OFFICIAL FILE COPY
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

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

From: George M. Burgess
County Manager

Subject: FY 2010-11 Budget for the West Perrine Community Redevelopment Agency
Resolution R-318-11

Recommendation
It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the West Perrine Community Redevelopment Agency (CRA) FY 2010-11 budget for the West Perrine Community Redevelopment Area (Area). The CRA's budget includes revenues and expenditures in the amount of $1,624,958.

Scope
This resolution provides for the appropriation of tax increment revenues derived from the CRA Area. The Area lies entirely within County Commission District 9.

Fiscal Impact / Funding Source
The CRA's major revenue source is generated through the incremental growth of ad valorem tax revenues beyond the established base year, as defined in Section 163.387 of Florida State Statutes. Total tax increment revenue for FY 2010-11 is estimated at $332,469, comprised of $233,095 in Countywide taxes and $99,374 in Unincorporated Municipal Service Area (UMSA) taxes.

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 2037, when the CRA sunsets.

Track Record / Monitor
The resolution approves the CRA FY 2010-11 budget. Staff from the Office of Strategic Business Management will monitor the expenses associated with the CRA's activities.

Background
On June 5, 2007, the Board of County Commissioners (BCC) approved the establishment of the CRA when it adopted the Redevelopment Plan (Plan) pursuant to Resolution R-744-07, the funding of the Plan when it enacted Ordinance 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution R-745-07.

The budget includes total revenues of $1,624,958 inclusive of $233,095 in countywide tax increment revenues, $99,374 in UMSA tax increment revenues, $1,282,489 in carryover, and $10,000 in interest.

Administrative expenditures total $80,120 and represents 4.9 percent of total expenditures, excluding the 1.5 percent County Administrative Charge of $4,987.

The operating budget expenditures total $1,539,851 and include:

- $919,181 for the acquisition of land for future development;
- $150,000 for infrastructure improvements to include enhancements to West Perrine and Ben Shavis Parks;

- $170,000 for right-of-way enhancements to fund a Neighborhood Enhancement Action Team (NEAT) for the CRA area;
- $200,000 for motorized security patrols provided by a private contractor;
- $50,000 for a residential improvement grants;
- $50,000 for commercial improvement grants;
- $495 to the Florida Redevelopment Association; and,
- $175 for payment of a Special District fee to the State of Florida.

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

cmo07511

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)(C)

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)(C)
5-3-11

RESOLUTION NO. R-318-11

RESOLUTION APPROVING THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2010-11

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") desires to approve the annual budget for Fiscal Year 2010-11 for the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I and incorporated herein by reference; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, 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 West Perrine Community Redevelopment Area in the form attached hereto as Attachment I.

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

Joe A. Martinez, Chairman			**aye**
Audrey M. Edmonson, Vice Chairwoman			**aye**
Bruno A. Barreiro	**aye**	Lynda Bell	**aye**
Jose "Pepe" Diaz	**absent**	Sally A. Heyman	**aye**
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.

M.S.

Martin W. Sybblis

West Perrine
Community Redevelopment Agency
FY 2010 - 2011 Proposed Budget

Revenues	FY 08-09 Budget Adopted	FY 08-09 Budget Projected	FY 09-10 Budget Adopted	FY 09-10 Budget Projected	FY 10-11 Budget Proposed
UMSA Tax Increment Revenue (TIR)	250,549	250,549	189,543	189,543	99,374
County Tax Increment Revenue (TIR)	603,561	603,561	462,330	462,330	233,095
Carryover from prior year	573,861	570,000	1,100,305	1,102,784	1,282,489
Grants					
New Bonds Issues (net of Cap interest)					
Interest earnings	35,700	13,500	15,000	6,854	10,000
Revenue Total	**1,463,671**	**1,437,610**	**1,767,178**	**1,761,511**	**1,624,958**
Expenditures					
Administrative Expenditures:					
Employee salary and fringe					
Contractual services					
Insurance					
Audits and studies					
Printing and publishing					
Clerk and Meeting Costs					
Advertising and notices				158	200
Travel (includes Educational Seminars)					
Rent/lease costs					
Office equipment and furniture					
Other Admin. Exps (Direct Cnty Support)	82,202	82,202	79,139	79,139	79,920
(A) Subtotal Admin Expenses	**82,202**	**82,202**	**79,139**	**79,297**	**80,120**
County Administrative Charge at 1.5%	12,812	12,812	9,778	9,778	4,987
County Reimbursement of Advances	22,875	40,075	28,550	28,550	0
(B) Subtotal County Charges	**117,889**	**135,089**	**117,467**	**117,625**	**85,107**
Operating Expenditures:					
Employee salary and fringe					
Contractual services					
Insurance					
Audits and studies (U.S. 1 & Other)				16,500	
Project Mgt. Supplies					
Marketing Contingency					
Community Policing	185,000	75,000	180,000	200,000	200,000
Right of Way Enhancement	200,000	127,041	170,000	144,227	170,000
Land/building acquisitions			1,200,000		919,181
Infrastructure improvements			50,000		150,000
Debt service payments					
Redevelopment grants - residential					50,000
Redevelopment grants - commercial					50,000
State Fee	175	175	175	175	175
Florida Redevelopment Association			495	495	495
Transfers out to others (attach list)					
Debt Issuance Costs					
(C) Subtotal Oper. Expenses	**385,175**	**202,216**	**1,600,670**	**361,397**	**1,539,851**
(D) Reserve	960,607	1,100,305	49,041	1,282,489	-
Expenditure Total (A+B+C+D)	**1,463,671**	**1,437,610**	**1,767,178**	**1,761,511**	**1,624,958**
Cash Position (Rev-Exp)	**-**	**1,100,305**	**-**	**1,282,489**	**(0)**

Projects:	FY 08-09 Proposed Expenditures	FY 08-09 Actual Expenditures	FY 09-10 Proposed Expenditures	FY 09-10 Projected Expenditures	FY 10-11 Proposed Expenditures
Land Purchase on SW 168 St.			1,200,000	-	919,181
Residential Grant Program					50,000
Commercial Grant Program					50,000
Implement Streetscape Master Plan					50,000
Park Improvements					100,000

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

Memorandum

MIAMI-DADE COUNTY

Special Item No. 1

Resolution CRA-1-11

Date: February 1, 2011

To: Honorable Chairman Joe A. Martinez
And Members, West Perrine Community
Redevelopment Agency

From: George M. Burgess
County Manager

Subject: FY 2010-11 Budget for the West Perrine Community Redevelopment Agency

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Recommendation

It is recommended that the Board of the West Perrine Community Redevelopment Agency (CRA) adopt the attached resolution approving the West Perrine CRA's FY 2010-11 budget and transmit the budget to the Board of County Commissioners (BCC) for approval. The CRA's budget includes revenues and expenditures of $1,624,958.

Scope

This resolution provides for the appropriation of tax increment revenues derived from the CRA Area. The Area lies entirely within County Commission District 9.

Fiscal Impact / Funding Source

The CRA's major revenue source is generated through the incremental growth of ad valorem tax revenues beyond the established base year, as defined in Section 163.387 of Florida State Statutes. Total tax increment revenue for FY 2010-11 is estimated at $332,469, comprised of $233,095 in countywide taxes and $99,374 in Unincorporated Municipal Service Area (UMSA) taxes.

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 2037, when the CRA will sunset.

Track Record / Monitor

The resolution approves the WPCRA FY 2010-11 budget. Staff from the Office of Strategic Business Management will monitor the expenses associated with the CRA's activities.

Background

On June 5, 2007, the Board of County Commissioners (BCC) approved the establishment of the CRA when it adopted the Redevelopment Plan (Plan) pursuant to Resolution R-744-07, the funding of the Plan when it enacted Ordinance 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution 745-07.

The budget includes total revenues of $1,624,958 inclusive of $233,095 in countywide tax increment revenues, $99,374 in Unincorporated Municipal Service Area (UMSA) tax increment revenues, $1,282,489 in carryover, and $10,000 in interest.

Administrative expenditures total $80,120 and represents 4.9 percent of total expenditures, excluding the 1.5 percent County Administrative Charge of $4,987.

The operating budget expenditures total $1,539,851 and include:

- $919,181 for the acquisition of land for future development;

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- $150,000 for infrastructure improvements to include enhancements to West Perrine and Ben Shavis Parks;
- $170,000 for right-of-way enhancements to fund a Neighborhood Enhancement Action Team (NEAT) for the CRA area;
- $200,000 for motorized security patrols provided by a private contractor;
- $50,000 for a residential improvement grants;
- $50,000 for commercial improvement grants;
- $495 to the Florida Redevelopment Association; and,
- $175 for payment of a Special District fee to the State of Florida.

This budget will be reviewed by the Tax Increment Financing and Coordinating Committee, and brought back to the BCC for final approval.

Jennifer Glazer-Moon
Special Assistant to the County Manager

Attachments

Cmo04211

Special Item No. 1
2-1-11

RESOLUTION NO. CRA-1-11

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2010-11

WHEREAS, the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "CRA") desires to approve the annual budget for Fiscal Year 2010-11 for the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I and incorporated herein by reference; and

WHEREAS, the CRA desires to transmit the Fiscal Year 2010-11 budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

WHEREAS, this Board desires to accomplish the purposes 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. The CRA approves the annual budget for Fiscal Year 2010-11 related to the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I.

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of February, 2011.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OFCOUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.
Martin W. Sybblis

West Perrine
Community Redevelopment Agency
FY 2010 - 2011 Proposed Budget

(FY 09-10 begins October 1, 2010)

Revenues	FY 08-09 Budget Adopted	FY 08-09 Budget Projected	FY 09-10 Budget Adopted	FY 09-10 Budget Projected	FY 10-11 Budget Proposed
UMSA Tax Increment Revenue (TIR)	250,549	250,549	189,543	189,543	99,374
County Tax Increment Revenue (TIR)	603,561	603,561	462,330	462,330	233,095
Carryover from prior year	573,861	570,000	1,100,305	1,102,784	1,282,489
Grants					
New Bonds Issues (net of Cap Interest)					
Interest earnings	35,700	13,500	15,000	6,854	10,000
Revenue Total	**1,463,671**	**1,437,610**	**1,767,178**	**1,761,511**	**1,624,958**
Expenditures					
Administrative Expenditures:					
Employee salary and fringe					
Contractual services					
Insurance					
Audits and studies					
Printing and publishing					
Clerk and Meeting Costs					
Advertising and notices				158	200
Travel (includes Educational Seminars)					
Rent/lease costs					
Office equipment and furniture					
Other Admin. Exps (Direct Cnty Support)	82,202	82,202	79,139	79,139	79,920
(A) Subtotal Admin Expenses	**82,202**	**82,202**	**79,139**	**79,297**	**80,120**
County Administrative Charge at 1.5%	12,812	12,812	9,778	9,778	4,987
County Reimbursement of Advances	22,875	40,075	28,550	28,550	0
(B) Subtotal County Charges	**117,889**	**135,089**	**117,467**	**117,625**	**85,107**
Operating Expenditures:					
Employee salary and fringe					
Contractual services					
Insurance					
Audits and studies (U.S. 1 & Other)				16,500	
Project Mgt. Supplies					
Marketing Contingency					
Community Policing	185,000	75,000	180,000	200,000	200,000
Right of Way Enhancement	200,000	127,041	170,000	144,227	170,000
Land/building acquisitions			1,200,000		919,181
Infrastructure Improvements			50,000		150,000
Debt service payments					
Redevelopment grants - residential					50,000
Redevelopment grants - commercial					50,000
State Fee	175	175	175	175	175
Florida Redevelopment Association			495	495	495
Transfers out to others (attach list)					
Debt Issuance Costs					
(C) Subtotal Oper. Expenses	**385,175**	**202,216**	**1,600,670**	**361,397**	**1,539,851**
(D) Reserve	**960,607**	**1,100,305**	**49,041**	**1,282,489**	**-**
Expenditure Total (A+B+C+D)	**1,463,671**	**1,437,610**	**1,767,178**	**1,761,511**	**1,624,958**
Cash Position (Rev-Exp)	**-**	**1,100,305**	**-**	**1,282,489**	**(0)**

Projects:	FY 08-09 Proposed Expenditures	FY 08-09 Actual Expenditures	FY 09-10 Proposed Expenditures	FY 09-10 Projected Expenditures	FY 10-11 Proposed Expenditures
Land Purchase on SW 168 St.			1,200,000	-	919,181
Residential Grant Program					50,000
Commercial Grant Program					50,000
Implement Streetscape Master Plan					50,000
Park Improvements					100,000

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

I, HARVEY RUVIN, Clerk of the Circuit Court in and for Miami-Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CRA-1-11 adopted by said Board of County Commissioners at its meeting held on February 1st, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on This 23rd day of February 1sf, 2011.

COUNTY COMMISSIONERS DADE COUNTY FLORIDA

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

Seal

By_____
Deputy Clerk

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 $609,800	FY10-11 $677,900	FY09-10 $1,785,600	FY10-11 $1,484,300	FY09-10 15%	FY10-11 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.