audit issues, implement management and financial controls to prevent a repetition of those issues listed in the report. The letter further explained the City's plan to re-create, fully staff the CRA to ensure that the issues addressed in the audit report will not occur again and its plans on meeting with Miami-Dade County AMS staff to create an effective and responsive CRA.

Recent CRA Legislation

On February 1, 2011, the BCC approved Resolution R-101-11, a resolution urging the Florida Legislature to pass legislation providing local governments with greater oversight and control over CRAs, including, the authority to approve CRA budgets, retain surplus TIF funds at the end of each CRA's fiscal year and terminate CRAs.

Additionally, on February 1, 2011, the Board of Commissioners for the West Perrine CRA approved the FY2010-11 Budget for the West Perrine CRA (CRA-1-11).

On February 22, 2011, a CRA Workshop occurred to discuss the twelve (12) CRAs activities and to listen to presentations.

On March 1, 2011, the BCC approved the following FY2010-11 CRA budgets:

- Naranja Lakes CRA (R-145-11); and
- South Miami CRA (R-146-11).

However, on March 1, 2011, the Board did not take any action for the proposed FY2010-11 budgets for the following CRAs:

- North Miami CRA
- North Miami Beach CRA
- ***What is the impact of the Board's decision in not taking any action on the proposed budgets for the following CRAs?***
  According to the County Attorney's Office (CAO), under the terms of the Interlocal Agreement between the CRA and the County, if the Board does not approve the CRA's budget then the CRA may not expend any funds, except for payment on debt service. Additionally, the City must begin to fund the CRA. Furthermore, it is in the Board's discretion to approve or disapprove of the CRA's budget based on a factual basis for their action.

On April 4, 2011, the BCC approved Resolution R-267-11, urging the Florida Legislature to amend the Community Redevelopment Act to modify criteria for the creation of a Community Redevelopment Agency to include land previously used as a military facility. On December 16, 2008, a similar urging was adopted by the BCC, Resolution R-1435-08, Urging the Florida Legislature, during its 2008 regular session, to support SB2728, HB 1183 or similar legislation that would amend the Community Redevelopment Act to modify criteria for the creation of a Community Redevelopment Agency to include land previously used as a military facility. However, on May 2, 2008, during the 2008 Florida Legislative Session, SB2728 and HB 1183 died in committee.

Additionally, on April 4, 2011, the BCC approved Resolution R-223-11, which accepts the Finding of Necessity (FON) study for the expansion of the boundaries of the N.W. 7th Avenue Corridor Redevelopment Area.

Legislative item No. 110685 is a resolution authorizing the sale of a vacant land located in Florida City to the Florida City CRA for the commercial development of the property at the appraised price of $45,000. The Florida City CRA applied to the County for the conveyance of the property in order to develop a daycare on the property. This item was forwarded to the BCC with a favorable recommendation from the EDSS meeting on April 13, 2011. Additionally, EDSS members discussed the possibility of implementing policy on future County land sales to CRAs to include reverter clauses in the event that such properties are not used to promote community interest and welfare as required by Florida Statute Section 125.38.[1]

Legislative item No. 110723 is a resolution requesting the Board of Commissioners for the West Perrine CRA to approve a commercial and residential rehabilitation grant program to be implemented within the boundaries of the West Perrine Community Redevelopment Area. This item has not yet been assigned to a committee.

Additional Information

Currently, there are twelve (12) approved CRA's in Miami-Dade County: 7th Avenue Corridor, Homestead, City Center, Southeast Overtown/Park West, Omni, Midtown Miami, North Miami, North Miami Beach, South Miami, Florida City, Naranja Lakes, and West Perrine.

Additionally, there are two (2) proposed CRA's pending approval: 79th Street Corridor and Goulds/Cutler Ridge.

The CRA approval process includes the following steps:

- Adopting the Finding of Necessity (FON);
- Establish CRA Board;
- CRA Board develops a Community Redevelopment Plan (CRP);
- CRA along with the local planning advisory boards approve CRP;
- Public Hearing;
- County approval; and
- Creation of Redevelopment Trust Fund (CRATF) to facilitate the increase in real property tax revenues into the targeted area.

Prepared By: Mia B. Marin

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[1] Florida State Statute Section 125.38 **Sale of county property to United States, or state.**—If the United States, or any department or agency thereof, the state or any political subdivision or agency thereof, or any municipality of this state, or corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by any county of this state or by its board of county commissioners, for public or community interest and welfare, then the United States, or any department or agency thereof, state or such political subdivision, agency, municipality, corporation or organization may apply to the board of county commissioners for a conveyance or lease of such property. Such board, if satisfied that such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. The fact of such application being made, the purpose for which such property is to be used, and the price or rent therefore shall be set out in a resolution duly adopted by such board.