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

**MEMORANDUM** Agenda Item No. 8(G)(5)

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

**DATE:** April 3, 2012

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

**SUBJECT:** Resolution approving the West Perrine Community Redevelopment Agency FY 2011-12 Budget

Resolution No. R-287-12

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Internal Management and Fiscal Responsibility Committee.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 3, 2012

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

**From:** Carlos A. Gimenez
Mayor

**Subject:** FY 2011-12 Budget for the West Perrine Community Redevelopment Agency

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**Recommendation**

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the West Perrine Community Redevelopment Agency's (CRA's) FY 2011-12 budget. The CRA's budget includes revenues and expenditures of $1,150,887.

**Scope**

This resolution provides for the appropriation of tax increment financing (TIF) derived from the West Perrine Community Redevelopment Area (Area). The Area lies entirely within County Commission District 9.

**Fiscal Impact / Funding Source**

The CRA's major revenue source is TIF, which is generated through the incremental growth of countywide and unincorporated municipal service area ad valorem tax revenues beyond the established base year, as defined in Section 163.387 of Florida State Statutes. For FY 2011-12, the CRA will not receive any TIF from the County due to the adjustment for the final 2009 roll. The FY 2011-12 payment to the CRA is $176,182, the adjustment for the final 2009 roll is $222,431; therefore, no payment to the CRA will be made this fiscal year.

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 CRA's FY 2011-12 budget. Staff from the Office of Management and Budget will monitor the expenses associated with the CRA's activities.

**Background**

On June 5, 2007, the 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 No. 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution R-745-07. This budget must be approved in order for the CRA to proceed with FY 2011-12 activities.

The budget includes total revenues of $1,150,887 consisting of carryover ($1,147,387) and interest ($3,500). As previously noted, the CRA will not receive any funding from the County for this fiscal year, as the adjustment for the final 2009 tax roll was greater than the revenue due to the Trust Fund.

Administrative expenditures total $64,362 and represent 5.6 percent of total expenditures.

The operating budget expenditures total $1,086,525 and include:

- $518,355 for the acquisition of land for future development;
- $287,500 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) in the CRA area;
- $50,000 for a residential improvement grants;
- $50,000 for commercial improvement grants;
- $10,000 for not-for-profit partner to administer 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 January 17, 2012, and unanimously recommended it for BCC approval.

Deputy Mayor

Attachments

Mayor06312

# MEMORANDUM

(Revised)

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

**DATE:** April 3, 2012

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

**SUBJECT:** Agenda Item No. 8(G)(5)

**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(G)(5)
4-3-12

RESOLUTION NO. R-287-12

RESOLUTION APPROVING THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY FY 2011-12 BUDGET

**WHEREAS,** this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2011-12 for the West Perrine 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 2011-12 related to the West Perrine Community Redevelopment Area in the form attached hereto as Exhibit A.

The foregoing resolution was offered by Commissioner ,

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| Joe A. Martinez, Chairman | | | **absent** |
| Audrey M. Edmonson, Vice Chairwoman | | | **aye** |
| Bruno A. Barreiro | **aye** | Lynda Bell | **aye** |
| Esteban L. Bovo, Jr. | **absent** | Jose "Pepe" Diaz | **aye** |
| Sally A. Heyman | **aye** | Barbara J. Jordan | **aye** |
| Jean Monestime | **aye** | Dennis C. Moss | **absent** |
| Rebeca Sosa | **aye** | Sen. Javier D. Souto | **aye** |
| Xavier L. Suarez | **aye** | | |

The Chairman thereupon declared the resolution duly passed and adopted this 3rd day of April, 2012. 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Estephanie Resnick

EXHIBIT A

# WEST PERRINE
# COMMUNITY REDEVELOPMENT AGENCY

**Proposed Budget for Fiscal Year 2011–2012**

## Introduction

The West Perrine Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) on June 5, 2007, when the BCC adopted the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution 745-07.

The boundaries of the CRA are located in the southern Miami-Dade County and are described generally as bounded by S.W. 200th Street on the south, S.W. 168th Street on the north, US1 on the east, and SW 107th Court and the Florida Turnpike on west, encompassing approximately 1,102 acres of which 894 are developable, the remaining acres are canals, street, rights of way, etc. The CRA lies within County Commission District 9.

## Tax Base Growth and Proposed Budget

The goals of the CRA continue to be the expansion of the property values within the CR Area, to provide a clean and safe environment to the area residents in accordance with the Plan. Based on the preliminary tax roll received from the Property Appraiser for 2011 the value of the area is $458,539,025, which represents a 7 percent drop from Fiscal Year 2010. As a result, the County and Unincorporated Municipal Services Area (UMSA) tax increment revenues for fiscal year 2011-12 have decreased significantly from the previous year revenues.

Adjustments are made every year for the final tax roll for any previous year. The adjustment for the 2009 tax roll was greater than the revenue anticipated to be paid to the CRA in FY 2011-12, therefore the CRA will not receive any funding during this fiscal year.

## Adopted Budget for 2011-12

As previously noted, there are not revenues to be deposited into the trust fund for this fiscal year. Anticipated carryover funds for the CRA total $1,147,387, and projected interest earnings of $3,500.

**Administrative Expenses - $64,362**

1. Direct County Support ($63,762)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives.

2. Printing and Publishing ($100)

Set aside for any printing material the CRA requires for distribution to residents and / or business owners in the area.

3. Advertising and Notices ($500)

The CRA will be advertising public notices for the redevelopment grants during the fiscal year.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge total $64,362 and represent 5.6 percent of the funds contemplated to be spent.

**Operating Expenses - $1,086,525**

1. Membership and State Fee ($175)

All CRAs are required by the State of Florida to pay a Special District fee.

2. Florida Redevelopment Association ($495)

The Florida Redevelopment Association is a non-for-profit organization that assists Florida professionals in revitalization efforts. The FRA has over 300 members and encourages adoption of legal and final tools favorable to community growth, and is a clearinghouse for redevelopment information.

3. Neighborhood Enhancement ($170,000)

The CRA has entered into a Memorandum of Understanding with the Miami-Dade County, where the County provides a dedicated Neighborhood Enhancement Team within the CRA boundaries to address the issues in the community.

4. Land Acquisition ($518,355)

One of the goals of the CRA is develop housing for the community. The CRA has attempted to purchase empty lots located on SW 168 Street from different property owners. In previous years, the property owners were not interested in selling the property at the rate established by the appraisal on the property. However, recently one of the property owners has decided to sell, the CRA is beginning the process to purchase most of the vacant lots in the current fiscal year.

5. Infrastructure Improvements ($287,500)

On June 7, 2011, the CRA approved a Memorandum of Understanding (MOU) with the County to fund improvements to Ben Shavis Park located at 10395 SW 179 Street. The MOU consisted of funding improvements for lighting, walkways, landscaping and a new playground. The funding for the improvements will come from the CRA ($250,000) and from Quality Neighborhood Enhancement Program (QNIP) funds ($50,000). In FY 2010-11 the CRA budgeted $150,000 for the improvements, this funding was not spent as the MOU was not adopted by the County, therefore, the entire $250,000 is being budgeted in the current fiscal year. The Miami-Dade County Board of County Commissioners adopted resolution R-975-11 at the November 15, 2011 meeting.

The CRA is budgeting $37,500 for improvements in West Perrine Park. The improvement will consist of purchasing equipment for an adult exercise area. The funding is being matched by $37,500 from the Trust for Public Lands.

6. Commercial Redevelopment Grants ($50,000)

On June 7, 2011, the CRA adopted Resolution CRA-2-11 approving the Commercial Grant Program. The program is designed to help businesses in the area by providing up to $25,000 per applicant for upgrades to existing structures or property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act. The CRA is in the process of working with a community organization to assist the CRA in administering the program.

7. Residential Redevelopment Grants ($50,000)

On June 7, 2011, the CRA adopted Resolution CRA-2-11 approving the Residential Grant Program.

The Residential Rehabilitation Program would provide a maximum of $15,000 per applicant for repairs to existing detached single family homes or duplex in the Area. The residence must be the primary residence of the applicant. All property taxes must be current and standard property insurance must be maintained. Residences with pending code violations are eligible only if the work being funded directly corrects the violation. Eligible work includes but is not limited to exterior painting, roof repairs, lighting, parking lot repair, landscaping, sewer hook-ups or any improvements required by the Americans with Disability Act. The CRA is in the process of working with a community organization to assist the CRA in administering the program.

8. Redevelopment Grant Assistance ($10,000)

The CRA is in the process of engaging the services of a non-for-profit community organization to assist in the administration of the grant programs. This funding is to reimburse the agency for expenses associated with the grant programs. The agreement with the agency will be approved by the CRA.

**West Perrine**
Community Redevelopment Agency
FY 2011 - 2012 Proposed Budget

| Revenues | FY 09-10 Budget Actual | FY 10-11 Budget Adopted | FY 10-11 Budget Actual | FY 11-12 Budget Proposed |
|---|---|---|---|---|
| UMSA Tax Increment Revenue (TIR) | 189,543 | 99,374 | 99,374 | 0 |
| County Tax Increment Revenue (TIR) | 462,330 | 233,095 | 233,095 | 0 |
| Carryover from prior year | 1,102,784 | 1,282,489 | 1,262,436 | 1,147,387 |
| Grants | | | | |
| New Bonds Issues (net of Cap interest) | | | | |
| Interest earnings | 6,854 | 10,000 | 6,159 | 3,500 |
| **Revenue Total** | **1,761,511** | **1,624,958** | **1,601,064** | **1,150,887** |
| **Expenditures** | | | | |
| **Administrative Expenditures:** | | | | |
| Employee salary and fringe | | | | |
| Contractual services | | | | |
| Insurance | | | | |
| Audits and studies | | | | |
| Printing and publishing | | | 35 | 100 |
| Clerk and Meeting Costs | | | | |
| Advertising and notices | 158 | 200 | 240 | 500 |
| Travel (includes Educational Seminars) | | | | |
| Rent/lease costs | | | | |
| Office equipment and furniture | | | | |
| Other Admin. Exps (Direct Cnty Support) | 79,139 | 79,920 | 79,920 | 63,762 |
| **(A) Subtotal Admin Expenses** | **79,297** | **80,120** | **80,195** | **64,362** |
| County Administrative Charge at 1.5% | 9,778 | 4,987 | 4,987 | - |
| County Reimbursement of Advances | 28,550 | 0 | 0 | 0 |
| **(B) Subtotal County Charges** | **117,625** | **85,107** | **85,182** | **64,362** |
| **Operating Expenditures:** | | | | |
| Employee salary and fringe | | | | |
| Contractual services | | | | |
| Insurance | | | | |
| Audits and studies (U.S. 1 & Other) | 16,500 | | | |
| Project Mgt. Supplies | | | | |
| Marketing Contingency | | | | |
| Professional Services | | | | |
| Community Policing | 200,000 | 200,000 | 208,952 | 0 |
| Right of Way Enhancement | 144,227 | 170,000 | 158,873 | 170,000 |
| Land/building acquisitions | | 919,181 | - | 518,355 |
| Infrastructure improvements | | 150,000 | - | 287,500 |
| Debt service payments | | | | |
| Redevelopment grants - residential | | 50,000 | 0 | 50,000 |
| Redevelopment grants - commercial | | 50,000 | 0 | 50,000 |
| State Fee | 175 | 175 | 175 | 175 |
| Florida Redevelopment Association | 495 | 495 | 495 | 495 |
| Transfers out to others (attach list) | | | | 10,000 |
| Debt Issuance Costs | | | | |
| **(C) Subtotal Oper. Expenses** | **361,397** | **1,539,851** | **368,495** | **1,086,525** |
| **(D) Reserve** | 1,282,489 | - | - | - |
| **Expenditure Total (A+B+C+D)** | **1,761,511** | **1,624,958** | **453,677** | **1,150,887** |
| **Cash Position (Rev-Exp)** | **1,282,489** | **(0)** | **1,147,387** | **(0)** |

| Projects: | FY 09-10 **Projected** Expenditures | FY 10-11 **Proposed** Expenditures | FY 10-11 **Actual** Expenditures | FY 11-12 **Proposed** Expenditures |
|---|---|---|---|---|
| Land Purchase on SW 168 St. | - | 919,181 | - | 518,355 |
| Residential Grant Program | | 50,000 | - | 50,000 |
| Commercial Grant Program | | 50,000 | - | 50,000 |
| Implement Streetscape Master Plan | | 50,000 | - | - |
| Park Improvements | | 100,000 | - | 287,500 |