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

MEMORANDUM

Agenda Item No. 8(G)(3)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	February 3, 2015
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution approving Fiscal Year 2014-15 budget for the N.W. 7th Avenue Corridor Community Redevelopment Agency Resolution No. R-104-15

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/cp

Memorandum

MIAMI-DADE COUNTY

Date: February 3, 2015

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

From: Carlos A. Gimenez
County Mayor

Subject: FY 2014-15 Budget for the NW 7 Avenue Corridor Community Redevelopment Agency

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Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the NW 7 Avenue Corridor Community Redevelopment Agency's (Agency) FY 2014-15 budget for the NW 7 Avenue Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of $2,577,481. 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 (Tax Increment), as defined in Section 163.387 of the Florida State Statutes. The Countywide Tax Increment revenue payment into the Agency's Trust Fund for FY 2014-15 is $225,130 and the Unincorporated Municipal Service Area Tax Increment revenue payment into the Agency's trust fund is $93,111.

The County will continue to make payments through 2034, which is when the Agency will sunset.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2014-15 Budget.

Background

On March 16, 2004, the Board adopted Resolution R-293-04, which established the boundaries of the 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, which established the Agency's trust fund. On December 1, 2009, the Board adopted Resolution R-1360-09, authorizing an Interlocal Agreement between the 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 6, 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 2014-15 budget of $2,577,481, which was approved by the Agency on September 22, 2014. The budget includes revenue sources of County Tax Increment revenues ($225,130), the unincorporated municipal service area Tax Increment revenues ($93,111), carryover from prior years ($2,253,240), and interest earnings ($6,000).

Administrative expenditures total $186,500, inclusive of $72,000 for the continuing services of an economic development coordinator to implement a comprehensive strategic plan that focuses the Agency's future development efforts in the Area. Administrative expenditures represent 15 percent of the total contemplated expenditures, excluding the 1.5 percent County Administrative Charge ($4,774). The administrative expenses do not exceed the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total $1,265,795 and include:

- $600,000 for a Commercial Improvement Program to help existing businesses
- $50,000 for a Residential Rehabilitation Program
- $230,000 for the Existing Business Enhancement Grant Program
- $163,000 for landscape and streetscape improvements
- $100,000 for Safety and Security Initiatives
- $100,000 for marketing and outreach
- $20,000 for legal services
- $2,795 for memberships, fees and meeting room expenses

The remaining $1,120,412 will be held in reserve for future projects and grants currently being identified by the Agency.

Attachments

Edward Marquez
Deputy Mayor

Mayor00415

MEMORANDUM
(Revised)

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

DATE: February 3, 2015

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

SUBJECT: Agenda Item No. 8(G)(3)

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)(3)
2-3-15

RESOLUTION NO. R-104-15

RESOLUTION APPROVING FISCAL YEAR 2014-15 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board of County Commissioners (the "Board") desires to approve the annual budget for Fiscal Year 2014-15 for the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") in the form attached hereto as Attachment 1 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 N.W. 7th Avenue Corridor Community Redevelopment Area in the form attached hereto as Attachment 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, 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:

Jean Monestime, Chairman			**aye**
Esteban L. Bovo, Jr., Vice Chairman			**aye**
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	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**absent**
Juan C. Zapata	**absent**		

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

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

UPTOWN
AVENUE
iwork. ishop. iplay

NW 7th Avenue Corridor Community Redevelopment Area
Proposed Budget for Fiscal Year 2014-15

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. Approval of the revised Redevelopment Plan extended the boundaries of the redevelopment area and broadened the redevelopment strategy for the area.

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 citizens were appointed to the CRA Board.

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 2014-15 those revenues are $225,130 and $93,111 respectively. Additional revenues of $6,000 are projected from interest earnings. A total of $2,253,240 has been carried over from the prior fiscal year.

Expenditures

Proposed administrative expenditures in FY 2014-15 total $186,500 and include direct support from County staff ($85,000), an economic development coordinator position ($72,000), printing and publishing ($10,000), advertising and notices ($8,000), and educational seminars ($10,000). Administrative costs represent 15 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge ($4,774).

Proposed operating expenditures total $1,265,795 and include:

Commercial Improvement Program ($600,000)

The Commercial Improvement Program (CIP) funds 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 ($50,000)

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 ($230,000)
The Existing Business Enhancement Program (Business Innovation Investment Grant Program) is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments. The grants under this program will be used to assist businesses invest in new equipment and technology. The program aims to create or retain jobs in the area and enhance the skill level of those jobs.

Safety and Security Initiatives ($100,000)
This program is intended to deter crime from the area and provide a safe environment for businesses and residents. The program will include either providing a private security patrol, an agreement with the Police Department to patrol the corridor, or monitored camera surveillance for business in the redevelopment area.

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 ($163,000)
The CRA may provide landscape improvements throughout the CRA area within the right of way.

Legal Services ($20,000)
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.

Marketing and Outreach ($100,000)
The marketing and outreach program will fund events that create the opportunity to promote the businesses in the CRA area and provide much needed services to the areas residents.

Meeting Room Expenses ($2,000)
To cover costs associated with the CRA monthly meetings.

State Fee and Memberships ($795)

The NW 7th Avenue Corridor CRA Board adopted the attached FY 2014-15 Budget on September 22, 2014.

NW 7th Avenue Corridor
Community Redevelopment Agency
FY 2014 - 2015 Proposed Budget
(FY 14-15 begins October 1, 2014)

	FY 12-13 Adopted Budget	FY 13-14 Adopted Budget	FY 13-14 EOY Projections	FY 14-15 Proposed Budget
Revenues				
UMSA Tax Increment Revenue (TIR)	94,102	83,296	83,296	93,111
County Tax Increment Revenue (TIR)	230,527	203,803	203,803	225,130
Carryover	2,130,134	2,224,731	2,224,731	2,253,240
Interest Earnings	6,000	6,000	6,000	6,000
Revenue Total	**2,460,763**	**2,517,830**	**2,517,830**	**2,577,481**
Expenditures				
Administrative Expenditures:				
Employee Salary and Fringe	45,000			
Contractual services		30,000	30,000	72,000
Insurance				
Audits and studies	-	-	-	-
Printing and publishing	2,000	10,000	109	10,000
Clerk and Meeting Costs		1,500		1,500
Advertising and notices	8,000	8,000	8,000	8,000
Travel (Includes Educational Seminars)				10,000
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)	58,000	75,000	75,000	85,000
(A) Subtotal Admin Expenses	**135,000**	**146,500**	**113,109**	**186,500**
County Administrative Charge at 1.5%	4,869	4,306	4,306	4,774
County Reimbursement of Advances (1/3)	-	-	-	-
(B) Subtot Adm Exp & County Charge	**139,869**	**150,806**	**117,415**	**191,274**
Operating Expenditures:				
Legal Services	20,000	20,000	20,000	20,000
Grant/Match Funding	-	-	-	-
Contractual services	-	-	-	-
Marketing and Outreach	25,000	25,000	25,000	100,000
Safety and Security Initiative	100,000	100,000	-	100,000
Existing Business Enhancement Grant	100,000	200,000	-	230,000
New Business Incentive Program	25,000	25,000	-	-
Landscaping/Streetscaping	50,000	50,000	-	163,000
Infrastructure Improvements	25,000	25,000	-	-
Building construction & improves	-	-	-	-
Debt service payments	-	-	-	-
Graffiti Removal Grant	5,000	5,000	-	-
Commercial Beautification Program	-	-	-	-
Residential Rehabilitation Program	-	-	-	50,000
Commercial Improvement Program	357,500	600,000	100,000	600,000
Residential Improvement Program	75,000	100,000	-	-
Memberships and Fees	200	200	175	795
Transfers out to others (attach list)	-	-	-	-
Debt Issuance Costs	-	-	-	-
Other Operating Expenditures	-	-	-	-
Meeting Room Expenses	2,000	2,000	2,000	2,000
(C) Subtotal Oper. Expenses	**784,700**	**1,152,200**	**147,175**	**1,265,795**
(D) Reserve	**1,536,193**	**1,214,824**	**-**	**1,120,412**
Expenditure Total (B+C+D)	**2,460,763**	**2,517,830**	**264,590**	**2,577,481**
Cash Position (Rev-Exp)	**0**	**(0)**	**2,253,240**	**0**