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

MEMORANDUM

Agenda Item No. 8(G)(2)

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

DATE: December 3, 2013

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

SUBJECT: Resolution approving the budget for Fiscal Year 2013-14 for the N.W. 7th Avenue Community Redevelopment Agency
Resolution No. R-983-13

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

R. A. Cuevas, Jr.
County Attorney

RAC/smm

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Memorandum

MIAMI-DADE COUNTY

Date: December 3, 2013

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

From: Carlos A. Gimenez
County Mayor

Subject: FY 2013-14 Budget for the NW 7th Avenue Corridor Community Redevelopment Agency

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Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the NW 7th Avenue Corridor Community Redevelopment Agency's (Agency's) FY 2013-14 budget for the NW 7th Avenue Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of $2,517,830. The Board must approve the Agency's budget prior to the Agency expending any funds.

Scope of Agenda Item

The Area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Commissioner Audrey M. Edmonson, respectively.

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 TIF revenue payment into the Agency's Trust Fund for FY 2013-14 is $203,803 and the Unincorporated Municipal Service Area (UMSA) TIF revenue payment into the Trust Fund is $83,296.

The County will continue to make payments through 2034 when the CRA will sunset.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2013-14 Budget.

Background

On March 16, 2004, the Board adopted Resolution R-293-04, which established the boundaries of the NW 7th 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). On December 1, 2009, the Board adopted Resolution R-1360-09, authorizing an Interlocal Agreement between Miami-Dade County and the Agency. 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 (Resolution R-223-11) to include a new area north of the existing Area. On September 4, 2012, the Board adopted a revised Plan (Resolution 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 2013-14 budget of $2,517,830, which was approved by the Agency on September 16, 2013. The budget includes revenue sources of County TIF

revenues ($203,803), UMSA TIF revenues ($83,296), carryover from prior years ($2,224,731), and interest earnings ($6,000).

Administrative expenditures total $146,500, inclusive of $30,000 for the continuing services of an economic development coordinator to provide a comprehensive strategic plan that focuses the Agency's future development efforts in the Area. Administrative expenditures represent 13 percent of the total contemplated expenditures, excluding the 1.5 percent County Administrative Charge ($4,306). The administrative expenses do not exceed the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total $1,152,200 and include:

- $600,000 for a Commercial Improvement Program to help existing businesses
- $100,000 for a Residential Improvement Program
- $200,000 for the Existing Business Enhancement Grant Program
- $25,000 for a 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 $1,214,824 will be held in reserve for future projects and grants currently being identified by the Agency.

Attachments

Edward Marquez
Deputy Mayor

Mayor00914

MEMORANDUM
(Revised)

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

DATE: December 3, 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
Veto _____
Override _____

Agenda Item No. 8(G)(2)
12-3-13

RESOLUTION NO. R-983-13

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2013-14 FOR THE N.W. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board of County Commissioners (the "Board") desires to approve the annual budget for Fiscal Year 2013-14 for the N.W. 7th Avenue Community Redevelopment Agency ("Agency") 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 2013-14 related to the N.W. 7th Avenue Community Redevelopment Area in the form attached hereto as Attachment I.

The foregoing resolution was offered by Commissioner **Lynda Bell**, who moved its adoption. The motion was seconded by Commissioner **Esteban L. Bovo, Jr.** 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	**absent**
Jean Monestime	**aye**	Dennis C. Moss	**absent**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

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

Terrance A. Smith

NW 7th Avenue Corridor Community Redevelopment Area

Fiscal Year 2013-14 Budget

Introduction

The NW 7th 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 6th, 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 2013-14 those revenues are $203,803 and $83,296 respectively. Additional revenues of $6,000 are projected from interest earnings. A total of $2,224,731 has been carried over from the prior fiscal year.

Expenditures

Proposed administrative expenditures in FY 2013-14 total $150,806 and include direct support from County staff ($75,000), an economic development coordinator position ($30,000), printing and publishing ($10,000), advertising and notices ($8,000), and expenses associated with setting up a small CRA office ($22,000). Administrative costs represent 13 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge ($4,306).

Proposed operating expenditures total $1,152,200 and include:

Commercial Improvement Program ($600,000)
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 ($100,000)
The Residential Improvement Program 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 ($200,000)
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 7th Avenue Corridor CRA Board adopted the attached FY 2013-14 Budget on September 16, 2013.

NW 7th Avenue Corridor
Community Redevelopment Agency
FY 2013 - 2014 Proposed Budget
(FY 13-14 begins October 1, 2013)

	FY 11-12 Adopted Budget	FY 12-13 Adopted Budget	FY 12-13 EOY Projections	FY 13-14 Proposed Budget
Revenues				
UMSA Tax Increment Revenue (TIR)	100,536	94,102	94,102	83,296
County Tax Increment Revenue (TIR)	240,309	230,527	230,527	203,803
Carryover	2,343,219	2,130,134	2,130,134	2,224,731
Interest Earnings	10,000	6,000	6,000	6,000
Revenue Total	**2,694,064**	**2,460,763**	**2,460,763**	**2,517,830**
Expenditures				
Administrative Expenditures:				
Employee Salary and Fringe	10,000	45,000		
Contractual services			45,000	30,000
Insurance				
Audits and studies	54,000	-		-
Printing and publishing	2,000	2,000	2,000	10,000
Clerk and Meeting Costs				1,500
Advertising and notices	4,000	8,000	4,642	8,000
Travel (includes Educational Seminars)				
Rent/lease costs		10,000	-	10,000
Utilities		3,000	-	3,000
Office equipment and furniture		9,000	-	9,000
Other Admin. Exps (Direct Cnty Support)	78,000	58,000	58,000	75,000
(A) Subtotal Admin Expenses	**148,000**	**135,000**	**109,642**	**146,500**
County Administrative Charge at 1.5%	5,113	4,869	4,869	4,306
County Reimbursement of Advances (1/3)	63,000	-	-	-
(B) Subtot Adm Exp & County Charge	**216,113**	**139,869**	**114,511**	**150,806**
Operating Expenditures:				
Legal Services		20,000	20,000	20,000
Grant/Match Funding	-	-	-	-
Contractual services		-	-	-
Marketing and Outreach	15,000	25,000	160	25,000
Safety and Security Initiative	50,000	100,000	-	100,000
Existing Business Enhancement Grant	100,000	100,000	-	200,000
New Business Incentive Program	25,000	25,000	-	25,000
Landscaping/Streetscaping	25,000	50,000	-	50,000
Infrastructure Improvements	25,000	25,000	-	25,000
Building construction & Improves		-	-	-
Debt service payments		-	-	-
Graffiti Removal Grant		5,000	-	5,000
Commercial Beautification Program	-	-	-	-
Residential Rehabilitation Program	-	-	-	-
Commercial Improvement Program	300,000	357,500	100,000	600,000
Residential Improvement Program	75,000	75,000	-	100,000
State Fee	175	200	200	200
Transfers out to others (attach list)		-	-	-
Debt Issuance Costs		-	-	-
Other Operating Expenditures		-	-	-
Meeting Room Expenses		2,000	1,160	2,000
(C) Subtotal Oper. Expenses	**615,175**	**784,700**	**121,520**	**1,152,200**
(D) Reserve	**1,862,776**	**1,536,193**	**-**	**1,214,824**
Expenditure Total (B+C+D)	**2,694,064**	**2,460,763**	**236,031**	**2,517,830**
Cash Position (Rev-Exp)	**0**	**0**	**2,224,731**	**(0)**