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

MEMORANDUM

Agenda Item No. 8(G)(1)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	September 1, 2015
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution approving the budget totaling $2,594,100.00 for Fiscal Year 2014-15 for the Homestead Community Redevelopment Agency Resolution No. R-720-15

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

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: September 1, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Homestead Community Redevelopment Agency FY 2014-15 Budget

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Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Homestead Community Redevelopment Agency's (Agency) FY 2014-15 Budget for the Homestead Community Redevelopment Area (Area). The Agency's Budget includes revenues and expenditures in the amount of $2,594,100.00.

Scope

The Area lies within Commission Districts 8 and 9, which are represented by Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss, respectively.

Fiscal Impact / Funding Source

The Agency's main revenue source is generated through the incremental growth within the Area of ad valorem revenues beyond an established base year, tax increment financing (TIF), as defined in Section 163.387 of the Florida Statutes. The Countywide TIF revenue payment into the Agency's Trust Fund for FY 2014-15 is $790,208.00 and the City of Homestead's (City) TIF revenue payment into the Trust Fund is $1,028,315.00.

The County will continue to make annual payments to the Agency through 2024, which is when the Agency will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity and only approves the Agency's FY 2014-15 Budget of $2,594,100.00 (Exhibit A).

Background

On June 7, 1994, the Board approved the establishment of the Agency when it adopted the Agency's Community Redevelopment Plan (Plan) pursuant to Resolution No. R-915-94 and funded the Plan when it enacted Ordinance No. 94-125 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Agency was also approved by the Board on June 7, 1994, and was later amended on July 27, 2004 to include a Community Policing Program.

The Interlocal Agreement requires that the Agency submit its budget for approval at the beginning of each County fiscal year and further states that the County's approval shall not be unreasonably withheld or delayed. It would be reasonable for the County to withhold approval of a budget containing expenditures inconsistent with the Plan. Unlike other Interlocal Agreements, it does not expressly state that the Agency may not engage in any spending until the County approves the budget.

The Agency's FY 2014-15 budget of $2,594,100.00 was approved by the Agency on September 9, 2014, and by the City on September 23, 2014. The budget includes revenue sources of County and City TIF revenue payments totaling $790,208.00 and $1,028,315.00, respectively; carryover from prior years totaling $725,447.00; and interest earnings totaling $50,130.00.

Administrative expenditures total $434,400.00, excluding the 1.5 percent County Administrative Charge ($11,900.00), and represent 17 percent of total expenditures, which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total $2,121,900.00 and are broken down as follows:

1. $410,000.00 for building construction and improvements that include the:
   - Commercial Enhancement Program to assist building owners and tenants in making exterior and interior building repairs ($200,000.00);
   - Planning Phase of a multi-story parking facility in the downtown area ($110,000.00); and
   - Residential Grant for the improvement of curb appeal and necessary emergency repairs to make homes safe and secure ($100,000.00).
2. $365,900.00 for general operating expenses that include:
   - Maintenance of Agency properties and renovate landscapes to enhance Area aesthetics ($229,600.00);
   - Special events held at Losner Park and Roby George Park to support and promote the businesses in the Downtown Historic District and the SW Neighborhood ($70,000.00);
   - Cleaning services, utilities, telephone, travel and training ($54,800.00);
   - Building repairs and maintenance as needed on Agency's properties ($10,000.00); and
   - Vehicle repair and maintenance of one (1) Agency-owned vehicle ($1,500.00).
3. $363,000.00 for a debt service payment on a bond that matures in 2020.
4. $494,800.00 for the cost of two (2) police officers, two (2) code compliance officers and related expenses.
5. $158,500.00 for the salary and fringes for four (4) employees related to redevelopment projects, including a 20 percent share of one (1) Planning and Zoning Assistant in charge of processing all related aspects of the Area's Historic Preservation District.
6. $118,500.00 for contractual services that include:
   - Painting over graffiti, mowing alley ways and right-of-ways and trash removal with the State of Florida ($93,500.00); and
   - Professional services including appraisal reports, surveying, mapping and environmental studies as needed ($25,000.00).
7. $111,200.00 for other operating expenditures including insurance, legal services and marketing.
8. $100,000.00 for assistance to non-profit organizations. These funds will be awarded after conducting a competitive process through which the Agency will seek applicants, and through a review committee that will evaluate applications for funding to determine eligibility and award amounts.

The budget also includes a contingency reserve of $25,900.00.

Attachment

Edward Marquez
Deputy Mayor

Mayor02715

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 1, 2015

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)
9-1-15

RESOLUTION NO. R-720-15

RESOLUTION APPROVING THE BUDGET TOTALING $2,594,100.00 FOR FISCAL YEAR 2014-15 FOR THE HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County") and the Homestead 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, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and Florida State Statute; and

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2014-15 for the Homestead 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 2014-15 related to the Homestead 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 **Daniella Levine Cava** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of September, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Christopher Agrippa

By:_____
Deputy Clerk

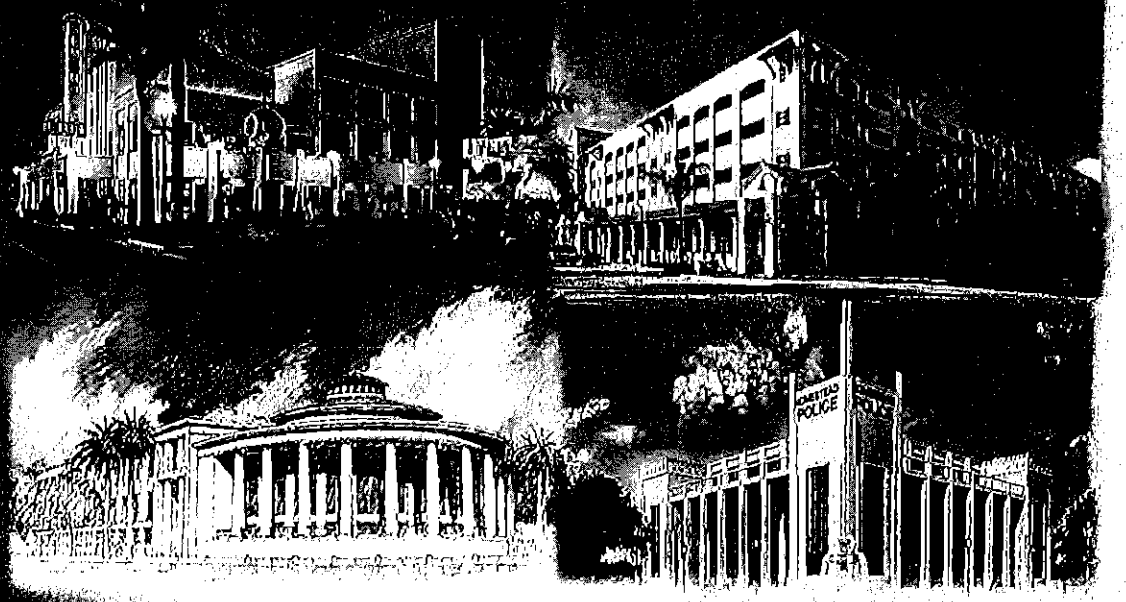
Approved by County Attorney as
to form and legal sufficiency.

Brenda Kuhns Neuman

ADOPTED BUDGET

City of Homestead

Community Redevelopment Agency



FY 2014—2015

CRA BOARD

Jeff Porter
Chairman

Judy Waldman
Board Member

Stephen R. Shelley
Vice-Chairman

Jon Burgess
Board Member

Patricia Fairclough-McCormick
Board Member

Jimmie L. Williams, III
Board Member

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Board Member

City Manager's Office

George Gretsas
City Manager

Assistant City Manager

Rick Ammirato

Assistant City Manager

Cate McCaffrey

Administrative Staff

Stephen Scott
CRA Executive Director

Elizabeth Mangual
Assistant Executive Director

Salena Meeks
Administrative Assistant

212 NW 1st Avenue
Homestead, Florida 33030
(305) 224-4480
www.cityofhomestead.com

MISSION, SERVICES AND GOALS

MISSION STATEMENT

The mission of the Community Redevelopment Agency (CRA) is to revitalize the Community Redevelopment Area and to provide an economic stimulus such that the future value of property within the Community Redevelopment Area is optimized.

SERVICES, FUNCTIONS AND ACTIVITIES

The City created the CRA in 1994 following Hurricane Andrew under the powers granted by the Legislature. Its goal is to combat neighborhood deterioration and eliminate economic blight in the designated Community Redevelopment Area. The work program for the Agency is defined in the Community Redevelopment Plan. In this Plan, comprehensive strategies were formulated to promote community development in various neighborhoods within the Community Redevelopment Area. This strategy provides for a series of activities over the 30-year life span of the Agency that should be catalysts for the revitalization of the area into a prosperous and vital part of the City.

GOALS AND MEASUREMENTS

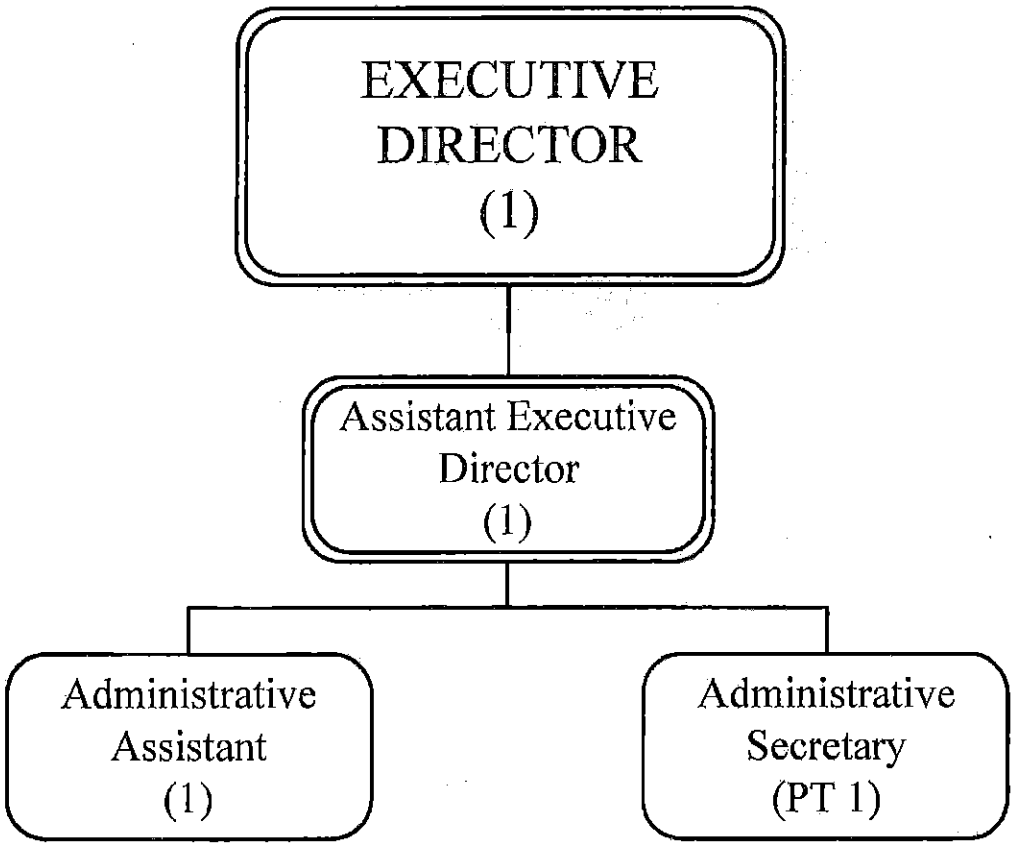
Improve Economic Opportunities

- Undertake projects to enhance commercial property values
  - Facilitate Commercial Façade Grants
    1. Approve, at least, one (1) Commercial Grant per month
    2. Process and complete grants within 180 days of approval
    3. Ensure improvements be in accordance with submitted request

- Promote Community Development
  - Provide Economic Stimulus to the area
    1. Hire a minimum of two (2) local vendors per month to work with residential grants.

Improve the Quality of Life

- Improve Community Neighborhood
  - Facilitate Residential Façade Improvement and Emergency Repair Grants to increase property value
    1. Approve, at least, two (2) Residential Grants per month
    2. Process and complete grants within 180 days of approval
    3. Ensure improvements be in accordance with submitted request


EXECUTIVE DIRECTOR (1)
Assistant Executive Director (1)
Administrative Assistant (1)
Administrative Secretary (PT 1)

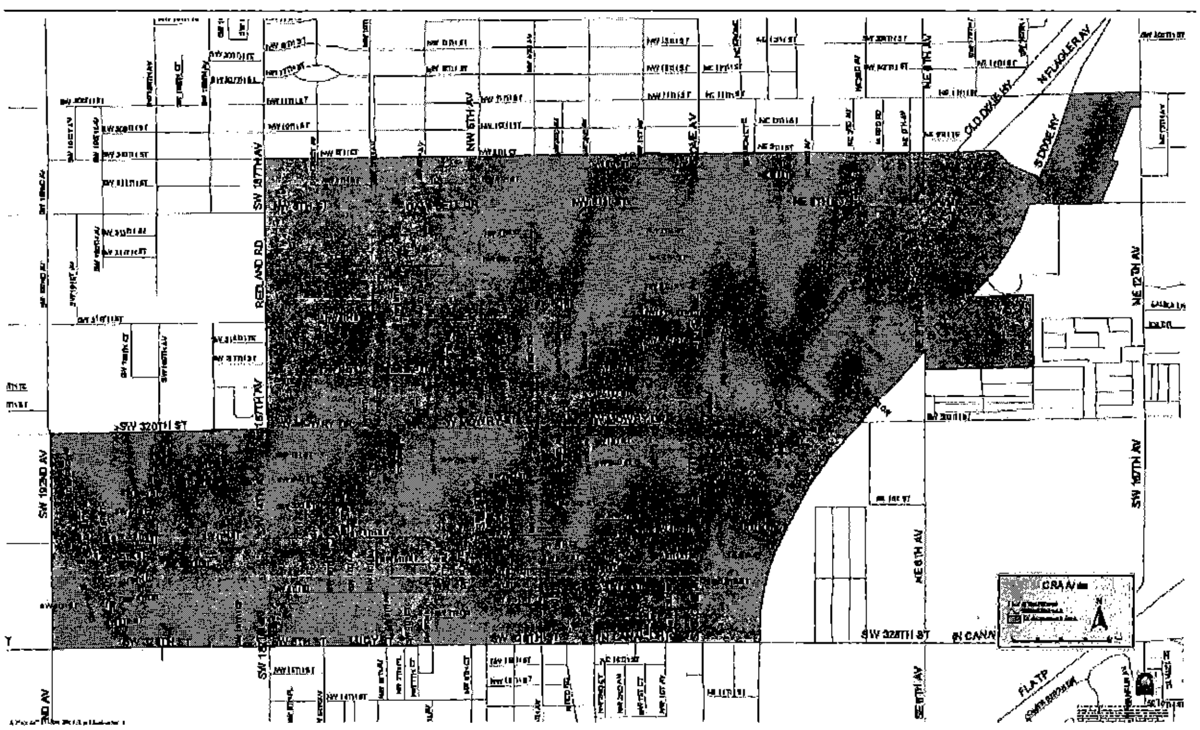
BENCHMARK	FREQUENCY
Process and complete each Residential Grant within 180 days of approval.	M
Process and complete each Commercial Grant within 180 days of approval.	M
Hire a minimum of two (2) local vendors per month to work with residential grants.	M

FREQUENCY

A = Annual
M = Monthly
Q = Quarterly
S= Seasonal
B = Bi-annual

CRA ACCOMPLISHMENTS
FY 2013 – 2014

The City of Homestead is the second oldest city in Miami-Dade County. The hometown atmosphere that welcomes visitors comes from a community that is proud of the continuing accomplishments that are making the Homestead area an increasingly desirable place to live, work, and raise a family. The City of Homestead maintains a unique "small-town" atmosphere with all the urban amenities. The City is located between Miami and the Florida Keys. Homestead is home to Homestead Hospital a state-of-the-art Baptist Health facility. It is also home to Miami Dade College. Also, Homestead is home of the NASCAR Championship at the Homestead-Miami Speedway. Finally, Homestead is adjacent to two major national parks: The Everglades and Biscayne National Park.



CRA AREA MAP

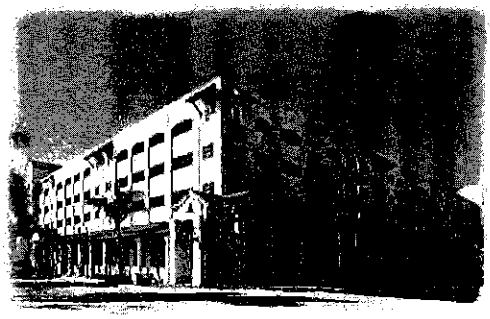
CRA ACCOMPLISHMENTS
FY 2013 – 2014

PLANNING FOR THE FUTURE

The Community Redevelopment Agency completed various studies for future development in the Historic District. Last August 21, the City of Homestead Mayor and Council officially broke ground on Homestead's New City Hall located on Washington Avenue. Over a hundred people were in attendance to celebrate the first of many sweeping changes that will revitalize the downtown historic district for future generations.

In preparation for the future development of the area, the CRA completed surveys, appraisals and costs studies on various properties. This include surveys and appraisals for the future expansion of Losner Park. In addition, the CRA contracted consultant services for the renderings and conceptual design for a parking garage in Krome Avenue.

NEW CITY HALL



NEW PARKING GARAGE

SEMINOLE THEATRE

NEW POLICE STATION

CRA ACCOMPLISHMENTS
FY 2013 – 2014

RESIDENTIAL GRANT PROGRAM

The Residential Grant Program was developed to provide low and moderate income, single-family residents with the financial assistance needed to make necessary home improvements and enhance the appearance of their homes.

A total of $21,600 in grant money was used to improve homes in the CRA district. This fiscal year, five (5) grants were awarded to residents to improve and beautify their houses. Four (4) of these were Emergency Grants. This is our third year, and the program continues to be a success.

BEFORE

AFTER

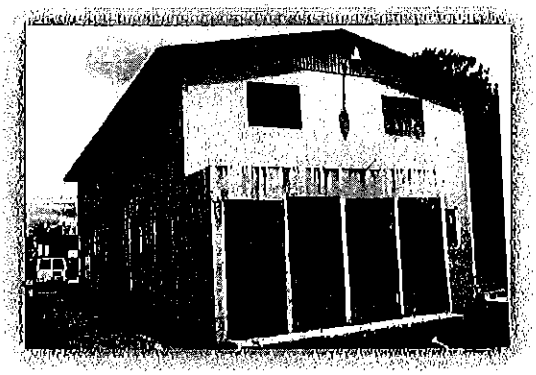
CRA ACCOMPLISHMENTS
FY 2013 – 2014

MULTIFAMILY GRANT PROGRAM

The Multi-Family Grant Program was developed to provide multi-family building owners that lease to low-and-moderate-income families the financial assistance needed to make necessary building improvements and enhancements to the appearance of these buildings.

A total of $31,072 in grant money was used to improve residential buildings within the CRA district. Four (4) grants were awarded to improve the conditions of these residents. Part of the improvements were: installation of air conditioner, new impact windows, replacement of doors, installation of fence, exterior paint, installation of exterior lights and, installation of new plumbing.

BEFORE



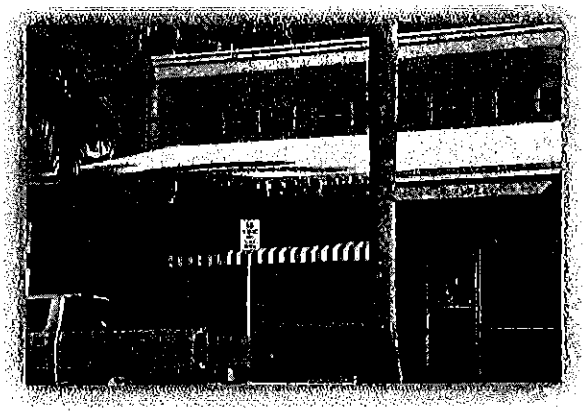
AFTER

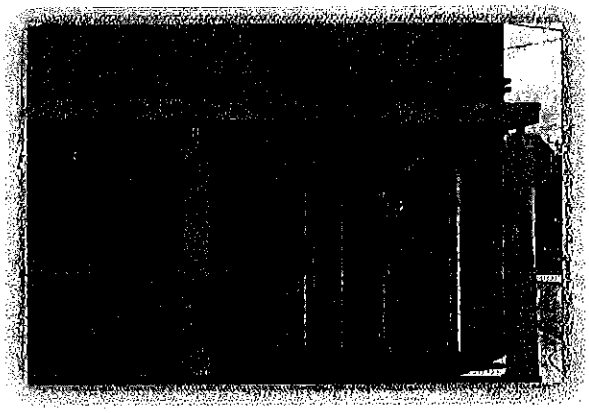
CRA ACCOMPLISHMENTS
FY 2013 – 2014

COMMERCIAL GRANT PROGRAM

The CRA Commercial Enhancement Grant program is for the improvement or rehabilitation of the interior and/or exterior of existing qualified commercial buildings and for businesses' relocation to and expansion within the City's CRA district, including but not limited to the removal of architectural barriers that improve access for people with disabilities.

This fiscal year, the CRA awarded twelve (12) commercial grants and a total of $260,000 in grant monies were used to help businesses in the CRA to improve or rehabilitate their properties.

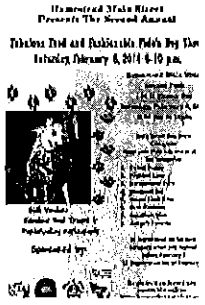




CRA ACCOMPLISHMENTS
FY 2013 – 2014

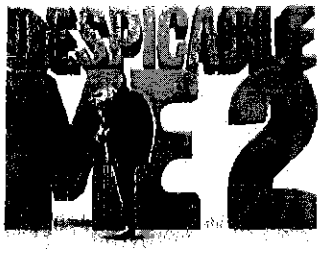
COMMUNITY EVENTS

Once again the CRA joined the City of Homestead in honoring our troops partnering for the third annual ***Homestead Military Appreciation Day*** celebrated on Saturday, May 17, 2014. The event successfully attracted thousands of civilians and military personnel and their families who enjoyed family fun, live music, dance performances, food trucks, rides, bounce houses. The event was also an exceptional military display with military vehicles, weaponry not often accessible to the public, and military demonstrations.



During 2014, the CRA partnered with Homestead Main Street for four (4) ***Community Events at Losner Park***. "Christmas in Losner Park", "Dinner and Movie in the Park", "Easter Car Show" and, "Dog Show". Music, dance performances, competitions, food and, games were part of the events.

As part of the ***Martin Luther King Jr. Holiday Festivities***, the movie "Despicable Me II" was shown at Blakey Park. Around 50 kids between 4 to 10 years of age enjoyed the event sponsored by the CRA.



CRA ACCOMPLISHMENTS
FY 2013 – 2014

Artsouth celebrated their thirteen (13th) anniversary. During the Anniversary Weekend celebration the CRA sponsored ***"Tuneful Tales"***. This event was dedicated to the children and included a concert with six (6) musicians, a painting party for twenty-five (25) guests and, a clay workshop provided by ceramist Duvier Arias.

Also, the Homestead CRA was a sponsor of the Redland Tropical Garden's ***Tropical Cornucopia Farm and Garden Show*** celebrated last November 2013. A day with music, fashion show, plants and lots of fun took place in the Historic Downtown District.

CRA ACCOMPLISHMENTS
FY 2013 – 2014

SUPPORT TO NOT-FOR-PROFIT ORGANIZATIONS

Six percent (6%) of new CRA revenues were used to assist Not-for-Profit organizations that service CRA residents. A committee was appointed to review and examine the applicants. After the review process, the Committee made recommendations to the Board to award the funds. Below is a list of organizations that participated in the program and the amounts that were awarded in FY 2013 - 2014:

NOT-FOR-PROFIT ORGANIZATION	*FINAL RECOMENDATION*	
Homestead Main Street	$	35,000.00
Greater Miami Youth for Christ KIX Homestead	$	30,000.00
Miami Bridge Youth and Family Servicess	$	20,000.00
Community Coalition of South Dade	$	15,000.00
TOTAL	**$**	**100,000.00**

A detailed description of the organizations and the programs funded are below.

Homestead Main Street
Homestead Main Street is a community leader in the preservation, restoration and economic development of the Historic Downtown core. The requested funds were used to assist the efforts to engage the community in the Historic Downtown District, and attract new businesses that will assist in the revitalization efforts.

Greater Miami Youth for Christ KIX Homestead
CRA funds will be used to begin a new middle school after care program for up to 20 students from Homestead Middle School. It will also be used to enhance the high school program and to add a performing art program.

Miami Bridge Youth and Family Services
CRA funds will be used for building improvements to the facility located at 326 NW 3rd Avenue, Homestead. The work includes renovations to the boys and girls bathrooms.

Community Coalition of South Dade
CRA funds will cover infrastructure improvement to the property at 890 SW 4th Street, Homestead. The work includes pavement of parking lot and a security galvanized picked fence around the property. The program foster around 40 youth.

City of Homestead
Community Redevelopment Agency
FY 2014 - 2015 Proposed Budget (Round all dollars to nearest $100)

September 30, 2015

October 2013 through September 2014	FY 12-13	FY 12-13	FY 13-14	FY 13-14	FY 14-15
Revenues	Budget Adopted	Budget Actual	Budget Adopted	Budget Projected	Budget Proposed
City Tax Increment Revenue	$1,363,800	$1,363,800	$990,200	$990,300	$1,028,315
County Tax Increment Revenue	$939,300	$961,600	$801,400	$801,400	$790,208
Approp/Retain Earnings	$730,200	$2,697,600	$810,400	$810,400	$725,447
Interest on Investment	$75,000	$0	$50,000	$61,300	$50,130
Miscellaneous Revenues	$0	$0	$0	$151,544	$0
Revenues Total	**$3,108,300**	**$5,023,000**	**$2,652,000**	**$2,814,944**	**$2,594,100**
Expenditures					
Administrative Expenditures:					
Employee Salary and Fringe	$269,000	$211,700	$231,100	$214,700	$237,800
Contractual Services	$10,000	$0	$5,000	$5,900	$29,000
Insurance	$25,600	$17,700	$17,900	$17,900	$20,300
Audits and Studies	$0	$0	$0	$0	$0
Printing and publishing	$1,000	$200	$500	$400	$500
Marketing	$0	$600	$0	$0	$0
Advertising and Notices	$10,000	$2,300	$9,000	$1,200	$500
Travel & Training	$8,300	$4,400	$8,300	$4,700	$10,000
Rent/Lease Costs	$0	$1,800	$4,000	$3,800	$4,200
Equipment (Other than Office)	$0	$0	$0	$0	$0
Office Equipment and Furniture	$0	$2,000	$6,000	$1,400	$0
Other Administrative Expenses	$152,900	$163,600	$127,100	$123,600	$132,100
Subtotal Admin. Expenses	**$476,800**	**$404,300**	**$408,900**	**$373,600**	**$434,400**
County Administrative Charge at 1.5%	$14,100	$14,400	$12,000	$12,000	$11,900
(A) Total Adm Exp & County Charges	**$490,900**	**$418,700**	**$420,900**	**$385,600**	**$446,300**
Operating Expenditures:					
Employee Salary and Fringe	$179,400	$141,100	$154,200	$143,097	$158,600
Contractual Services	$142,000	$135,300	$152,000	$110,600	$118,500
Insurance	$22,900	$25,600	$26,800	$26,800	$29,200
Audits and Studies	$0	$0	$0	$0	$0
Printing and Publishing	$0	$0	$0	$0	$0
Marketing	$5,000	$0	$5,000	$400	$52,000
Legal Services/Court Costs	$75,000	$59,900	$75,000	$37,000	$30,000
Architect/Engineer Fees	$0	$126,400	$0	$0	$0
Land/Building Acquisitions	$0	$0	$0	$0	$0
Infrastructure Improvements	$0	$2,265,000	$0	$0	$0
Building Construction & Improvement	$675,000	$461,100	$430,000	$194,100	$410,000
Debt Service Payments	$390,000	$390,000	$376,000	$376,000	$363,000
Assistance to Non-Profits	$168,000	$150,000	$100,000	$100,000	$100,000
Public Safety	$469,600	$452,900	$472,500	$473,200	$494,800
Other Operating Expenses	$470,700	$397,000	$408,100	$242,700	$365,900
(B) Total Operating Expenses	**$2,597,600**	**$4,604,300**	**$2,199,600**	**$1,703,897**	**$2,121,900**
(C) Reserve/Contingency	$19,800	$0	$31,500	$0	$25,900
Expenditures Total (A+B+C)	**$3,108,300**	**$5,023,000**	**$2,652,000**	**$2,089,497**	**$2,594,100**
****Cash Position**	**$0**	**$0**	**$0**	**$725,447**	**$0**

Capital Projects List

L PROJECTS					AMOUNT
1	Commercial Enhancement Program				$200,000
2	Residential Façade Program				$100,000
3	Parking Facilities				$110,000
					$410,000
TOTAL CAPITAL PROJECTS					$410,000

BUDGET VARIANCE

Cash Position FY 2013 - 2014 ($725,400)

The FY 2013-2014 net surplus rollover was estimated in $725,447.

Interest on Investment ($50,100)

The FY 2014-2015 Interest on Investment amount has been forecasted by the Finance Department.

Overhead/Indirect Expenses ($109,500)

The City's indirect cost allocation plan calculates the cost of central services such as the City Manager, City Clerk, Finance, ITS, Procurement and Human Resources across user departments based on the percentage of usage of the central services by the user department. Measurement data includes such items as number of agenda items, number of full time employees and the number of transactions, among others. For fiscal year 2014-2015 the CRA Cost Allocation is in compliance with the 6% maximum stipulated in the Interlocal Agreement.

BUDGET EXPLANATIONS
CRA FY 2014 - 2015 BUDGET

REVENUES

Tax Increment Revenue **$1,818,523**

TIF COH Contribution-$1,028,315

TIF County Contribution-$790,208

Miscellaneous **$ 775,577**

Appropriation of Fund Balance- $725,447

Projected cash position at the end of FY 2013-2014

Interest on Investment- $50,130

Accumulated interest earned on cash balance

TOTAL CRA REVENUES $2,594,100

ADMINISTRATIVE EXPENSES

Employee Salary and Fringe Benefits - $237,800

POSITION			Administrative 60%		Operational 40%
Executive Director	$	146,900	$ 88,140	$	58,760
Assistant Executive Director	$	141,300	$ 84,780	$	56,520
Administrative Assistant	$	67,600	$ 40,570	$	27,030
Administrative Secretary	$	26,400	$ 15,850	$	10,550
Planning & Zoning Assistant	$	14,100	$ 8,460	$	5,640
TOTAL	$	396,300	$ 237,800	$	158,500

** The salaries are split **60% for administration** and 40% for operations.*

The CRA payroll includes a share of one City position that is essential for the accomplishment of the CRA mission. The Planning & Zoning Assistant will be in charge of the Historic Preservation Area responsibilities (Board meetings, designations, reports, etc.). The CRA will be responsible for 20% of this employee's salary.

Contractual Services - $29,000

This allocation will cover professional services for the CRA Department such as: surveys, appraisals, inspections, etc.

Liability Insurance - $20,300

This allocation will cover the CRA liability insurance costs.

Printing and Publishing - $500

This allocation will cover the printing on CRA documents such as, business cards, letterhead, envelopes, annual report, etc.

Advertising & Notices - $500

This allocation will cover newspaper advertisements for Board meetings, Bid Notices, Public Hearings, Budget and Annual Report Notices, etc.

Travel & Training - $10,000

This allocation covers the CRA staff expenses to attend training/meetings and to complete certifications for professional improvement.

Rent/Lease Cost (Equipment) - $4,200

This will cover the cost of leasing the copier/fax/scanner machine. Also, it will cover the lease payment of three (3) work stations for CRA staff.

Other Administrative Expenses - $132,100

Other Administrative Expenses are itemized as follows:

Supplies - $9,000
This amount will cover office supplies for CRA staff. Some of these items includes: copier paper, folders, pens and pencils, postal stamps, Ink cartridges, etc. Also, will cover all other supplies not directly related to the office. Some of these items are bathroom and break room supplies, electrical supplies, paint, tools, and hardware.

Dues & Subscriptions - $2,000
This amount will cover subscriptions to different local, state and national organizations and annual fees on various publications. Some of these are:

- *Florida Redevelopment Association*
- *South Dade News Leader*
- *American Society for Public Administrators*
- *The Miami Herald*
- *Department of Economic Opportunities*
- *Florida Trust for Historic Preservation*
- *National Trust for Historic Preservation*
- *Project Management Institute*

Maintenance Contracts and Licenses - $11,600
This amount was allocated to cover maintenance under contract. Some of these are:

- *El Toro Exterminator*
- *Arresco Alarm Monitoring Services*
- *Temptrol Air Conditioning Services*
- *Comcast*
- *NEC*
- *Miami Fire Rescue*

Overhead/Indirect Expenses - $109,500

For fiscal year 2014-2015 the CRA Cost Allocation will be $109,500 in compliance with the 6% maximum stipulated in the Interlocal Agreement. This amount is used to pay for overhead charges in accordance with the Interlocal Cooperation Agreement dated June 7th, 1994 between the City of Homestead (CRA) & Miami Dade County which provides that "no more than 20% of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6) (a), Florida statutes, (including indirect and overhead expenses which may not exceed 6% of such funds contemplated to be spent under the plan)". This allocation will include, but is not limited to, the following services: Human Resources, Finance, City Manager's Office, City Clerk, and Procurement.

County Administrative Charge - $11,900

This will cover the County Administrative Reimbursement Charge of 1.5% of new CRA revenues.

Sub-Total Administrative Expenses ***$446,300***

BUDGET EXPLANATIONS
CRA FY 2014 - 2015 BUDGET

OPERATING EXPENSES

Employee Salary and Fringe Benefits - $158,500

POSITION			Administrative 60%		Operational 40%
Executive Director	$	146,900	$	88,140	$ 58,760
Assistant Executive Director	$	141,300	$	84,780	$ 56,520
Administrative Assistant	$	67,600	$	40,570	$ 27,030
Administrative Secretary	$	26,400	$	15,850	$ 10,550
Planning & Zoning Assistant	$	14,100	$	8,460	$ 5,640
TOTAL	$	396,300	$	237,800	$ 158,500

** The salaries are split 60% for administration and **40% for operations**.*

The CRA payroll includes a share of one City position that is essential for the accomplishment of the CRA mission. The Planning & Zoning Assistant will be in charge of the Historic Preservation Area responsibilities (Board meetings, designations, reports, etc.). The CRA will be responsible for 20% of this employee's salary.

Contractual Services - $118,500

Professional and Consultant Services are itemized as follow:

Professional & Consultant Services - $25,000
This allocation will cover services necessary for the operation of the CRA such as: engineering, consultants and management agreements.

State of Florida Contract Agreement - $93,500
This allocation will cover a contract agreement with the State of Florida to outsource duties such as painting over graffiti, cutting alley ways and right of ways and removing trash within the CRA boundaries.

Insurance - $29,200

This allocation will cover property building insurance for CRA properties.

Marketing - $52,000

This allocation will cover the promotion of CRA programs such as the Grants and the special events at Losner Park. Also, this year the CRA will intensify their efforts to promote downtown new development and vast opportunities for businesses in the Area. The money will be used to produce flyers, brochures and mailings to increase public awareness. Also, the CRA will alert and report on new businesses opportunities.

Legal Services/Court Costs - $30,000

This line item will cover fees for legal services in relation to CRA projects and for documents requiring the creation, review and approval of the City's Attorney. Examples of these services include: legal opinions, property purchases and transfers, title searches, satisfaction of mortgages, agreements and contract reviews.

Building Construction & Improvements - $410,000

A detailed report of all Building Construction & Improvements projects can be found on Attachment I at the end of this section.

Debt Service Payments - $363,000

The Series 1995 Bonds were refinanced in 2003 at a fixed rate of 5.4%. The original bonds were used to: (1) finance the costs of acquisition, clearing and/or rehabilitation of certain properties, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead, (2) fund a deposit to the Debt Service Reserve Account for the Series 1994 Bonds, and (3) pay the costs of issuance of the Series 1995 bonds. The Bond will be paid off in 2020.

Assistance to Non-Profits - $100,000

Less than six percent (6%) of CRA new revenues ($1,818,523) was allocated to assist Non-Profit Organizations. The following Non-Profit Organizations were funded during FY 2013-2014. A detailed report on the below non-profit organizations' programming can be found on Attachment II at the end of this section.

BUDGET EXPLANATIONS
CRA FY 2014 - 2015 BUDGET

FY 2013 – 2014

NOT-FOR-PROFIT ORGANIZATION		*FINAL RECOMENDATION*
Homestead Main Street	$	35,000.00
Greater Miami Youth for Christ KIX Homestead	$	30,000.00
Miami Bridge Youth and Family Servicess	$	20,000.00
Community Coalition of South Dade	$	15,000.00
TOTAL	**$**	**100,000.00**

Public Safety - $494,800

This allocation will cover the cost (salary plus benefits) of two Police Officers, two Code Compliance Officers and miscellaneous expenses such as supplies, gas and car maintenance. The intention of the CRA is to address specific proactive plans, policies and programs for community policing, code enforcement and public safety improvements.

PAYROLL	
Police Officer (1)	$143,800
Police Officer (2)	$136,900
Code Enforcement (1)	$89,000
Code Enforcement (2)	$83,700
Total Payroll	**$453,400**
OPERATING EXPENSES	
Annual Employee Testing	$100
Overtime	$10,700
Car Leases	$14,100
Car Expenses	$16,500
Total Operating Expenses	**$41,400**
TOTAL	***$494,800***

Other Operational Expense - $365,900

The group of accounts is separated from General Administrative Expenses. These accounts are described below:

Special Events - $70,000
This allocation is to sponsor community monthly events, such as Movie in the Park. The events will be held at Losner Park in Krome Avenue and at Roby George Park in the SW Neighborhood. These events include music, movies, children activities and different food kiosks. The main purpose is to support and promote the businesses located in the Downtown Historic District and the SW Neighborhood, and to bring the community together.

Automobile Repair & Maintenance - $1,500
This allocation will cover automobile expenses (fuel, maintenance, and repairs) for the CRA Car.

Building Repairs and Maintenance –$10,000
This allocation will cover the maintenance on CRA properties as needed.

Ground Maintenance- $229,600
These line items are to upkeep grounds within the District, including CRA owned properties. In addition to regularly scheduled grounds maintenance, the CRA will renovate existing landscapes that have deteriorated and install new landscaping to enhance to aesthetics of the CRA. A detailed report of the list of lots and properties to be maintained can be found on Attachment III at the end of this section.

Miscellaneous - $54,800
This will cover miscellaneous expenses such as cleaning services, utilities on CRA properties, telephones, etc.

Sub-Total Operating Expenses ***$2,121,900***

Contingency **$25,900**

TOTAL CRA EXPENSES **$2,594,100**

ATTACHMENT I

BUILDING CONSTRUCTION & IMPROVEMENT TOTAL - $410,000

Commercial Enhancement Grant - $200,000

The Façade Improvement Program is for businesses located within the CRA area (with emphasis on the Historic Downtown and the South West Neighborhood). The program will assist building owners and tenants in making exterior and interior building repairs such as: repainting, replacing windows and doors, installing new awning, and installing new signage for the beautification of the area.

Residential Grant - $100,000

This grant is for the improvement of residential curb appeal and necessary emergency repairs to make homes safe and secure. The goal of the CRA is to improve the quality of life for homeowners and residents, bring properties up to current building code, improve and upgrade the appearance of the area, and facilitate and encourage redevelopment activity.

Parking Facility - $110,000

This allocation will cover the planning phase of a multi-story facility in the Downtown Area.

ATTACHMENT II

NOT-FOR-PROFIT ORGANIZATIONS TOTAL - $100,000

The Homestead Community Redevelopment Agency's FY 2014-2015 Budget allocates $100,000 to the Homestead CRA Not-for-Profit Grant Program the justifications for the funded programs and projects can be found in Section III of our CRA Plan, specifically on pages 17 and 18 in paragraphs 2, 4, 14 and 15. Below is a description of programs for FY 2013-2014 funded organizations.

Greater Miami Youth for Christ KIX– $35,000

CRA funds will be used to begin a new middle school after care program for up to 20 students from Homestead Middle School. It will also be used to enhance the high school program and to add a performing art program.

Homestead Main Street – $35,000

Homestead Main Street is a community leader in the preservation, restoration and economic development of the Historic Downtown core. The requested funds were used to assist the efforts to engage the community in the Historic Downtown District, and attract new businesses that will assist in the revitalization efforts.

Miami Bridge Youth and Family Services – $20,000

CRA funds will be used for building improvements to the facility located at 326 NW 3rd Avenue, Homestead. The work includes renovations to the boys and girls bathrooms.

Community Coalition of South Dade – $15,000

CRA funds will cover infrastructure improvement to the property at 890 SW 4th Street, Homestead. The work includes pavement of parking lot and a security galvanized picked fence around the property. The program foster around 40 youth.

ATTACHMENT III
CRA LOTS MAINTENANCE LIST

	Folio Number	Location	Size		Folio Number	Location	Size
1	10 7812 003 0440	806 NW 1st Avenue	11,250	36	10 7813 043 0150	331 SW 4th Ct	1,875
2	10 7918 000 0290	S Flagler Ave between Mowry Dr & S Krome	37,031	37	10 7813 045 0430	429 SW 6th St	3,500
3	10 7812 003 0430	822 NW 1st Ave	11,250	38	10 7813 045 0020	428 SW 4th St	2,900
4	10 7812 029 0120	Corner of NW 15th St & NW 2nd Ave	10,670	39	10 7813 042 0300	241 SW 5th St	3,250
5	10 7813 000 0550	305 SW 6th Terrace	82,657	40	10 7813 036 0240	444 SW 6th Terrace	2,522
6	10 7813 004 0500	628-32 SW 6th Avenue	5,750	41	10 7813 039 0150	215 SW 4th St	1,750
7	10 7813 004 0520	624 SW 6th Avenue	2,875	42	10 7813 043 0070	352 SW 4th St	3,750
8	10 7813 039 0030	SW 3rd Court & SW 2nd Avenue	592	43	10 7813 043 0070	705-715 SW 6th St	7,275
9	10 7813 039 0040	203 SW 4th Street	5,179	44	10 7813 000 0221	NW 1st Avenue & NW 1st Street	2,520
10	10 7813 044 0040	SW 5th Street & SW 2nd Terrace	5,625	45	10 7813 000 0370	NW 1st Avenue & NW 1st Street	2,063
11	10 7813 042 0340	SW 5th Street & SW 2nd Avenue	4,875	46	10 7813 021 0130	136 NW 1st Street	11,245
12	10 7813 043 0180	315 SW 4th Court	3,750	47	10 7813 000 0420	116 NW 1st Avenue	9,374
13	10 7813 043 0060	342 SW 4th Street	1,612	48	10 7813 000 0440	NW 1st Avenue & NW 1st Street	1,688
14	10 7813 043 0040	SW 4th Street & SW 4th Avenue	3,225	49	10 7813 000 0450	100 NW 1st Street	6,499
15	10 7813 044 0350	540 SW 3rd Terrace	1,850	50	10 7813 000 0460	125 NW 1st Street	2,400
16	10 7813 004 0920	704 SW 7th Street	5,160	51	10 7813 000 0470	100 NW 1st Avenue	3,280
17	10 7813 042 0130	235 SW 4th Court	1,850	52	10 7813 017 0010	110 NW 1st Street	12,319
18	10 7813 042 0140	231 SW 4th Court	1,850	53	10 7813 017 0030	NW 1st Avenue & NW 1st Street	6,160
19	10 7813 043 0190	303 SW 4th Court	3,750	54	10 7813 018 0160	NW 1st Avenue & NW 1st Street	32,150
20	10 7813 042 0080	240 SW 4th Street	1,850	55	10 7813 019 0080	71 W Mowry Drive	5,523
21	10 7813 028 0400	813 SW 6th St	6,450	56	10 7813 019 0090	73 W Mowry Drive	3,899
22	10 7813 028 0380	829 SW 6th St	6,450	57	10 7813 019 0110	W Mowry Drive & NW 1st Avenue	7,500
23	10 7813 044 0160	304 SW 5th Street	5,625	58	10 7813 019 0130	29 NW 1st Avenue	6,225
24	10 7813 043 0170	319 SW 4th CT	1,875	59	10 7813 019 0140	45 NW 1st Avenue	6,186
25	10 7813 037 0440	Corner of SW 4th St & SW 5th Ave	6,750	60	10 7813 019 0150	72 NW 1st Street	15,002
26	10 7813 042 0360	211 SW 5th Street	1,625	61	10 7813 019 0190	40 NW 1st Street	7,501
27	10 7813 044 0380	539 SW 4th Ave	1,875	62	10 7813 021 0110	145 NW 1st Street	7,022
28	10 7813 042 0090	242 SW 4th Street	1,417	63	10 7813 021 0135	146 NW 1st Street	6,865
29	10 7813 044 0010	503 Railroad Ave	15,215	64	10 7813 023 0010	110 NW 3rd Street	1,094
30	10 7813 044 0360	Corner of SW 6th St & SW 3rd Terrace	3,750	65	10 7813 023 0020	122 NW 3rd Street	2,188
31	10 7813 052 0250	Corner of SW 6th St & SW 3rd Ave	6,525	66	10 7813 023 0140	121 NW 2nd Street	17,264
32	10 7813 042 0020	206 SW 4th Street	1,673	67	10 7813 019 0120	85 W Mowry Drive	10,250
33	10 7813 042 0310	235 SW 5th Street	3,250	68	10 7813 018 0190	43 NW 1st Street	7,000
34	10 7813 042 0200	Corner of SW 4th Ct & SW 2nd Ave	1,850	69	10 7813 018 0180	49 NW 1st Street	3,500
35	10-7813-023-0150	212 NW 1st Avenue	21,414				
			SQ FT TOTAL				511,934

CITY OF HOMESTEAD, FLORIDA
CRA BOARD
RESOLUTION NO. CRA2014-09-10

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, APPROVING THE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2014-2015 AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY AND THE CITY COUNCIL FOR THEIR RESPECTIVE APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Budget Approved. That the proposed budget of the City of Homestead Community Redevelopment Agency (the "CRA"), a copy of which is attached hereto as Exhibit "A", shall be tentatively adopted at $ 2,594,076.00 in revenues and expenditures (the "Budget").

Section 2. Modification Permitted. That in the event that the Miami Dade County Board of County Commissioners modify the Miami Dade County millage rate such that the tax increment contribution to the CRA shall be increased or decreased, the City Manager or his designee is hereby instructed to adjust the CRA budget prior to its final adoption by the City of Homestead City Council (the "Council"). The City Manager or his designee is authorized to adjust the revenue line item reflecting the Miami Dade County tax increment contribution and any expenditure item necessary to achieve an accurate and balanced budget.

Section 3. Implementation. That the City Manager or his designee is hereby directed to forward the Budget to the Council and Miami Dade County Commission for their respective approvals.

Section 4. Effective Date. That this Resolution shall become effective immediately upon the adoption hereof.

PASSED AND ADOPTED THIS 9th day September, 2014.

JEFF PORTER
Chairman

ATTEST:

ELIZABETH SEWELL, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WEISS, SEROTA, HELFMAN, PASTORIZA, COLE & BONISKE P.L.
City Attorney

Motion to adopt by Boardmember Burgess, seconded by Boardmember Fairclough.

FINAL VOTE AT ADOPTION

Chairman Jeff Porter	*YES*
Vice Chairman Stephen Shelley	*YES*
Board Member Jon Burgess	*YES*
Board Member Judy Waldman	*YES*
Board Member Patricia Fairclough	*YES*
Board Member Elvis Maldonado	*YES*
Board Member Jimmie L. Williams, III	*NO*

CERTIFIED COPY
CITY CLERK
CITY OF HOMESTEAD
DATE: 9-24-14

CITY OF HOMESTEAD, FLORIDA

ORDINANCE 2014-09-11

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, **ADOPTING THE BUDGET FOR EACH OF THE SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015,** PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, City Staff has prepared a tentative Fiscal Year 2015 Budget, attached as Exhibit "1" for each of the funds that the City maintains.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. That the recital set forth above is hereby adopted and confirmed.

Section 2. That the City Council hereby adopts the tentative Fiscal Year 2015 Budget, attached as Exhibit "1" with such revisions thereto as the City Council may make prior to final adoption.

Section 3. That the adopted budget for the General Fund of the City of Homestead shall be $44,729,299 in revenues and expenditures.

Section 4. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be $63,632,739 in revenues and expenditures.

Section 5. That the adopted budget of the Electric Utility Bond Debt Service Fund of the City of Homestead shall be $716,755 in revenues and expenditures.

Section 6. That the adopted budget of the Water and Sewer Utilities Enterprise Fund for the City of Homestead shall be $18,433,851 in revenues and expenditures.

Section 7. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be $1,735,341 in revenues and expenditures.

Section 8. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be $14,584,942 in revenues and expenditures.

Section 9. That the adopted budget for the Impact Fees Fund of the City of Homestead shall be $1,866,257 in revenues and expenditures.

Section 10. That the adopted budget of the Confiscated Property Fund of the City of Homestead shall be $2,473,954 in revenues and expenditures.

Section 11. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be $2,594,076 in revenues and expenditures.

Section 12. That the adopted budget of the Homestead Miami Speedway Fund of the City of Homestead shall be $2,235,727 in revenues and expenditures.

Section 13. That the adopted budget for the People's Transportation Plan Fund of the City of Homestead shall be $2,362,892 in revenues and expenditures.

Section 14. That the adopted budget of the Capital Improvement Plan Fund of the City of Homestead shall be $290,392 in revenues and expenditures.

Section 15. That the adopted budget of the New City Hall Fund of the City of Homestead shall be $1,619,610 in revenues and expenditures.

Section 16. That the adopted budget of the Hero/TIF Debt Service Fund of the City of Homestead shall be $363,000 in revenues and expenditures.

Section 17. That the adopted budget of the GOB Debt Service Fund of the City of Homestead shall be $1,869,874 in revenues and expenditures.

Section 18. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be $3,861,991 in revenues and expenditures.

Section 19. That the adopted budget of the Fleet Maintenance Internal Service Fund of the City of Homestead shall be $923,819 in revenues and expenditures.

Section 20. That the adopted budget for the Self Insurance Internal Service Funds of the City of Homestead shall be $13,131,793 in revenues and expenditures.

Section 21. That the adopted budget for the Utility Repair, Replacement and Improvement Fund (RR&I) of the City of Homestead shall be $1,228,810 in revenues and expenditures.

Section 22. That any ordinance or portion of an ordinance in conflict with this ordinance or any portion of this ordinance is hereby repealed to the extent of any conflict.

Section 23. That if any section, sentence, clause, phrase or word of this ordinance is held invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected and shall remain in full force and effect.

Section 24. That this ordinance shall be effective upon its adoption on second reading.

PASSED first reading, approving and adopting the tentative budget, this 9th day of September, 2014.

PASSED AND ADOPTED on second reading, approving and adopting the final budget, this 23rd day of September, 2014.

JEFF PORTER
Mayor

ATTEST:

ELIZABETH SEWELL, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WEISS, SEROTA, HELFMAN, PASTORIZA, COLE & BONISKE P.L.
City Attorney

Motion to adopt by Councilman Williams, seconded by Councilwoman Fairclough.

FINAL VOTE AT ADOPTION

Mayor Jeff Porter	*YES*
Vice Mayor Stephen R. Shelley	*YES*
Councilman Jon Burgess	*NO*
Councilwoman Patricia Fairclough	*YES*
Councilman Elvis R. Maldonado	*YES*
Councilwoman Judy Waldman	*YES by Telephone*
Councilman Jimmie L. Williams, III	*YES by Telephone*

CERTIFIED COPY
CITY CLERK
CITY OF HOMESTEAD
DATE 10/27/14