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

MEMORANDUM

Special Item No. 1

TO: Honorable Chairman Jean Monestime and Members, West Perrine Community Redevelopment Agency

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution of the Board of Commissioners of the West Perrine Community Redevelopment Agency approving the budget totaling $529,629.00 for Fiscal Year 2015-16 for the West Perrine Community Redevelopment Agency

RESOLUTION NO. CRA-1-16 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.

Abigail Price-Williams
County Attorney

APW/cp

Memorandum

MIAMI-DADE COUNTY

Date: March 8, 2016

To: Honorable Chairman Jean Monestime
and Members, West Perrine Community
Redevelopment Agency

From: Carlos A. Gimenez
Mayor

Subject: FY 2015-16 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 approving the Agency's FY 2015-16 Budget for the West Perrine Community Redevelopment Area (Area). The Agency's Budget includes revenues and expenditures of $525,629.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. 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.

Scope of Agenda Item

The Area lies entirely within Commission District 9, represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's major revenue source is tax increment financing (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 Statutes. For FY 2015-16, the Redevelopment Area will not receive any TIF revenues from the County due to the base year being higher than the 2015 Preliminary Roll.

The County will continue to make payments to the Agency, when applicable, based on each year's growth of ad valorem revenues over the base year through 2017 when the Agency will sunset. The Agency was only created for a term of ten years.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2015-16 Budget of $525,629.

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 $525,629. The revenues consist of carryover ($524,804) and interest ($825). As previously noted, the Agency will not receive any TIF revenue from the County for this fiscal year.

Administrative expenditures total $44,000 and represent 20 percent of total expenditures.

The operating budget expenditures total $220,175 and include:

- $100,000 for improvements to Agency owned land;
- $55,000 for commercial improvement grants;
- $55,000 for residential improvement grants;
- $10,000 for not-for-profit partner to administer grants; and
- $175 for payment of a Special District fee to the State of Florida.

The budget also includes a reserve of $261,454.

A narrative detailing the Agency's expenditures is attached.

Edward Marquez
Deputy Mayor

Mayor02616

Special Item No. 1
3-8-16

RESOLUTION NO. CRA-1-16 West Perrine

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE BUDGET TOTALING $529,629.00 FOR FISCAL YEAR 2015-16 FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "Agency") desires to approve the annual budget for Fiscal Year 2015-16 for the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I; and

WHEREAS, this Agency 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. This Agency approves the annual budget totaling $529,629.00 for Fiscal Year 2015-16 related to the West Perrine Community Redevelopment Area in substantially the form attached hereto as Attachment I and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** 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	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**absent**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**absent**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of March, 2016.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF 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
FY 2015 - 2016 Proposed Budget

	FY 13-14 Actual	FY 14-15 Adopted Budget	FY 14-15 Actual	FY 15-16 Proposed Budget
Revenues				
UMSA Tax Increment Revenue (TIR)	0	0	0	0
County Tax Increment Revenue (TIR)	0	0	0	0
Carryover from prior year	734,710	679,162	679,162	524,804
Recovered Liabilities	6,000		-	
New Bonds Issues (net of Cap interest)				
Interest earnings	1,308	1,000	1,087	825
Revenue Total	**742,018**	**680,162**	**680,249**	**525,629**
Expenditures				
Administrative Expenditures:				
Employee salary and fringe				
Contractual services				
Insurance				
Audits and studies				
Printing and publishing	-	100	-	
Clerk and Meeting Costs				
Advertising, Notices and Mailings	11	100	-	500
Travel (includes Educational Seminars)				
Rent/lease costs				
Office equipment and furniture				
Other Admin. Exps (Direct Cnty Support)	50,000	41,000	41,000	43,500
(A) Subtotal Admin Expenses	**50,011**	**41,200**	**41,000**	**44,000**
County Administrative Charge at 1.5%	-	-	-	-
County Reimbursement of Advances		-	-	-
(B) Subtotal County Charges	**50,011**	**41,200**	**41,000**	**44,000**
Operating Expenditures:				
Employee salary and fringe				
Contractual services	5,000	-	5,000	10,000
Insurance				
Audits and studies (U.S. 1 & Other)				
Project Mgt. Supplies				
Marketing Contingency				
Professional Services				
Community Policing	-	-	-	
Right of Way Enhancement	-	-	-	
Land/building acquisitions/Appraisal	-	300,000	24,270	
Infrastructure improvements	-	-	-	100,000
Debt service payments	-	-	-	
Redevelopment grants - commercial	7,670	65,000	50,000	55,000
Redevelopment grants - residential	-		42,671	55,000
State Fee	175	175	175	175
Florida Redevelopment Association	-	-	-	
Transfers out to others (attach list)		-	-	
Debt Issuance Costs				
(C) Subtotal Oper. Expenses	**12,845**	**365,175**	**114,445**	**220,175**
(D) Reserve	679,162	273,787	-	261,454
Expenditure Total (A+B+C+D)	**742,018**	**680,162**	**155,445**	**525,629**
Cash Position (Rev-Exp)	-	-	**524,804**	-

	FY 13-14 Actual	FY 14-15 Adopted Budget	FY 14-15 Actual	FY 14-15 Proposed Budget
Projects:				
Infrastructure Improvements	-	300,000	24,270	100,000
Residential Grant Program	7,670	65,000	50,000	55,000
Commercial Grant Program	-	-	42,671	55,000

PROPOSED FISCAL YEAR 2015-16 BUDGET

WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY

Proposed Fiscal Year 2015-16 Budget

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 2014-15 was the Agency's eighth 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 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 2015 Preliminary Tax Roll from the Miami-Dade County Property Appraiser, the taxable value in the area is $419,654,591, which represents a 3.5 (three and a half) percent increase from the 2014 Preliminary Roll. Overall, the Agency's taxable value has decreased approximately 2.5 (two and a half) percent ($431 million to $420 million), since the Agency's creation in 2007.

Proposed Budget for 2015-16

The Agency's proposed budget for FY 2015-16 is $525,629 based on projections of cash balances at the end of FY 2014-15.

This Agency will not receive any TIF revenue this fiscal year as a result of the adjustment for the final 2013 tax roll and the fact that the base year is now higher than the current tax roll. Carryover funds total $524,804 and projected interest earnings of $825.

Administrative Expenses - $44,000

1. Direct County Support ($43,500)
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. Advertising and Notices ($500)
Set aside for any advertising that may be required as a result of the Agency's activities.

Administrative expenditures total $44,000 and represent 27 percent of total expenditures.

Operating Expenses - $220,175

1. Membership and State Fee ($175)

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. Commercial Redevelopment Grants ($55,000)

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.

3. Redevelopment Grants Residential Programs ($55,000)

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. The Agency has priorly partnered with Rebuilding Together to provide repairs to homes in the area.

4. Infrastructure Improvements ($100,000)

This allocation will be used to fund improvements to the Agency owned land.

Reserve $261,454

The Agency is placing this revenue in reserve until such time as a redevelopment opportunity is identified. In previous years, the Agency was working with vacant property owners to purchase certain lots and issue a request for proposals in order to develop. The properties were not purchased as the parties did not reach agreement on the sale price.