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

MEMORANDUM

Agenda Item No. 8(G)(1)

TO:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners	**DATE:**	January 22, 2014
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution approving the budget for Fiscal Year 2013-14 for the Naranja Lakes Community Redevelopment Agency Resolution No. R-41-14

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/smm

Memorandum

MIAMI-DADE COUNTY

Date: January 22, 2014

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

From: Carlos A. Gimenez
Mayor

Subject: FY 2013-14 Budget for the Naranja Lakes Community Redevelopment Agency

---

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Naranja Lakes Community Redevelopment Agency's (Agency's) FY 2013-14 budget for the Naranja Lakes Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of $2,014,971.

The Board must approve the Agency's budget prior to the Agency expending any funding in the Trust Fund, as required by Section III D of the Interlocal Agreement.

Scope of Agenda Item

This resolution provides for the appropriation of tax increment financing (TIF) derived from the Area. The Area lies within Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's revenue source is TIF, which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387 of the Florida State Statutes. The Countywide TIF into the Agency's Trust Fund for FY 2013-14 is $530,054, and the Unincorporated Municipal Service Area (UMSA) TIF payment into the Trust Fund is $216,618.

The County will continue to make payments to the CRA, based on each year's growth of ad valorem revenues over the base year through 2033, which is when the CRA will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity and only approves the Agency's FY 2013-14 budget of $2,014,971.

Background

On July 21, 1998, the Board adopted Resolution R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. Agency was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002, by appointing its board members and delegating the power to prepare a Redevelopment Plan (Plan). On May 6, 2003 the Board adopted Resolution R-418-03 approving the Plan. On May 6, 2003 the Board funded the Plan by adopting Ordinance No. 03-106 creating the Trust Fund. Resolution R-855-03 adopted by the Board on July 22, 2003 approved the Interlocal Agreement granting the Agency certain redevelopment powers.

The Interlocal Agreement requires the Agency to submit for County approval an annual budget for the implementation of the Plan.

The Agency's FY 2013-14 budget of $2,014,971, was approved by the Agency on August 26, 2013. The budget includes revenue sources of County and UMSA TIF payments ($530,054 and $216,618, respectively), carryover from prior years ($1,265,499), and interest earnings ($2,800).

Administrative expenditures total $65,000 and represent nine percent of TIF revenues, excluding the 1.5 percent County Administrative Charge ($11,200), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement. Administrative expenses are for direct County support.

Operating expenditures total $507,200 and include:

- $192,000 for projected debt service payment;
- $150,000 for Community Policing;
- $58,000 for community building operations, maintenance and insurance;
- $40,000 for legal services;
- $40,000 for professional contractual services for a boundary extension finding of necessity study;
- $25,000 for commercial redevelopment grant;
- $2,000 for marketing; and
- $200 for state fees.

The Agency also has a contingency reserve of $1,431,571.

This Agency is among the few agencies that benefited from a small increase in TIF revenues for FY 2013-14. The slow recovery from the downturn in the economy has had a direct effect on the Agency and its revenue stream. In the previous four years, the taxable value in the Area, like all other community redevelopment areas, was reduced significantly. This reduction has negatively impact the amount of TIF revenues available to address slum and blight within the Area in accordance with Agency's mission. This year's budget reflects conservative expenditures of available TIF and sets aside reserve funds to address future year debt service payments.

To increase the Agency's revenue stream and better address slum and blight in the Area, the Agency adopted Resolution No. 2013-02 expressing the desire to study the feasibility of expanding the boundaries of the Area and instructing staff to undertake the necessary step to procure a Finding of Necessity Study for the area shown in Exhibit B, generally described as follows: to the West, the Urban Development Boundary; to the East, the Florida Turnpike following SW 288 Street to SW 127 Avenue and then SW 248 Street to SW 122 Avenue; to the South, SW 288 Street; and to the North SW 232 Street from the Urban Development Boundary to SW 122 Avenue.

Pursuant to Florida Statute 163.355, if the CRA wishes to expand its boundaries after conducting the Finding of Necessity, the Agency shall recommend the expansion to the Board. Such action would come as a future item for Board consideration.

Edward Marquez
Deputy Mayor

Attachments

Mayor01214

MEMORANDUM

(Revised)

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

DATE: January 22, 2014

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

SUBJECT: Agenda Item No. 8(G)(1)

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)(1)
1-22-14

RESOLUTION NO. R-41-14

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2013-14 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County") and the Naranja Lakes Community Redevelopment Agency (the "Agency") requires that the Agency transmit its adopted annual budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2013-14 for the Naranja Lakes 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 2013-14 related to the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit A.

The foregoing resolution was offered by Commissioner **Xavier L. Suarez**, 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	**absent**	Esteban L. Bovo, Jr.	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**absent**	Barbara J. Jordan	**aye**
Jean Monestime	**aye**	Dennis C. Moss	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of January, 2014. 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 S. Resnik

Exhibit A

Naranja Lakes
Community Redevelopment Agency
FY 2013 - 2014 Proposed Budget

(FY 2013-14 begins October 1, 2013)

	FY 11-12 Adopted Budget	FY 11-12 Actual	FY 12-13 Adopted Budget	FY 12-13 Projected	FY 13-14 Proposed Budget
Revenues					
UMSA Tax Increment Revenue (TIR)	216,700	216,700	179,972	179,972	216,618
County Tax Increment Revenue (TIR)	517,599	517,599	441,606	441,606	530,054
Carryover from prior year	2,883,361	2,529,811	1,567,483	1,549,485	1,265,499
Other- Economic Development Recinded Grant	-	15,000		-	
New Bonds Issues (net of Cap Interest)	-	-		-	
Interest earnings	10,500	4,324	700	4,464	2,800
Revenue Total	**3,628,160**	**3,283,434**	**2,189,761**	**2,175,526**	**2,014,971**
Expenditures					
Administrative Expenditures:					
Employee salary and fringe					
Contractual Services (Economic Dev. Coord.)					-
Insurance					
Audits and studies					-
Printing and publishing	500		500	-	-
Meeting Costs	2,500	3,207			-
Advertising and notices					-
Travel (Includes Educational Seminars)					-
Rent/lease costs					-
Office equipment and furniture					-
CRA Support Staff Office					-
Other Admin. Exps (Direct Cnty Support)	95,000	85,511	48,000	48,000	65,000
(A) Subtotal Admin Expenses	**98,000**	**88,718**	**48,500**	**48,000**	**65,000**
County Administrative Charge at 1.5%	11,014	11,014	9,324	9,324	11,200
County Reimbursement of Advances	-	-	-	-	-
(B) Subtot Adm Exp & County Charge	**109,015**	**99,732**	**57,824**	**57,324**	**76,200**
Operating Expenditures:					
Memberships and State Fee	175	200	200	200	200
Contractual services (FON Study Consultant)	5,000	-		-	40,000
Insurance	15,000	14,549	18,000	15,631	18,000
Economic Development Program (OCED)			-	-	-
Project Mgt. Supplies & Copying	500	-	-	-	-
Marketing Contingency	2,000	-	2,000	2,000	2,000
Community Policing and Security	302,500	302,438	150,000	150,000	150,000
Legal services/court costs	58,000	20,360	30,000	13,718	40,000
Community Center Building	50,000	41,576	50,000	37,224	40,000
Infrastructure Improvements	250,000	33,000	-	-	-
Building construction & improvements					
Debt service payments	1,511,000	1,197,093	600,000	608,930	192,000
Redevelopment grants - residential	25,000	25,000	25,000	25,000	-
Redevelopment grants - commercial/residential	25,000			-	25,000
Community Improv. Program - American Clean Up	70,000		-	-	-
Land Appraisal / Acquisition			-	-	-
(C) Subtotal Oper. Expenses	**2,314,175**	**1,634,216**	**875,200**	**852,703**	**507,200**
(D) Reserve (1)	**1,204,971**		**1,256,737**		**1,431,571**
Expenditure Total (B+C+D)	**3,628,160**	**1,733,948**	**2,189,761**	**910,027**	**2,014,971**
Cash Position (Rev-Exp)	**-**	**1,549,485**	**-**	**1,265,499**	**0**

	FY 11-12 Proposed Expenditures	FY 11-12 Actual Expenditures	FY 12-13 Proposed Expenditures	FY 12-13 Projected Expenditures	FY 13-14 Proposed Expenditures
Projects:					
Primary Redevelopment Project (Mandarin Lakes)	250,000	33,000	-	-	-
Community Policing [Security Studies]	302,500	302,438	150,000	150,000	150,000
US1 corridor plan aesthetics	-	-	-	-	-
Community Improv. Program - American Clean Up	-	-	-	-	-
Economic Development Programs	-	-	-	-	-
Redevelopment grant program - residential	25,000	25,000	25,000	25,000	-
Redevelopment grant program - commercial	25,000	-	-	-	25,000
Additional projects - attach list	-	-	-	-	-
Total project dollars here:	**602,500**	**360,438**	**175,000**	**175,000**	**175,000**

NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2013-2014

Introduction

On July 21, 1998, the Board of County Commissioners (BCC) adopted Resolution R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Naranja Lakes Community Redevelopment Agency (CRA) was created by the BCC pursuant to Ordinance No. 02-216 adopted on October 22, 2002, appointing its board members and delegating the power to prepare a Redevelopment Plan (Plan), subject to BCC approval, to address slum and blight in the redevelopment area. The interlocal agreement granting the CRA certain redevelopment powers was approved by Resolution R-855-03 on July 22, 2003. The Redevelopment Plan was adopted pursuant to Resolution R-418-03 on May 6, 2003. The Plan includes as its Primary Redevelopment Project (Project) the development of approximately 210 acres, known as the Mandarin Lakes development. The Trust Fund was created by Ordinance 03-106 on May 6, 2003. FY 2012-13 was the CRA's eleventh year of operation.

The CRA is located in the southern area of Miami-Dade County and is described generally as bounded by S.W. 288th Street on the south, S.W. 268th Street and 1st Road on the North, S.W. 137th Avenue and Florida Turnpike on the east, and Old Dixie Highway on the west, encompassing approximately 1,260 acres. The CRA lies within County Commission Districts 8 and 9.

The Mandarin Lakes development is the County's first Traditional Neighborhood Development (TND) project. The CRA, through two $5 million Sunshine State Loans facilitated by the County, has funded certain infrastructure improvements, such as roadways, streetscape, landscape, recreational grounds with gazebos, and a Community Center. Phase I of the Project was completed in Fiscal Year 2010-11. Mandarin Lakes has spurred residential life and landscape beauty in an area that barely a decade ago was in ruins, after Hurricane Andrew. The Mandarin Lakes project is critical to the creation of meaningful tax increment to address slum and blight in the entire redevelopment area.

Tax Base Growth and Proposed Budget

The goals of the CRA continue to be the expansion of the property values within the redevelopment 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 $269,201,403, which represents a 8.5 percent increase from Fiscal Year 2012. Overall, the CRA's taxable values have increased approximately 105%, from $131 million to $269 million, since the CRA's inception in 2002.

Adopted Budget for 2013-14

On August 28, 2013 the CRA adopted the FY 2013-14 budget of $2,014,971 based on projections of TIF revenues and cash balances at the end of FY 2012-13 (CRA Resolution No. 2013-03). The CRA requested County Staff forward the adopted budget to the BCC as required by the Interlocal Agreement between the CRA and the County.

Revenues include Countywide and Unincorporated Municipal Service Area (UMSA) TIF payments in the amount of $530,054 and $216,618 respectively, carryover funds totaling $1,265,499, and projected interest earnings of $2800.

Administrative Expenses - $76,200

1. Direct County Support ($65,000)

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. County Administrative Charge ($11,200)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge total $65,000 and represent nine percent of the tax increment revenues, which satisfies the 20 percent administrative cap required by the Interlocal Agreement.

Operating Expenses - $915,200

1. Membership and State Fee ($200)

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

2. Contractual Studies ($40,000)

The CRA has requested a finding of necessity study to determine the feasibility of expanding the CRA boundaries. Staff will work with a consultant to provide the study.

3. Insurance ($18,000)

The CRA has a Community Center in Mandarin Lakes. Insurance payments include property, liability and special events insurances.

4. Marketing Contingency ($2,000)

The CRA has partnered with Dr. William A. Chapman Elementary School to promote a school and community safety program – Youth Crime Watch. The Program produces a School Drug and Violence Prevention Summit. The CRA contribution assists with the cost of the operation set-up, materials, and flyers advertising the CRA sponsorship.

5. Community Policing and Security ($150,000)

The CRA has a Memorandum of Understanding with the Miami-Dade Police Department (MDPD) to provide dedicated above and beyond daily roving patrols, weekly proactive enforcement sweeps/operations, community projects and community police interactions. The overall goal of the project is to reduce crime through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

6. Legal Services ($40,000)

The CRA receives legal representation from Steve Zelkowitz of the law firm Gray Robinson P.A. The CRA Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents the CRA in numerous meetings with County staff.

7. Community Center Building - Property Maintenance ($40,000)

The CRA engages the services of Innovative Properties Management Services of South Florida, Inc. to provide property management services for the Community Service. This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for Water and Sewer and waste collection services.

8. Debt Service Payments ($192,000)

Financing of the Primary Redevelopment Project was possible by two $5 million dollar Sunshine State loans through Miami-Dade County. The original loans matured in 2016, requiring large payments from the CRA. Miami-Dade County refinanced the remaining $4.8 million in a 20 year financing making the payments smaller, allowing the CRA to continue providing support to the community.

9. Redevelopment Grants Commercial Programs ($25,000)

Commercial Rehabilitation is part of the goals set in the Agency's Redevelopment Plan to enhance visibility and area aesthetics in an effort to bring about increased property values and attract new business. The CRA, through a Memorandum of Understanding with Neighbors and Neighbors Association, Inc. (NANA), will create a commercial grant program to assist existing business structures in the Area. Eligible work will include, but will not be limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

Reserves - $1,431,571

Before the downfall of the housing market, the CRA benefited from higher tax increment revenues, which allowed the CRA the opportunity to set aside reserves, which will continue to be set aside to offset the reduction of TIF revenues if the current trend continues during the next fiscal year.

//

Resolution No. 2013-03

RESOLUTION OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2013-14 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board desires to approve the Fiscal Year 2013-14 budget for the Naranja Lakes Community Redevelopment Agency and transmit said budget to Miami-Dade County Board of County Commissioners for review and approval, and;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. The CRA Board hereby approves the fiscal year 2013-14 budget, in the form attached hereto as Exhibit A.

Section 3. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this 28th day of August 2013.

KENNETH FORBES
ACTING CHAIRPERSON

ATTEST:

_____, Board Member

APPROVED AS TO LEGAL SUFFICIENCY

_____, CRA Attorney

Motion to adopt by Board Member Stuart Archer, seconded by Board Member Moe Hakssa.

Final Vote at Adoption:

Acting Chairperson, Kenneth Forbes	Yes
Commissioner Stuart Archer	Yes
Commissioner Moe Hakssa	Yes
Commissioner Rene Infante	Yes
Commissioner Charles Lopez	Yes
Commissioner Daniel Lipe	Absent
Commissioner Beatriz Meiggs-Consuegra	Absent

RESOLUTION NO. 2013-02

A RESOLUTION OF THE COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY EXPRESSING DESIRE TO STUDY THE FEASIBILITY OF EXPANDING THE BOUNDARIES OF THE REDEVELOPMENT AREA TO ADD ADDITIONAL LAND; AUTHORIZING THE CRA STAFF AND CRA ATTORNEY TO IMPLEMENT THE FOREGOING STUDY BY TAKING THE NECESSARY AND APPROPRIATE ACTIONS INCLUDING THE PREPARATION OF A FINDING OF NECESSITY AS REQUIRED BY SECTION 163.355, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Redevelopment Plan of the Naranja Lakes Community Redevelopment Agency ("CRA") currently defines a Redevelopment Area consisting of certain land defined as slum and blighted pursuant to a Finding of Necessity previously prepared and approved in accordance with Section 163.355, Florida Statutes; and

WHEREAS, the CRA Board desires to explore the feasibility of expanding the boundaries of the Redevelopment Area to add additional land general described as follows and graphically represented on the map attached hereto as Exhibit A:

To the West, the Urban Development Boundary;

To the East the Florida Turnpike following SW 288th Street to SW 127th Avenue to SW 248th Street to SW 122nd Avenue;

To the South from SW 288th Street; and

To the North SW 232nd Street from the Urban Development Boundary to SW 122nd Avenue.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. The CRA Board hereby desires to study the feasibility of expanding the boundaries of the Redevelopment Area to add additional land as generally set forth in the recitals above and graphically represented on the map attached hereto as Exhibit A.

Section 3. The CRA Staff and CRA Attorney are authorized to implement the foregoing study by taking the necessary and appropriate actions including the preparation of a Finding of Necessity as required by section 163.355, Florida Statutes, as well as expending the necessary

funds and engaging the necessary consultants all in accordance with the procurement requirements of Miami-Dade County and Florida law.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this 26th day of August 2013.

KENNETH FORBES
ACTING CHAIRPERSON

ATTEST:

_____, Board Member

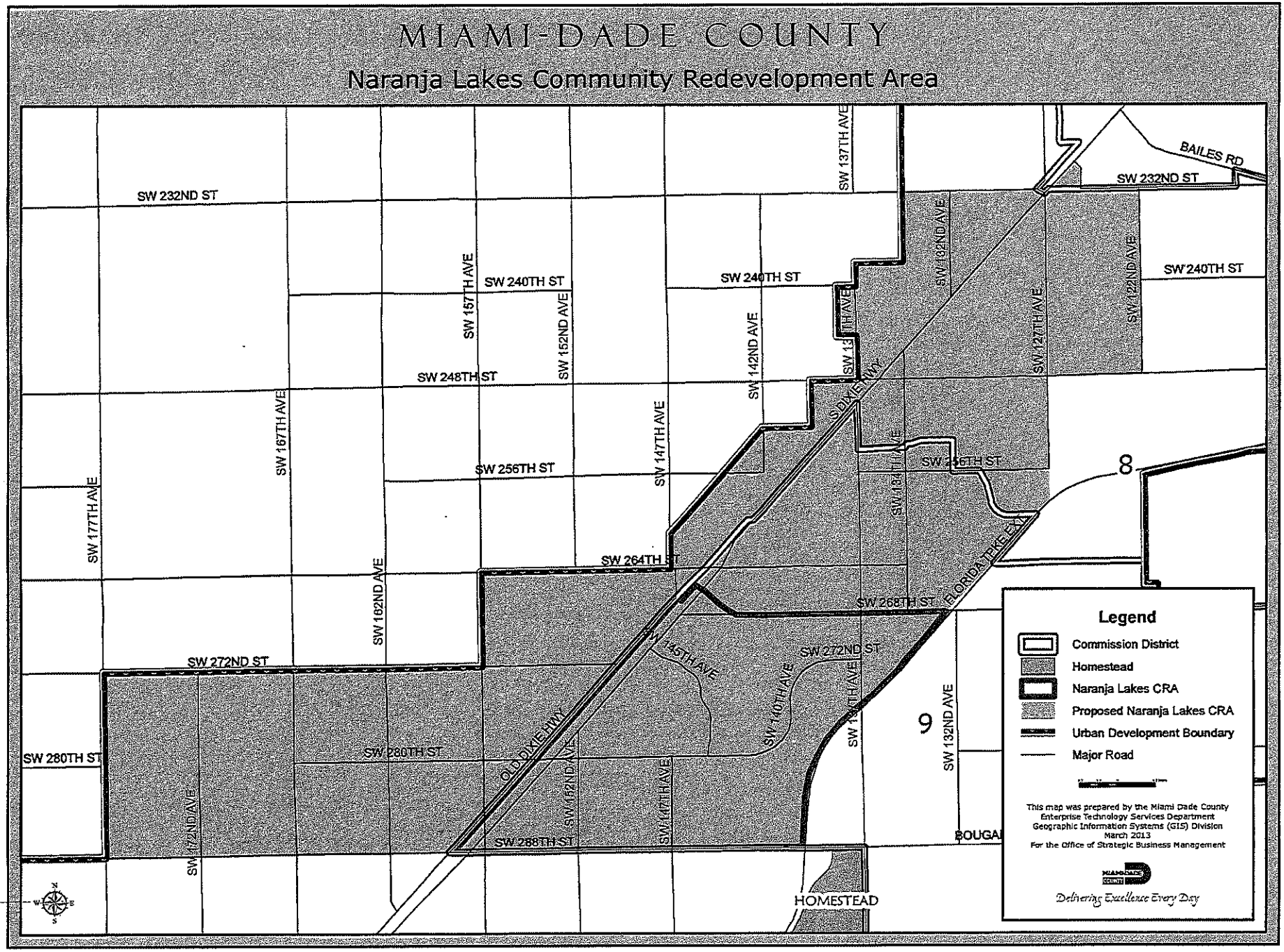
APPROVED AS TO LEGAL SUFFICIENCY

_____, CRA Attorney

Motion to adopt by Board Member Infante, Rene, seconded by Board Member Hakssa, Moe.

Final Vote at Adoption:

Acting Chairperson, Kenneth Forbes	yes
Commissioner Stu Archer	yes
Commissioner Moe Hakssa	yes
Commissioner Rene Infante	yes
Commissioner Daniel Lipe	Absent
Commissioner Charles D. Lopez	yes
Commissioner Beatriz Meggis-Consuegra	Absent

MIAMI-DADE COUNTY

Naranja Lakes Community Redevelopment Area