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

MEMORANDUM Special Item No. 1

TO: Honorable Chairwoman Rebeca Sosa and Members, West Perrine Community Redevelopment Agency

DATE: February 20, 2013

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

SUBJECT: Resolution of the Board of Commissioners of the West Perrine Community Redevelopment Agency approving the West Perrine Community Redevelopment Agency Budget for Fiscal Year 2012-13 Resolution No. CRA-1-13 West Perrine

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: February 20, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, West Perrine Community
Redevelopment Agency

From: Carlos A. Gimenez
Mayor

Subject: FY 2012-13 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 (Agency) adopt the attached resolution, which approves the Agency's FY 2012-13 budget. The Agency's budget includes revenues and expenditures of $824,361.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution R-598-12 granting the Agency redevelopment powers along with the power to appropriate and expend funds. The Board did not reserve the right to have final approval of the Agency's budget; therefore, this item will not go to the Board once approved by the Agency.

Scope
This resolution provides for the appropriation of tax increment revenues derived from the West Perrine Community Redevelopment Area (Area), which is entirely within Commission District 9.

Fiscal Impact / Funding Source
The Agency'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. For FY 2012-13, the Agency will not receive any tax increment revenue from the County due to the adjustment for the final 2010 roll. The adjustment for the final 2010 roll was greater than the revenue due to the agency for FY 2012-13.

The County will continue to make annual payments to the Agency, when applicable, based on each respective year's growth of ad valorem revenues over the base year, through 2037, when the Agency will sunset.

Track Record / Monitor
The resolution approves the Agency's FY 2012-13 budget. Staff from the Office of Management and Budget will monitor the expenses associated with the Agency's activities.

Background
On June 5, 2007, the Board approved the establishment of the Agency when it 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 Trust Fund, and appointed itself as the Agency Board pursuant to Resolution R-745-07.

The budget includes total revenues of $824,361. The revenues consist of carryover ($822,561) and interest ($1,800). As previously noted, the Agency will not receive any funding from the County for this fiscal year, as the adjustment for the final 2010 tax roll was greater than the revenue due to the Trust Fund. Administrative expenditures total $56,126 and represent seven percent of total expenditures.

The operating budget expenditures total $768,235 and include:

- $420,535 for the acquisition of land for future development;
- $287,500 for Infrastructure improvements related to Ben Shavis Park ($250,000 agreement previously approved by the Board) and infrastructure improvements to West Perrine Park ($37,500 agreement previously approved by the Board);
- $25,000 for a residential improvement grants;
- $25,000 for commercial improvement grants;
- $10,000 for not-for-profit partner to administer grants;
- $200 for payment of a Special District fee to the State of Florida.

A narrative outlining the expenditures for the Agency is attached to this item.

Edward Marquez
Deputy Mayor

Attachments

Mayor03613

Special Item No. 1
2-20-13

RESOLUTION NO. CRA-1-13 West Perrine

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2012-13

WHEREAS, the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "CRA") desires to approve the annual budget for Fiscal Year 2012-13 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 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. The CRA approves the annual budget for Fiscal Year 2012-13 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 **Lynda Bell** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of February, 2013.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrance A. Smith

WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2012–2013

Introduction

The West Perrine Community Redevelopment Agency (Agency) was created by the Board of County Commissioners (Board) on June 5, 2007, with the adoption of 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 Agency's Trust Fund, and appointed itself as the Agency's Board pursuant to Resolution No. 745-07. FY 2011-12 was the Agency's fifth year of operation.

The boundaries of the Agency are located in the southern area of Miami-Dade County and are described generally as bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9.

Tax Base Growth and Proposed Budget

The goals of the Agency continue to be the expansion of the property values within the Area, to provide enhanced safety to the area residents, in the form of Community Policing, and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance with the Plan. Based on the preliminary tax roll received from the Property Appraisers for 2012 the value of the area is $441,885,161, which represents a 3.6 percent drop from the 2011 Preliminary Roll. Overall, the Agency's taxable value has increased approximately 2 percent from $431 million to $441 million, since the Agency's inception in 2007.

Proposed Budget for 2012-13

The Agency's proposed budget for FY 2012-13 is $824,361 based on projections of cash balances at the end of FY 2011-12.

This Agency will not receive any TIF revenue this fiscal year as a result of the adjustment for the final 2010 tax roll. The adjustment for the final roll was greater than the revenue due the Agency for this fiscal year. Carryover funds total $824,361 and projected interest earnings of $1,800.

Administrative Expenses - $56,126

1. Direct County Support ($55,526)
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 Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.

2. Printing and Publishing ($100)
Set aside for any printing material the Agency requires for distribution to residents and / or business owners in the area.

3. Advertising and Notices ($500)
Set aside for any advertising that may be required as a result of the Agency's activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge total $56,126 and represent 7 percent of the total expenditures.

Operating Expenses - $768,235

1. Membership and State Fee ($200)
All community redevelopment agencies are required by the State of Florida to pay a Special District fee.

2. Contractual Services ($10,000)
The Agency has entered into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

3. Land Purchase ($420,535)
Staff has been in the process of identifying underutilized parcels within the Agency's boundaries that can be assembled in order to provide a development opportunity within the area. Staff has identified some parcels and is in the process of having the parcels appraised.

4. Infrastructure Improvements ($287,500)
The Agency has two agreements with the Miami-Dade Parks, Recreation and Open Spaces Department to provide improvements in two parks within the Area. Improvements in West Perrine Park consist of a fitness zone that consist of the following equipment: one four-person leg press, one two-person chest press, one two-person lat pull down, one two-person vertical press, one single cross country ski, one four-person pendulum/abs, one two-level horizontal bar, one two-person sit up benches, and one single elliptical trainer and announcement board. The Agency funded a portion of the construction ($37,500), the project has been completed and awaiting final close out and billing. Improvements to Ben Shavis Park will address the appearance, functionality and security of the park by enhancing walkways, landscaping and security lighting, additionally the Agency will help to fund the installation of a new fitness zone and playground. Funding for the improvements will be funded from the Agency ($250,000) and ($100,000) and will be matched by the County from Quality Neighborhood Improvement Program funds ($50,000). The project is ongoing.

5. Commercial Redevelopment Grants ($25,000)
On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial 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. In FY 2011-12 the Agency approved an agreement with Neighbors and Neighbors Inc. to help implement the program.

6. Redevelopment Grants Residential Programs ($25,000)
On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In FY 2011-12, the Agency partnered with Rebuilding Together to provide repairs to homes in the area.

West Perrine
Community Redevelopment Agency
FY 2012 - 2013 Proposed Budget

Revenues	FY 10-11 Actual	FY 11-12 Adopted Budget	FY 11-12 Actual	FY 12-13 Proposed Budget
UMSA Tax Increment Revenue (TIR)	99,374	0	0	0
County Tax Increment Revenue (TIR)	233,095	0	0	0
Carryover from prior year	1,262,436	1,147,387	1,147,387	822,561
Grants				
New Bonds Issues (net of Cap interest)				
Interest earnings	6,159	3,500	2,814	1,800
Revenue Total	**1,601,064**	**1,150,887**	**1,150,201**	**824,361**
Expenditures				
Administrative Expenditures:				
Employee salary and fringe				
Contractual services				
Insurance				
Audits and studies				
Printing and publishing	35	100	-	100
Clerk and Meeting Costs				
Advertising and notices	240	500	-	500
Travel (includes Educational Seminars)				
Rent/lease costs				
Office equipment and furniture				
Other Admin. Exps (Direct Cnty Support)	79,920	63,762	53,864	55,526
(A) Subtotal Admin Expenses	**80,195**	**64,362**	**53,864**	**56,126**
County Administrative Charge at 1.5%	4,987	-	-	-
County Reimbursement of Advances	1,250	-	-	-
(B) Subtotal County Charges	**86,432**	**64,362**	**53,864**	**56,126**
Operating Expenditures:				
Employee salary and fringe				
Contractual services		10,000	10,000	10,000
Insurance				
Audits and studies (U.S. 1 & Other)				
Project Mgt. Supplies				
Marketing Contingency				
Professional Services				
Community Policing	208,952	-	(1,053)	-
Right of Way Enhancement	152,493	170,000	151,629	
Land/building acquisitions	5,625	518,355	-	420,535
Infrastructure improvements	-	287,500	-	287,500
Debt service payments	-	-	-	
Redevelopment grants - residential	0	50,000	63,000	25,000
Redevelopment grants - commercial	0	50,000	50,000	25,000
State Fee	175	175	200	200
Florida Redevelopment Association	0	495	0	-
Transfers out to others (attach list)	-	-	-	
Debt Issuance Costs				
(C) Subtotal Oper. Expenses	**367,245**	**1,086,525**	**273,776**	**768,235**
(D) Reserve	-	-	-	-
Expenditure Total (A+B+C+D)	**453,677**	**1,150,887**	**327,640**	**824,361**
Cash Position (Rev-Exp)	**1,147,387**	**(0)**	**822,561**	**(0)**

Projects:	FY 10-11 Actual	FY 11-12 Adopted Budget	FY 11-12 Actual	FY 12-13 Proposed Budget
Land Purchase on SW 168 St.	-	518,355	-	420,535
Residential Grant Program	-	50,000	63,000	25,000
Commercial Grant Program	-	50,000	50,000	25,000
Implement Streetscape Master Plan	-	-	-	-
Park Improvements	-	287,500	-	287,500