



**BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR**

**M E M O R A N D U M**

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

**FROM:** Charles Anderson  
Commission Auditor

A handwritten signature in black ink, appearing to read "Charles Anderson", is written over the printed name.

**DATE:** September 3, 2013

**SUBJECT: Review of Fiscal Year 2012-13 Budgets for Community  
Redevelopment Agencies**

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Attached is OCA's review for the September 4, 2013 BCC agenda of the Fiscal Year 2012-13 budgets for the following:

- Agenda Item 8G1 – North Miami Beach Community Redevelopment Agency
- Agenda Item 8G2 – Miami Beach City Center Community Redevelopment Agency (although the resolution presents more than one budget year for approval, our review focused on the fiscal year 2012-13 budget since the expenditure descriptions were similar throughout the years).

We reviewed applicable Florida State Statutes, and Miami-Dade County Ordinances and Resolutions.

Special thanks to the County Attorney's Office and the Office of Management and Budget for their cooperation and input throughout the review. As always, if you have any questions or concerns, feel free to contact me at (305) 375-2524.

Attachments

c: Honorable Carlos Gimenez, Mayor  
R.A. Cuevas, County Attorney  
Edward Marquez, Deputy Mayor, Office of the Mayor  
Jennifer Moon, Director, Office of Management & Budget  
Christopher Agrippa, Division Chief, Clerk of the Board

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
<b>Administrative Expenses</b>			
<p><b>Employee Salary and Fringe Benefit:</b></p> <p>Personnel cost for CRA Coordinator are split 25% for administration and 75% for operations</p>	31,606	<p>The Interlocal Cooperation Agreement (Interlocal) between Miami-Dade County and the City of North Miami Beach and the North Miami Beach Community Redevelopment Agency (the Agency) states: "Within its area of operation, the power to organize, coordinate, and direct the administration of the provisions of the Act as they may apply to the City, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the City may be most effectively promoted and achieved and to establish such new office or offices of the City or to reorganize existing offices in order to carry out such purpose most effectively."</p>	<p>Interlocal p.5 Article I.A.(14)</p>
<p><b>Annual Audit:</b></p> <p>The CRA is audited as a part of the City of North Miami Beach's annual audit (CAFR) and, as with all funds, pays its prorated share of the cost of the audit</p>	3,150	<p>The Interlocal states: "The City, either directly or through the Agency, shall cause an independent audit by a Certified Public Accounting firm to be performed on an annual basis... The preceding requirement must conform, or be compliant with, Sections 163.356 (c), and 163.387 (8) Florida Statutes, and any reporting request subsequently made by the Controller General of the State of Florida."</p> <p>The 2012 Amended CRA Plan states: "The Agency shall maintain adequate records to provide for an annual audit, which shall be conducted by an independent knowledgeable auditor selected by the City Council."</p>	<p>Interlocal p. 8 Article V.B.</p> <p>2012 Amended CRA Plan HW p.75 Safeguards To Ensure Financial Accountability</p>
<p><b>Advertising and Notices:</b></p> <p>Legal Notices placed for CRA Workshops/Budget Meetings</p>	500	<p>The Interlocal states: "The power to disseminate slum clearance and community redevelopment information."</p>	<p>Interlocal p.2 Article I.A.(2)</p>
<p><b>Travel:</b></p>	1,000	<p>The Interlocal states:</p> <ul style="list-style-type: none"> <li>• "Within the Redevelopment Area: The power to enter into any</li> </ul>	<p>Interlocal p. 4 Article I.A.(5)(f)</p>

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
Travel of conventions/seminars and developer meetings		<p>contracts necessary to effectuate the purposes of the Act."</p> <ul style="list-style-type: none"> <li>"The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act ..."</li> </ul> <p>The 2005 CRA Plan states: Section 2: "The powers of the Agency shall comply with Chapter 163, Part III, Florida Statutes. All powers provided by the governing statute shall be granted to the City of North Miami Beach CRA unless specifically prohibited by the Plan or by the Interlocal Agreement to be executed between the City of North Miami Beach, the Miami-Dade Board of County Commissioners, and the CRA."</p>	<p>Interlocal p.5 Article I.A.(12)</p> <p>2005 CRA Plan p.22 Powers of the Agency</p>
<b>Other Administrative Expenses:</b>  Supplies, postage, professional membership dues, subscriptions	4,750	The Interlocal states: "The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act ..."	Interlocal p. 5 Article I.A.(12)
<b>Sub-Total Administrative Expenses</b>	<b>41,006</b>	<p>The Interlocal states: "No more than twenty percent (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."</p> <p>"Administrative expenditures total \$41,006 and represent seven percent of the total tax increment revenues from the County and City, excluding the 1.5 percent County Administrative Charge (\$2,750), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement."</p>	<p>Interlocal p.6 Article II.B.</p> <p>Mayor's Memorandum September 4, 2013</p>
<b>County Administrative Charge:</b>  1.5% fee based on the County's Tax Increment contribution	2,750	The Interlocal states: "The County shall charge, and the Agency shall pay, to the County an annual administrative fee (County Administrative Fee). The percentage charged by the County shall be the same for all CRAs within the County."	Interlocal p. 6 Article II.B.
<b>Total Administrative Expenses &amp; County Administrative Charge</b>	<b>43,756</b>		

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
<b>Operating Expenses</b>			
<b>Employee Salary and Fringe:</b>  Personnel cost for CRA Coordinator are split 25% for administration and 75% for operations	94,817	The Interlocal Cooperation Agreement (Interlocal) between Miami-Dade County and the City of North Miami Beach and the North Miami Beach Community Redevelopment Agency (the Agency) states: "Within its area of operation, the power to organize, coordinate, and direct the administration of the provisions of the Act as they may apply to the City, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the City may be most effectively promoted and achieved and to establish such new office or offices of the City or to reorganize existing offices in order to carry out such purpose most effectively."	Interlocal p.5 Article I.A.(14)
<b>Contractual Services:</b>  Consultant hired to assist: <ul style="list-style-type: none"> <li>• Implementing the redevelopment plan, and developing new initiatives to attract new business and investment to the CRA</li> <li>• Implement strategies such as services for neighborhood economic action strategies, public outreach and</li> <li>• Design of Entry Features/Public Signage.</li> </ul>	25,875	The Interlocal states: "The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act."  The 2012 Amended CRA Plan states: "The agency is empowered to pay for aesthetic and identity enhancements, including but not limited to, signage, entry features, public art, and landscaping."	Interlocal p.2 Article I.A.(1)  2012 Amended CRA Plan HW p.67 Signage/Entry Feature
<b>Legal Services and Court Costs:</b>  Outside (non-County) legal assistance for development agreements/legal	24,000	The Interlocal states: "The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers	Interlocal p.2 Article I.A.(1)

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
issues and attendance at CRA Board & Redevelopment Advisory Board meetings; oversight of the façade improvement program and land acquisition initiatives		pursuant to the Act."  The Interlocal states: "The City, either directly or through the Agency, shall select financial and legal consultants as necessary to assist in the preparation of the tax increment financing plans."	Interlocal p.8 Article VI.C
<p><b>Other Operating Expenditures:</b></p> <p>\$2,000 Printing and Publishing – cost of producing agendas/annual reports and other documents required by the CRA Board</p> <p>\$5,000 Marketing – through promotional activities, the CRA will promote its services and activities to new businesses and developers interested in doing business and applying for existing programs and incentives (i.e. 2013 Economic Development Summit)</p>	7,000	<p>The Interlocal states: "The power to disseminate slum clearance and community redevelopment information."</p> <p>The 2005 CRA Plan states: "The CRA may assist in the funding for the creation of promotional campaigns aimed at increasing business volume and residential interest in the area. The CRA also will be empowered to pay for other promotional efforts, including but not limited to, staff, consultants, materials production costs, distribution costs, special purpose equipment and systems, and events."</p> <p>The 2012 Amended CRA Plan states: "There will be an ongoing need to ensure awareness of investment, development, business and residential opportunities within the Community Redevelopment Area. In addition, there will also be a need to provide promotional support for area businesses and to create an identity (branding)."</p>	<p>Interlocal p.2 Article I.A.(2)</p> <p>2005 CRA Plan p. 37 Advertisement and Promotions</p> <p>2012 Amended CRA Plan HW p.65 Advertisement and Promotions</p>

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
<p><b>Special Events:</b></p> <p>CRA contracted with the Greater North Miami Beach Chamber of Commerce to market all events and programs offered by the CRA and to promote its economic development activities aimed at increasing business volume and residential interest in the area.</p>	12,000	<p>The 2005 CRA Plan states:</p> <ul style="list-style-type: none"> <li>• Section 2: “The powers of the Agency shall comply with Chapter 163, Part III, Florida Statutes. All powers provided by the governing statute shall be granted to the City of North Miami Beach CRA unless specifically prohibited by the Plan or by the Interlocal Agreement to be executed between the City of North Miami Beach, the Miami-Dade Board of County Commissioners, and the CRA.”</li> <li>• Section 2 (1) (i): “To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.”</li> <li>• “The CRA may assist in the funding for the creation of promotional campaigns aimed at increasing business volume and residential interest in the area. The CRA also will be empowered to pay for other promotional efforts, including but not limited to, staff, consultants, materials production costs, distribution costs, special purpose equipment and systems, and events.”</li> </ul> <p>The 2012 Amended CRA Plan states: “There will be an ongoing need to ensure awareness of investment, development, business and residential opportunities within the Community Redevelopment Area. In addition, there will also be a need to provide promotional support for area businesses and to create an identity (branding).”</p>	<p>2005 CRA Plan p.22 Powers of the Agency</p> <p>2005 CRA Plan p.25 Powers of the Agency</p> <p>2005 CRA Plan p. 37 Advertisement and Promotions</p> <p>2012 Amended CRA Plan HW p.65 Advertisement and Promotions</p>
<p><b>Debt Service Payments:</b></p> <p>The repayment of borrowed funds for the 2 lines of credit drawn down in 2007 and 2008. These loans expire on 2/1/2027:</p>	579,247	<p>The Interlocal states: "The power to borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public or from any sources, public or private, for the purposes of the Act ..."</p> <p>Expense allowable under Florida Statute Section 163.387(6) (e) “Moneys in</p>	<p>Interlocal p.4 Article I.A.(7)</p> <p>Florida Statute</p>

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)**  
**FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
<ul style="list-style-type: none"> <li>• \$209,867 on \$3,000,000 tax exempt</li> <li>• \$369,380 on \$5,000,000 taxable line of credit</li> </ul>		the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ..., including, but not limited to: (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness."	Section 163.387(6)(e)
<p><b>Public Safety:</b></p> <p>\$109,692 One (1) Police Officer assigned exclusively to the CRA Area</p> <p>\$76,151 One (1) Code Enforcement Officer assigned exclusively to the CRA Area</p>	185,843	<p>Expense allowable under Florida Statute Section 163.387(6) (h). "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ..., including, but not limited to: (h) The development of community policing innovations."</p> <p>The 2005 CRA Plan states: "Adequate law enforcement is required to protect property values, commercial activity levels, and the quality of life of the residents within the community redevelopment area. Law enforcement also is important to attract new investment, new development, new businesses, new residents, and remove and prevent blight conditions."</p> <p>The 2012 Amended CRA Plan states: "The Agency shall have the authority to pay the cost of utilizing community policing strategies designed to reduce crime within the Community Redevelopment Area."</p> <p>The Interlocal states: "Within its area of operations the power... to contract with any person, public or private, in making and carrying out such plans: (b) Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements."</p> <p>The 2005 CRA Plan states: "Adequate code enforcement is required to</p>	<p>Florida Statute Section 163.387(6)(h)</p> <p>2005 CRA Plan p. 41 Community Policing Innovations</p> <p>2012 Amended CRA Plan HW p. 73 Community Policing Innovation Activities</p> <p>Interlocal p.4 Article I.A.(8)(b)</p>

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
		<p>protect property values, commercial activity levels, and the quality of life of the residents within the community redevelopment area. Code enforcement also is important to attracting new investment, new development, new businesses, and new residents.”</p> <p>The 2012 Amended CRA Plan states: “The Agency may fund increased code enforcement services within the Community Redevelopment Area.”</p>	<p>2005 CRA Plan p. 41 Code Enforcement</p> <p>2012 Amended CRA Plan HW p. 73 Code Enforcement Enhancement Updated</p>
<p><b>Commercial Façade Improvement Grant Program:</b></p> <p>The CRA seeks to help businesses. The grant will pay for 50% of the total cost of an approved project up to a maximum cost of \$25,000.</p>	<p>30,000</p>	<p>The 2005 CRA Plan states: “The CRA will be empowered to use monies to provide matching funds for grants, regardless of what entity applies for the grant, provided the proceeds of the grant will be used for community redevelopment within the community redevelopment area.”</p> <p>The 2012 Amended CRA Plan states: “The Agency will be empowered to use trust fund monies to provide matching funds for grants when the proceeds of the grant will be used for undertakings that are specified in the Community Redevelopment plan and are within the Community Redevelopment Area.”</p>	<p>2005 CRA Plan p.41 Matching Funds of Grants</p> <p>2012 Amended CRA Plan HW p.72 Provide Matching Funds for Grants</p>
<p><b>North Miami Beach Boulevard Maintenance:</b></p> <p>The City and the CRA have signed a memorandum of understanding for FY12-13 to provide maintenance services not covered by the City.</p>	<p>70,000</p>	<p>The Interlocal states:</p> <ul style="list-style-type: none"> <li>• “The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan.”</li> </ul>	<p>Interlocal p. 2 Article I.A.(3)(c)</p>



**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
		<ul style="list-style-type: none"> <li>“The power to provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements ...”</li> </ul>	Interlocal p. 3 Article I.A.(4)
<p><b>Acquisition &amp; Infrastructure:</b></p> <p>For land acquisition projects which may include purchase of land for recreational use, and a multi-use retail development through a public/private partnership.</p> <p>Currently, only two projects are budgeted:</p> <ul style="list-style-type: none"> <li>\$215,000 Furnish and install sanitary sewer line along NE 20<sup>th</sup> Ave./North Side of NE 163<sup>rd</sup> Street</li> <li>\$153,300 landscape beautification: restore irrigation system, replenish soil, and landscape restoration for Phase I of the NE 163<sup>rd</sup> Street/SR826 project.</li> </ul>	5,000,000	<p>The Interlocal states: “The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan.”</p> <p>The 2012 Amended CRA Plan indicates: “The Agency may design and install landscape and streetscape improvements, including landscape materials, lighting, benches and trash receptacles in areas identified by the Board.”</p>	<p>Interlocal p. 2 Article I.A.(3)(c)</p> <p>2012 Amended CRA Plan HW p. 68 Landscaping/ Streetscaping Programs</p>
<b>Sub-Total Operating Expenses</b>	<b>6,028,782</b>		
<p>Contingency Reserves</p> <p>To cover minor expenses which may occur in administrative or operational</p>	6,105	The Interlocal states: “The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act ...”	Interlocal p.5 Article I.A.(12)

**NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2012-13 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to 2005 CRA Plan, 2012 Amended CRA Plan, Interlocal Cooperation Agreement (**), and/or Florida Statute	Source
expenses		The 2005 CRA Plan states: Section 2: "The powers of the Agency shall comply with Chapter 163, Part III, Florida Statutes. All powers provided by the governing statute shall be granted to the City of North Miami Beach CRA unless specifically prohibited by the Plan or by the Interlocal Agreement to be executed between the City of North Miami Beach, The Miami-Dade Board of County Commissioners, and the CRA."	2005 CRA Plan p.22 Powers of the Agency
<b>TOTAL CRA EXPENSES</b>	<b>6,078,643</b>		

(\*) Source: Agenda item documents consisting of Mayor's Memorandum and CRA Budget Report

(\*\*) Interlocal Cooperation Agreement, North Miami Beach Community Redevelopment Agency (NMB CRA) 2005 Plan Resolution 06-07-05, and 2012 NMB CRA Plan as Amended by Resolution No. R-429-12

Note: On December 19, 2006, the Board approved Resolution R-1427-06 extending the life of the Agency from 2015 to 2028.

**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

Expenditure Description(*)	Budget (\$) FY12-13	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<b>Administrative Expenses</b>			
<b>Management Fee</b> To pay for direct and indirect staff support for the Redevelopment Agency (RDA)	1,041,000	Expense allowable under Florida Statute Section 163.387(6) (a) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ..., including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."	Florida Statute Section 163.387(6)(a)
<b>Contractual and/or Professional Services (including Audits)</b>	250,000	Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (e) Within the community redevelopment area: (6) To enter into any contracts necessary to effectuate the purposes of this part."  Expense allowable under Florida Statute Section 163.387(8) "Each community redevelopment agency shall provide for an audit of the trust fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm."	Florida Statute Section 163.370(2)(e)(6)  Florida Statute Section 163.387(8)
<b>Postage, Printing &amp; Deliveries</b>	3,000	Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ... , including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."  Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the	Florida Statute Section 163.387(6)(a)  Florida Statute Section 163.370(2)(l)

**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

Expenditure Description(*)	Budget (\$) FY12-13	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
		purposes of this part; ... notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part."	
<b>Travel, Training &amp; Memberships</b>	1,000	<p>Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."</p> <p>Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part."</p>	<p>Florida Statute Section 163.387(6)(a)</p> <p>Florida Statute Section 163.370(2)(l)</p>
<b>Office rental equipment, Furnishing and Supplies</b>	4,000	<p>Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."</p> <p>Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the</p>	<p>Florida Statute Section 163.387(6)(a)</p> <p>Florida Statute Section 163.370(2)(l)</p>

**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

Expenditure Description(*)	Budget (\$) FY12-13	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
		contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part."	
<b>Other Administrative Expenses</b>	147,000	Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."	Florida Statute Section 163.387(6)(a)
<b>Total Administrative Expenses</b>	1,446,000	The Interlocal states: "No more than twenty percent (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."	Interlocal HW p. 21 Article I.B.
<b>City Administrative Charge:</b>	261,000	Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ... , including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."	Florida Statute Section 163.387(6)(a)
<b>County Administrative Charge:</b>  1.5% fee based on the County's Tax Increment contribution	198,000	Expense allowable under Florida Statute Section 163.387(6) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ... , including, but not limited to: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency."  Required for all CRAs. Per County Attorney, this item is "allowable as part of operating expenses."	Florida Statute Section 163.387(6)(a)

**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

Expenditure Description(*)	Budget (\$) FY12-13	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<b>Administrative Expenses and City &amp; County Administrative Charge</b>	<b>1,905,000</b>	“Administrative expenditures for the Agency operations including the City Administrative Charge for general oversight (\$261,000) total \$1,707,000 and represents approximately five percent of total budgeted expenditures, excluding the 1.5 percent County Administrative Charge (\$198,000), which is less than the 20 percent allowed in the Interlocal Agreement. “	Mayor’s Memorandum September 4, 2013
<b>Operating Expenses</b>			
<b>Transfer to Capital Projects</b>	14,943,000	Per CRA Plan, Summary of Proposed Activities: “The primary types of redevelopment activities to be considered in the area will include: 1. Development and installation of public facilities such as the upgrading of streets, construction of public parking facilities, landscaping, graphics, lighting, street furniture, park improvements, and other improvements of public areas.”	CRA Plan p. 5 Summary of Proposed Activities
<ul style="list-style-type: none"> <li>• \$644,362 General repairs- doors, windows, electrical and lighting</li> <li>• \$10,197,031 Collins Parking Garage</li> <li>• \$1,492,945 Lincoln and adjacent road improvements</li> <li>• \$2,608,662 Seawall repairs Collins Canal</li> </ul>		Expense allowable under Florida Statute Section 163.370(2) “Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (d) To provide, or to arrange contract for, furnishing or repairs by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements ...”	Florida Statute Section 163.370(2)(d)
<b>Transfer to Pennsylvania Ave. Shops &amp; Garage (to offset operational costs)</b>	405,000	Expense allowable under Florida Statute Section 163.370(2) “Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (e) Within the community redevelopment area: (6) To enter into any contracts necessary to effectuate the purposes of this part.”	Florida Statute Section 163.370(2)(e)(6)
		Expense allowable under Florida Statute Section 163.370(2) “Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (l) To appropriate	Florida Statute Section 163.370(2)(l)

**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

Expenditure Description(*)	Budget (\$) FY12-13	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
		such funds and make such expenditures as are necessary to carry out the purposes of this part; ... notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part."	
<b>Debt Service Payments:</b> <ul style="list-style-type: none"> <li>• \$8,415,000 Series 2005 Bonds and the combined debt service on the Parity bonds</li> <li>• \$785,000 Sunshine State loan for the reconstruction and renovation of Lincoln Road</li> <li>• \$503,000 Gulf Breeze loans for the Bass Museum Project</li> </ul>	9,703,000	Expense allowable under Florida Statute Section 163.387(6) (e) "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ..., including, but not limited to: (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness."	Florida Statute Section 163.387(6)(e)
<b>Community Policing:</b>  Two squads providing community policing exclusively within the Area	3,741,000	<p>Expense allowable under Florida Statute Section 163.387(6) (h). "Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan ..., including, but not limited to: (h) The development of community policing innovations."</p> <p>Expense allowable under Florida Statute Section 163.370(2) "Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (o) To develop and implement community policing innovations."</p>	Florida Statute Section 163.387(6)(h)  Florida Statute Section 163.370(2)(o)
<b>Capital Projects Maintenance</b>  For maintenance of capital projects constructed with Tax Increment Financing funds <ul style="list-style-type: none"> <li>• Lincoln Road</li> </ul>	4,499,000	Per CRA Plan, Summary of Proposed Activities: "The primary types of redevelopment activities to be considered in the area will include: 1. Development and installation of public facilities such as the upgrading of streets, construction of public parking facilities, landscaping, graphics,	CRA Plan p. 5 Summary of Proposed Activities

**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

Expenditure Description(*)	Budget (\$) FY12-13	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<ul style="list-style-type: none"> <li>• Beachwalk Project</li> <li>• Collins Park</li> </ul>		<p>lighting, street furniture, park improvements, and other improvements of public areas.”</p> <p>Expense allowable under Florida Statute Section 163.370(2): “Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted: (d) To provide, or to arrange contract for, furnishing or repairs by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements ...”</p>	<p>Florida Statute Section 163.370(2)(d)</p>
<b>Sub-Total Operating Expenses</b>	<b>33,291,000</b>		
<b>Remittance to the Children’s Trust</b>	1,575,000	<p>Resolution approving terms and execution of Interlocal agreement between Miami-Dade County, City of Miami Beach, Miami Beach Redevelopment Agency, and the Children’s Trust for purpose of establishing method of distribution of tax increment revenues derived from Children’s Trust one half mill ad valorem tax levy against real property located within jurisdiction of Miami Beach Redevelopment Agency.</p> <p>“While the City, the CRA and the County all wish to assist the Trust and to effectuate the will of the electorate, the provisions of the Agreement provide a mechanism by which the Trust first remits its statutorily required revenue payment to the CRA, and then the CRA, after having made its annual debt service payment to bond holders, will remit back only to the Trust (instead of a pro-rata distribution to the Trust, the City and the County), on the last day of its fiscal year, all of the Trust tax revenues that are not needed for debt service relating to the outstanding Bonds.”</p>	<p>Miami Dade County Resolution R-973-04</p> <p>Miami-Dade County Manager Memo dated July 27, 2004 p.2</p>
<b>TOTAL CRA EXPENSES</b>	<b>36,771,000</b>		



**CITY OF MIAMI BEACH CITY CENTER COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET  
FY 2012-13**

- (\*) Source – Agenda item consisting of Mayor’s Memorandum and CRA FY12-13 Budget Report
- (\*\*) Resolution No. R-317-93 - Interlocal Cooperation Agreement between Metropolitan Dade County and the City of Miami Beach, Miami Beach Community Redevelopment Agency (MBCRA) 1993 Plan, and Resolution R-973-04 - Interlocal agreement between Miami-Dade County, City of Miami Beach, Miami Beach Redevelopment Agency, and the Children’s Trust

Note: Per the 1993 CRA Plan Section 402. Duration of Projects: “The redevelopment activities contemplated by this plan are scheduled for completion thirty (30) years from the date of adoption of this Plan by the City Commission of the City of Miami Beach or such later date as permitted by applicable law.” Per the County Manager’s memorandum dated March 30, 1993: “The City has prepared a Redevelopment Plan which was adopted by the City Commission on February 12, 1993 (Resolution No.93-20721).” Therefore, this CRA is to sunset in 2023.