

## MEMORANDUM

Agenda Item No. 8(G)(2)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

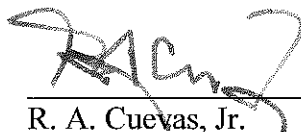
**DATE:** January 23, 2013

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


**SUBJECT:** Resolution approving the budget  
for Fiscal Year 2012-13 for the  
N.W. 7th Avenue Community  
Redevelopment Agency  
Resolution No. R-22-13

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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.

  
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R. A. Cuevas, Jr.  
County Attorney

RAC/smm

**Date:** January 23, 2013  
**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners  
**From:** Carlos A. Gimenez  
County Mayor   
**Subject:** FY 2012-13 Budget for the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency

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## Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency's (Agency) FY 2012-13 budget for the NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$2,460,763.

## Scope of Agenda Item

The Area is in Commission Districts 2 and 3.

## Fiscal Impact / Funding Source

The Agency's revenue sources are 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 Florida State Statutes. The Countywide tax increment revenue payment into the Agency's Trust Fund for FY 2012-13 is \$230,527 and the unincorporated municipal service area (UMSA) tax increment revenue payment into the Trust Fund is \$94,102.

## Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2012-13 Budget.

## Background

On March 16, 2004, the Board adopted Resolution R-293-04, which established the boundaries of the N.W. 7<sup>th</sup> Avenue Agency, and declared the area to be slum or blighted. On June 7, 2005, the Board approved the establishment of the Agency when it approved the Agency's Community Redevelopment Plan (Plan) pursuant to Resolution R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Agency was adopted on December 1, 2009 by the Board. The Interlocal Agreement requires the Agency to submit for County approval an annual budget for the implementation of the Plan. On August 4, 2011, the Board adopted a Finding of Necessity (R-223-11) to include a new area north of the existing Area. On September 4, 2012, the Board adopted a revised Plan (R-661-12) that included the new area to the north of the existing Area and included a broader redevelopment strategy for the existing area.

It is recommended that the Board approve the Agency's FY 2012-13 budget of \$2,460,763, which was approved by the Agency on September 17, 2012. The budget includes revenue sources of County TIF revenues (\$230,527), UMSA TIF revenues (\$94,102), carryover from prior years (\$2,130,134), and interest earnings (\$6,000).

Administrative expenditures total \$135,000 and represent 17 percent of the total contemplated expenditures, excluding the 1.5 percent County Administrative Charge (\$4,869). The administrative

expenses do not exceed the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

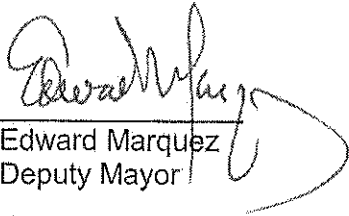
Operating expenditures total \$784,700 and include:

- \$357,500 for a Commercial Improvement Program to help existing businesses
- \$75,000 for a Residential Improvement Program
- \$100,000 for the Existing Business Enhancement Grant Program
- \$25,000 for the New Business Incentive Program.
- \$50,000 for landscape and streetscape improvements
- \$25,000 for infrastructure improvements
- \$100,000 for Safety and Security Initiatives
- \$25,000 for marketing and outreach
- \$20,000 for legal services
- \$5,000 for a graffiti removal program
- \$2,200 for a Special District fee required by the State of Florida (\$200) and meeting room expenses (\$2,000).

The remaining \$1,536,193 will be held in reserve for future projects and grants currently being identified by the Agency.

The Tax Increment Financing and Coordinating Committee reviewed the Agency's budget on October 25, 2012 and unanimously recommended it for Board approval.

Attachments



Edward Marquez  
Deputy Mayor

Mayor00513



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** January 23, 2013

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

**SUBJECT:** Agenda Item No. 8(G)(2)

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 Mayor'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

Agenda Item No. 8(G)(2)

Veto \_\_\_\_\_

1-23-13

Override \_\_\_\_\_

RESOLUTION NO. R-22-13

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2012-13 FOR THE N.W. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") desires to approve the annual budget for Fiscal Year 2012-13 for the N.W. 7<sup>th</sup> Avenue 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 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 2012-13 related to the N.W. 7<sup>th</sup> Avenue Community Redevelopment Area in the form attached hereto as Attachment I.

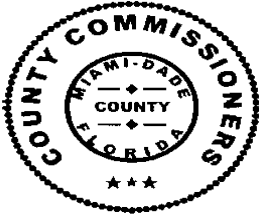
The foregoing resolution was offered by Commissioner **Audrey Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Lynda Bell** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	<b>aye</b>
	Lynda Bell, Vice Chair	<b>aye</b>
Bruno A. Barreiro	<b>aye</b>	Esteban L. Bovo, Jr. <b>aye</b>
Jose "Pepe" Diaz	<b>absent</b>	Audrey M. Edmonson <b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan <b>absent</b>
Jean Monestime	<b>aye</b>	Dennis C. Moss <b>absent</b>
Sen. Javier D. Souto	<b>aye</b>	Xavier L. Suarez <b>aye</b>
Juan C. Zapata	<b>aye</b>	

The Chairman thereupon declared the resolution duly passed and adopted this 23<sup>rd</sup> day of January, 2013. 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.

Terrence A. Smith

NW 7th Avenue Corridor  
Community Redevelopment Agency  
FY 2012 - 2013 Proposed Budget  
(FY 12-13 begins October 1, 2012)

	FY 10-11 Actual	FY 11-12 Adopted	FY 11-12 EOY Projections	FY 12-13 Proposed Budget
<b>Revenues</b>				
UMSA Tax Increment Revenue (TIR)	101,049	100,536	100,536	94,102
County Tax Increment Revenue (TIR)	303,146	240,309	240,309	230,527
Carryover	2,021,179	2,343,219	2,343,219	2,130,134
Interest Earnings	9,955	10,000	5,571	6,000
<b>Revenue Total</b>	<b>2,435,329</b>	<b>2,694,064</b>	<b>2,689,635</b>	<b>2,460,763</b>
<b>Expenditures</b>				
<b>Administrative Expenditures:</b>				
Employee Salary and Fringe		10,000	-	45,000
Contractual services				
Insurance				
Audits and studies	1,250	54,000	54,000	-
Printing and publishing	466	2,000	788	2,000
Clerk and Meeting Costs				
Advertising and notices	4,822	4,000	7,116	8,000
Travel (includes Educational Seminars)				
Rent/lease costs				10,000
Utilities				3,000
Office equipment and furniture				9,000
Other Adm. Exps (Direct Cnty Support)	72,080	78,000	70,064	58,000
<b>(A) Subtotal Admin Expenses</b>	<b>78,618</b>	<b>148,000</b>	<b>131,968</b>	<b>135,000</b>
County Administrative Charge at 1.5%	6,063	5,113	5,113	4,869
County Reimbursement of Advances (1/3)		63,000	63,000	-
<b>(B) Subtot Adm Exp &amp; County Charge</b>	<b>84,681</b>	<b>216,113</b>	<b>200,080</b>	<b>139,869</b>
<b>Operating Expenditures:</b>				
Legal Services			1,431	20,000
Grant/Match Funding		-	-	-
Contractual services	1,250		-	-
Marketing and Outreach	6,004	15,000	-	25,000
Safety and Security Initiative	-	50,000	-	100,000
Existing Business Enhancement Grant	-	100,000	-	100,000
New Business Incentive Program		25,000	-	25,000
Landscaping/Streetscaping		25,000	-	50,000
Infrastructure Improvements		25,000	-	25,000
Building construction & improves			-	-
Debt service payments			-	-
Graffiti Removal Grant				5,000
Commercial Beautification Program		-	-	-
Residential Rehabilitation Program		-	-	-
Commercial Improvement Program		300,000	357,500	357,500
Residential Improvement Program		75,000	-	75,000
State Fee	175	175	200	200
Transfers out to others (attach list)				-
Debt Issuance Costs				-
Other Operating Expenditures			290	-
Meeting Room Expenses			1,740	2,000
<b>(C) Subtotal Oper. Expenses</b>	<b>7,429</b>	<b>615,175</b>	<b>359,421</b>	<b>784,700</b>
<b>(D) Reserve</b>	<b>-</b>	<b>1,862,776</b>	<b>-</b>	<b>1,536,193</b>
<b>Expenditure Total (B+C+D)</b>	<b>92,110</b>	<b>2,694,064</b>	<b>559,501</b>	<b>2,460,763</b>
<b>Cash Position (Rev-Exp)</b>	<b>2,343,219</b>	<b>0</b>	<b>2,130,134</b>	<b>0</b>

# NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Area

## Fiscal Year 2012-13 Budget

### Introduction

The NW 7<sup>th</sup> Avenue Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2004. On March 16, 2004, the BCC adopted Resolution R-293-04, establishing the boundaries of the CRA and declaring the area to be slum or blighted and in need of redevelopment as per Florida Statutes, Chapter 163. Subsequently, on June 22, 2004, the Board approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund).

The original Redevelopment Plan called for the development of a new car automotive retail marketing, sales, and distribution center, commonly referred to as the "automall" as the primary redevelopment project. On December 7, 2005, the Developer, Potamkin Development I-95 LLC, decided to discontinue the negotiations. On February 21, 2012, the CRA Board adopted a revised Redevelopment Plan, and on September 6<sup>th</sup>, 2012 the Miami-Dade County Board of County Commissioners adopted the revised redevelopment plan.

Upon creation of the CRA, the BCC appointed itself as the CRA Board of Commissioners. On February 7, 2006, the BCC adopted Ordinance 06-18, establishing a citizen's Board of Commissioners for the CRA and delegating certain redevelopment powers to that Board. During Fiscal Year 2008-09, seven members were appointed to the CRA Board. Four of the new members, were approved for membership on January 22, 2009 by BCC adoption of Resolution R-86-09. Three other members, were approved on December 2, 2008 by BCC adoption of Resolution R-1370-08.

### Revenues

The Agency's primary revenue source consists of tax increment revenues generated in the CRA Area from Countywide and Unincorporated Municipal Service Area (UMSA). In Fiscal Year 2012-13 those revenues are \$230,527 and \$94,102 respectively. Additional revenues of \$6,000 are projected from interest earnings. A total of \$2,130,134 has been carried over from the prior fiscal year.

### Expenditures

Proposed administrative expenditures in FY 2012-13 total \$139,869 and include direct support from County staff (\$58,000), an economic development coordinator position (\$45,000), printing and publishing (\$2,000), advertising and notices (\$8,000), and expenses associated with setting up a small CRA office (\$22,000). Administrative costs represent 17 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$4,869).

Proposed operating expenditures total \$784,700 and include:

#### Commercial Improvement Program (\$357,500)

The Commercial Improvement Program (CIP) is a new program being developed which will fund improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, building improvements to include sewer connections. In conversations with the community, the CRA Board decided to mirror a similar program that Miami-Dade County uses for commercial type improvement activities.



Residential Improvement Program (\$75,000)

The Residential Improvement Program is a new program being developed by County Staff but will mirror a similar program from the Naranja Lakes Community Redevelopment Agency. This will be an incentive program designed to encourage private investment from property owners for general exterior and on-site improvements and other aesthetics to eliminate slum and blight. Improvements will include landscaping, correction of code violations, and general improvements to the property. Funding for residents will be provided based on the submission of a grant application by the homeowner for the subject property, and awards will be based on the merit of the submitted application.

Existing Business Enhancement Program (\$100,000)

The Existing Business Enhancement Program is a new program being developed for established businesses in the CRA. This program will fund the purchase of new equipment or inventory for businesses. In an effort to maximize resources made available to current business owners, the CRA Board will work in conjunction with the Mom and Pop/Small Businesses Program to draft and manage a subset program that will be made available to businesses solely within the CRA area. Funding for this program will come from TIF revenue and made available to the Mom and Pop program to be awarded out.

Safety and Security Initiatives (\$100,000)

This program will provide a private security patrol or an agreement with the Police Department to patrol the corridor with the intent to deter crime from the area and provide a safe environment for businesses and residents until the police station is operational.

New Business Incentive Program (\$25,000)

The New Business Incentive Program is a new program being developed to help encourage new businesses in the CRA area. This program will fund expenses associated with the establishment of a new business. The CRA Board has directed County staff to find programs that may already exist and explore the mechanics of a program that helps fund initial expenses like franchise fees, permitting fees, or any other financial roadblock a new business owner may face.

Landscaping/Streetscaping (\$50,000)

The CRA may provide landscape improvements throughout the CRA area within the right of way.

Infrastructure Improvements (\$25,000)

The CRA may provide improvements to sidewalks and crosswalks within the CRA area.

Legal Services (\$20,000)

Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.

Marketing and Outreach (\$25,000)

The marketing and outreach program to be initiated by the CRA in the current year will fund events that create the opportunity to promote the businesses in the CRA area and provide much needed services to the areas residents.

Graffiti Removal Grant Program (\$5,000)

This program will fund the timely removal of graffiti in the CRA area.

Meeting Room Expenses (\$2,000)

To cover costs associated with the CRA monthly meetings.

State Fee (\$200)

The NW 7<sup>th</sup> Avenue Corridor CRA Board adopted the attached FY 2012-13 Budget on September 17, 2012.