



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

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

**TO:** Honorable Chairwoman Rebeca Sosa  
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:** March 3, 2014

**SUBJECT: Review of Fiscal Year 2013-14 Budget for Community Redevelopment Agencies**

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Attached is OCA's review for the March 4, 2014 BCC agenda of Fiscal Year 2013-14 budgets for the following Community Redevelopment Agencies:

- Agenda Item 8(G)1 – South Miami
- Agenda Item 8(G)2 – Florida City

We reviewed applicable Florida State Statutes, Miami-Dade 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, Director, Clerk of the Board

**SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA)  
FY 2013-14  
BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
<b>Administrative Expenses</b>			
<p><b>Employee Salary and Fringe Benefit:</b></p> <p>Personnel costs are split 76% for administration and 24% for operations.</p> <p>For four (4) full-time employees: SMCRA Property Manager Coordinator/Receptionist; Community Outreach Coordinator, Administrative Secretary and Agency Director</p>	198,253	<p>The Interlocal Agreement (Interlocal) 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>The Florida Statute Section 163.387(6) states: "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>1999 Interlocal p.7 Article I.A.(14)</p> <p>Florida Statute Section 163.387(6)(a)</p>
<p><b>County Administrative Charge:</b></p> <p>1.5% fee based on the County's Tax Increment contribution.</p>	8,036	<p>"It was recommended in the FY 2003-04 Proposed Budget that the Board approve the establishment and implementation of an administrative reimbursement charge of 1.5 percent of the County's tax increment payments to be charged to all CRAs."</p>	<p>County Manager's Memorandum September 3, 2003 p.10</p>
<p><b>Total Administrative Expenses &amp; County Administrative Charge</b></p>	<b>206,289</b>	<p>The Interlocal states: "No more than ten percent (10%) 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 six percent (6%) of such funds contemplated to be spent under the Plan)."</p> <p>The Amended Interlocal states: " The City and Agency desire, and have requested the County to approve, an increase in the administrative cap from 10 to 20 percent of total administrative expenditures contemplated under the Agency Redevelopment Plan."</p>	<p>1999 Interlocal p.8 Article II.B.</p> <p>2004 Amended Interlocal p.4</p>

**SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA)**  
**FY 2013-14**  
**BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
		“Administrative expenditures total \$198,253, excluding the 1.5 percent County Administrative Charge (\$8,036) and represent 13 percent of total expenditures, which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement.”	Mayor’s Memorandum March 4, 2014 p.1
<b>Operating Expenses</b>			
<p><b>Employee Salary and Fringe Benefit:</b></p> <p>Personnel costs are split 76% for administration and 24% for operations.</p> <p>For two (2) full-time employees: Property Management (\$30,266) and Community Outreach (\$33,368)</p>	63,634	<p>The Interlocal 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>The Florida Statute Section 163.387(6) states: “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>1999 Interlocal p.7 Article I.A.(14)</p> <p>Florida Statute Section 163.387(6)(a)</p>
<p><b>Professional and Contractual Services:</b></p> <ul style="list-style-type: none"> <li>• \$2,500 Economic Development related initiatives</li> <li>• \$100,000 Pre-Construction expenditures including building demolition and relocation expenditures associated with the Madison Square affordable housing project</li> </ul>	102,500	<p><u>For Economic Development initiatives</u> - The Interlocal states: “Within the Redevelopment Area: The power to hold, improve, clear, or prepare for redevelopment any such property.”</p> <p><u>For Madison Square affordable housing project –</u> The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: The power to construct foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for and limited to, families and individuals of low or moderate income."</p>	<p>1999 Interlocal p.4 Article I.A.(5)(c)</p> <p>1999 Interlocal p.4 Article I.A.(3)(i)</p>

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**FY 2013-14**  
**BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
		<p>“The City, either directly or through the Agency, shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities (subject to the limitations contained herein), coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan.”</p> <p>The CRA Plan states: It is a priority of “the SMCRA to adopt an Affordable Housing Policy. Under Florida Statute Section 163.362(7), the SMCRA is required to adopt a policy statement assuring that there will be replacement housing provided for those persons displaced from their homes by Agency-initiated community redevelopment activities. “</p>	<p>1999 Interlocal p.9 Article III.B.</p> <p>1998 CRA Plan Section V pgs. 21/22</p>
<b>General Counsel Legal Services:</b>	50,000	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."	1999 Interlocal p.2 Article I.A.(1)
<b>Land &amp; Building Acquisition:</b>  Purchase of blighted properties in the SMCRA for intended redevelopment initiatives.	30,000	<p>The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: Acquisition of a slum area or a blighted area or portion thereof."</p> <p>The CRA Plan states: “The SMCRA shall actively pursue the purchase and/or redevelopment of vacant or abandoned properties in the redevelopment area as a priority.”</p>	<p>1999 Interlocal p.3 Article I.A.(3)(a)</p> <p>1998 CRA Plan Section VI p.24 (Goal 7)</p>
<b>Infrastructure Improvement:</b> <ul style="list-style-type: none"> <li>• \$10,000 Economic Development oriented parking lot feasibility</li> <li>• \$25,000 Roadway intersection improvements</li> <li>• \$3,000 Complimentary</li> </ul>	91,000	<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 Interlocal states: "The City, either directly or through the Agency, shall</p>	<p>1999 Interlocal p.3 Article I.A.(3)(c)</p> <p>1999 Interlocal p.9</p>

**SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA)**  
**FY 2013-14**  
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Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
<p>streetscape enhancement</p> <ul style="list-style-type: none"> <li>• \$50,000 Annual pool maintenance</li> <li>• \$3,000 Matching fund park improvement contribution</li> </ul>		<p>be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities (subject to the limitations contained herein), coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan."</p> <p><u>For parking lot -</u>  The CRA Plan states: "The SMCRA shall support and participate in the provision of an efficient parking system throughout the redevelopment area."</p> <p><u>For streetscape -</u>  The CRA Plan states: "The Agency shall design and install landscape and streetscape improvements."</p> <p><u>For matching fund park improvement -</u>  The CRA Plan states: "The SMCRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions."</p>	<p>Article III.B.</p> <p>1998 CRA Plan Section VI p. 25 (Goal 12)</p> <p>1998 CRA Plan Section VII p. 36 (B)</p> <p>1998 CRA Plan Section VI p.26 (Goal 20), and 2005 CRA Plan Section II p.23 (Goal 20)</p>
<p><b>Building Construction Improvements:</b></p> <p>Repair cost associated to SMCRA owned properties.</p>	<p>25,000</p>	<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 power to undertake and carry out community redevelopment and related activities within the Redevelopment Area which redevelopment may include: The power to carry out plans for a program of voluntary or</p>	<p>1999 Interlocal p.3 Article I.A.(3)(c)</p> <p>1999 Interlocal p.3 Article I.A.(3)(e)</p>

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		compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan."	
<p><b>Redevelopment Grants:</b></p> <ul style="list-style-type: none"> <li>• \$3,000 Business Development</li> <li>• \$8,000 Commercial Business Improvements</li> <li>• \$75,000 Affordable Housing Homeowner Assistance</li> <li>• \$22,000 Residential Rehabilitation</li> <li>• \$40,000 Senior Center Elderly Care Services</li> <li>• \$30,000 Plan Authorized Scholarship Programs</li> </ul>	178,000	<p><u>For Business Development, Commercial Business Improvement and Residential Rehabilitation</u> -  The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area which redevelopment may include: The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan."</p> <p><u>For Affordable Housing Assistance</u> -  The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: The power to construct foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for and limited to, families and individuals of low or moderate income."</p> <p>The CRA Plan states: It is a priority of "the SMCRA to adopt an Affordable Housing Policy."</p> <p><u>For Senior Center</u> -  The Interlocal states: "Within the Redevelopment Area: The power to enter into any contracts necessary to effectuate the purposes of the Act."</p> <p>Per the County Attorney's Office, "the senior center elderly services may be provided under, SMCRA Plan, Section VI, item 20."</p> <p>The CRA Plan states: "The SMCRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions."</p>	<p>1999 Interlocal p. 3 Article I.A.(3) (e)</p> <p>1999 Interlocal p.4 Article I.A.(3)(i)</p> <p>1998 CRA Plan Section V p. 21</p> <p>1999 Interlocal p. 5 Article I.A.(5)(f)</p> <p>County Attorney's email dated March 4, 2013.</p> <p>1998 CRA Plan Section VI p.26 (Goal 20), and</p>

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Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
		<p><u>For Scholarship Programs -</u>  The Interlocal states: "The City shall identify annually social service and educational projects which will complement Redevelopment Area programs, and shall provide funding annually for those projects through the City's General Fund."   The CRA Plan states:  "Scholarship Work/Study: Continue the Agency's program in this area by retaining 2 college students from the CRA area to work as part-time employees for the CRA or agencies doing work within the CRA in a position with government and help to contribute to outreach efforts, primarily during the summer months."   "As part of the Agency's effort to maintain redevelopment amenities and the cleanliness of the redevelopment area in general and to provide general administrative support, two part-time Agency positions shall be created as part of a scholarship program."</p>	<p>2005 CRA Plan Section II p.23 (Goal 20)   1999 Interlocal p. 12 Article V.D.   2005 CRA Plan Section V p.32 (6)   1998 CRA Plan Section VII p. 31 (F)</p>
<p><b>Debt Service Payments:</b>   For FY 2006-2007 long-term project bond acquired to purchase blighted redevelopment properties.</p>	<p>297,775</p>	<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 body or from any sources, public or private, for the purposes of the Act."   "The City, either directly or through the Agency, shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities (subject to the limitations contained herein), coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan."   The Florida Statute Section 163.387(6) state: "Moneys in the redevelopment trust fund may be expended from time to time for</p>	<p>1999 Interlocal p.6 Article I.A. (7)   1999 Interlocal p.9 Article III.B.   Florida Statute Section</p>

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		undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, 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."	163.387(6)(e)
<p><b>Marketing &amp; Special Events:</b></p> <ul style="list-style-type: none"> <li>• \$63,516 Annual special events coordination, annual SMCRA Area parades, groundbreaking and redevelopment are ceremonial events</li> <li>• \$22,000 Special event parade expenditures associated with the MLK-Black History Parade, Elves Parade and Safe Streets events</li> </ul>	85,516	<p>The Interlocal states:            "Within the Redevelopment Area: The power to enter into any contracts necessary to effectuate the purposes of the Act."</p> <p>The CRA Plan states:            "The SMCRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions."</p> <p>"The Agency shall also consider assisting in the funding of special events."</p>	<p>1999 Interlocal p. 5 Article I.A.(5)(f)</p> <p>1998 CRA Plan Section VI p.26 (Goal 20), and 2005 CRA Plan Section II p.23 (Goal 20)</p> <p>1998 Plan Section VII p. 31 (H)</p>
<p><b>Transfer Out to Others:</b></p> <ul style="list-style-type: none"> <li>• \$39,127 Annual grant writing services for SMCRA area related project initiatives</li> <li>• \$205,417 Three (3) community policing patrol officers including SMCRA sub-station management</li> <li>• \$84,239 One (1) community code enforcement officer for community outreach and compliance</li> <li>• \$33,173 Transfer for other required services such as: City issued field vehicle, printing,</li> </ul>	361,956	<p><u>For Grant Writing Services -</u>            The Interlocal states: "Within the Redevelopment Area: The power to enter into any contracts necessary to effectuate the purposes of the Act."</p> <p><u>For Police Patrol and Code Enforcement -</u>            The Florida Statute Section 163.387(6) (h) states: "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: (h) The development of community policing innovations."</p> <p>The Interlocal states: "Within its area of operations the power... to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to: (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,</p>	<p>1999 Interlocal p. 5 Article I.A.(5)(f)</p> <p>Florida Statute Section 163.387(6)(h)</p> <p>1999 Interlocal p.6 Article I.A.(8)(b)</p>



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planning and human resources		<p>rehabilitation, demolition, or removal of buildings and improvements."</p> <p>The CRA Plan states: "The SMCRA in cooperation with the City Police Department, Fire Department and Code Enforcement shall work to create a safe, quality environment for residents and businesses."</p> <p>The CRA Plan states: "Enhanced Public Safety/Code Enforcement: Continue employment of extra police officer and additional Code Enforcement officer for this area."</p> <p><u>Transfer for other required services</u> - The Florida Statute Section 163.387(6) (a) states: "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>1998 CRA Plan Section VI p. 26 (Goal 21)</p> <p>2005 CRA Plan Section V p. 31 (B) (5)</p> <p>Florida Statute Section 163.387(6)(a)</p>
<p><b>Other Operational Expense:</b></p> <ul style="list-style-type: none"> <li>• \$850 Advertising and Legal Notices</li> <li>• \$850 Travel and Conference</li> <li>• \$200 Employee Training</li> </ul>	52,800	<p><u>For Advertising</u> - The CRA Plan states: "The SMCRA shall assist in the funding for the creation of marketing collateral and television commercials aimed at increasing business volume in the area."</p> <p><u>For Legal Notices</u> - The Interlocal states: "The power to disseminate slum clearance and community redevelopment information."</p> <p><u>For Travel and Conference; Employee Training</u> - The Florida Statute Section 163.387(6) (a) states: "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>1998 CRA Plan Section VII p. 31 (H)</p> <p>1999 Interlocal p.3 I.A.(2)</p> <p>Florida Statute Section 163.387(6)(a)</p>

**SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA)  
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Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
<ul style="list-style-type: none"> <li>• \$6,000 Audits and Studies</li>   <li>• \$1,150 Printing, Publications and Memberships</li> <li>• \$2,500 Office Supplies and Equipment</li> <li>• \$1,250 Telephone and Communication Lines</li> </ul>		<p><u>For Audits</u> - 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, in compliance with 163.356, Florida Statutes, to be forwarded to the Board within thirty (30) days of completion."</p> <p><u>For Printing, Publications and Memberships; Office Supplies and Equipment; Telephone and Communication Lines</u> - The Florida Statute Section 163.387(6)(a) states: "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>1999 Interlocal p. 12 Article V.E.</p> <p>Florida Statute Section 163.387(6)(a)</p>
<ul style="list-style-type: none"> <li>• \$40,000 Property Taxes, Liability Insurance and Building Utilities (the \$40,000 is an allocation for these expenses under a single line item)</li> </ul>		<p><u>For Property Taxes –</u></p> <p>The Interlocal states: "The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act."</p> <p>The OCA was unable to find any specific reference to whether property tax is an allowable expense in the Interlocal or CRA Plan. OMB stated the following:</p> <p>"Furthermore, most of the time when CRA acquire property they do so with the intent to turn them into affordable housing units or demolish them and gather the lots for large redevelopment projects in their areas... as a result they must pay for those taxes..."</p>	<p>1999 Interlocal p. 7 Article I.A.(12)</p> <p>OMB's email dated February 27, 2014</p>
		<p><u>For Liability Insurance</u> - The Interlocal states: "Within the Redevelopment Area: The power to insure or provide for the insurance of any real or personal property or operations of the City against any risks or hazards,</p>	<p>1999 Interlocal p.5 Article I.A.(5)(e),</p>

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		including the power to pay premiums on any such insurance.”  For Building Utilities - The Florida Statute Section 163.387(6) (a) states: "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>Other Expenses:</b>  Board Member Discretionary Funds (\$1,000/member)	7,000	The CRA adopted Resolution No. CRA 17-00-32 creating the Commissioner’s discretionary fund. The Resolution of the SMCRA relating to the Commissioners’ special needs program, amending the “funding sources – maximum amount and limitations” section states: “Each SMCRA Commissioner shall control an allocation of \$1,000 for a total of \$7,000. The Advisory Board shall control an allocation of \$1,000. Therefore, the total funding for this program is \$8,000.”	SMCRA Resolution No. CRA 17-00-32 p.2
<b>Sub-Total Operating Expenses</b>	<b>1,345,181</b>		
<b>Reserve</b>  For unanticipated/unforeseen expenditures including potential storm related damage.	4,141	The Interlocal states: “The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act.”  OMB stated the following:  “As for the Reserve line item it is a budget preparation principle that the difference between revenues and expenditures be identified as reserve or contingency in order for the entity to have a balanced budget.”	1999 Interlocal p. 7 Article I.A.(12)  OMB’s email dated February 26 & 27, 2014
<b>TOTAL CRA EXPENSES</b>	<b>1,555,611</b>		

The South Miami Community Redevelopment Agency (SMCRA)

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

(\*\*) On June 16, 1998, the Board approved the establishment of the Agency when it adopted the Agency’s Community Redevelopment Plan (Plan) pursuant to Resolution R-99-100 and the funding of the Plan when it enacted Ordinance No. 98-80 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Agency was approved by the Board on September 9, 1999, and was later amended through Resolution R-327-04 and R-466-05.

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Sunset Note: The Interlocal Agreement was amended through Resolution R-466-05 p. 6 Section 2 which states: "The Board approves the plan amendment adopted by Agency and the City and extends the life of the Agency for a period of fifteen (15) years to June 1, 2020."

The Mayor's Memorandum, March 4, 2014 p.1 states: "The County will continue to make annual payments to the Agency, based on each respective year's growth of ad valorem revenues over the base year, through 2020, which is when the Agency will sunset."

**FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2013-14 BUDGET**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute	Source
<b>Administrative Expenses</b>			
<p><b>Employee Salary and Fringe Benefit:</b></p> <p>Personnel costs are split 60% for administration and 40% for operations.</p> <p>\$96,865 for an Executive Director salary and fringe benefits</p>	96,865	The Florida Statute Section 163.387(6) states: "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)
<p><b>Indirect Cost:</b></p> <p>CRA's share of City administrative and indirect costs.</p>	118,361	The Florida Statute Section 163.387(6) states: "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)
<p><b>Printing and Publishing:</b></p> <p>A new brochure will be published for the Public Infrastructure Program.</p>	500	The Florida Statute Section 163.387(6) states: "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)
<p><b>Advertising and Notices:</b></p> <p>Public notices for infrastructure and other projects.</p>	4,000	The 2008 CRA Plan Section VIII. Goals, Objectives and Policies E. Environmental and Aesthetic Enhancement states: "Promotion of a clean, green and attractive community environment."	The 2008 CRA Plan p. 41 Section VIII. Goals, Objectives and Policies E. Environmental and Aesthetic Enhancement
<p><b>Travel and Training:</b></p>	6,000	Per the County Attorney's Office, "travel and conference and employee	County Attorney's email dated March

**FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY (CRA)  
FY 2013-14 BUDGET**

<b>Expenditure Description(*)</b>	<b>Budget (\$)</b>	<b>Reference to the CRA Plan(s), Interlocal Cooperation Agreements (**), and/or Florida Statute</b>	<b>Source</b>
Educational and business events and out of town travel for conferences.		training are all allowable as part of operating expenses.”	4, 2013
<b>Auto Expense:</b>  City vehicle used by CRA Executive Director.	2,000	The Florida Statute Section 163.387(6) states: “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>Office Equipment and Furniture:</b>  Upgrade some office furniture.	2,500	The Florida Statute Section 163.387(6) states: “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>Other Administrative Expenses:</b>  Miscellaneous administrative expenses such as office supplies and equipment.	2,000	The Florida Statute Section 163.387(6) states: “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>County Administrative Charge:</b>  1.5% fee based on the County’s Tax Increment contribution.	9,714	“It was recommended in the FY 2003-04 Proposed Budget that the Board approve the establishment and implementation of an administrative reimbursement charge of 1.5 percent of the County’s tax increment payments to be charged to all CRAs.”	County Manager’s Memorandum September 3, 2003 p.10
<b>Total Administrative Expenses &amp; County Administrative Charge</b>	<b>241,940</b>	The Interlocal states: “The Board approves the terms of and authorizes the County Manager to execute the Second Amendment to the Interlocal Agreement in substantially the form attached to this resolution as Exhibit “C”. Subsection II.B. is amended to read as follows: 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	2003 Amended Interlocal p.7 Section 5, and p.28 Subsection II.B.

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		<p>which may not exceed six percent (6%) of such funds contemplated to be spent under the Plan)."</p> <p>"Administrative expenditures total \$232,226 and represent seven percent of the funds contemplated to be expended, excluding the 1.5 percent County Administrative Charge (\$9,714), which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement, as amended by R-1010-03 adopted by the Board on September 23, 2003."</p>	<p>Mayor's Memorandum March 4, 2014 p.2</p>
<b>Operating Expenses</b>			
<p><b>Employee Salary and Fringe Benefit:</b></p> <p>Personnel costs are split 60% for administration and 40% for operations.</p> <p>\$64,648 for an Executive Director salary and fringe benefits</p>	<p>64,648</p>	<p>The Florida Statute Section 163.387(6) states: "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>Florida Statute Section 163.387(6)(a)</p>
<p><b>Contractual Services:</b></p> <p>For architectural, engineering, and survey professionals for infrastructure and building projects; realtor services and appraisals for the acquisition of foreclosed and abandoned properties.</p>	<p>348,000</p>	<p>The Interlocal states: "The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to Chapter 163, Part III, Florida Statutes."</p>	<p>1996 Interlocal p.2 Article I.A.(1)</p>
<p><b>Membership and dues:</b></p> <p>For CRA memberships (e.g. Florida Redevelopment Association).</p>	<p>2,500</p>	<p>The Florida Statute Section 163.387(6) states: "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>Florida Statute Section 163.387(6)(a)</p>
<p><b>Legal Services/Court Costs:</b></p> <p>For City Attorney's review and/or</p>	<p>30,000</p>	<p>The Interlocal states: "The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to Chapter 163, Part III, Florida Statutes."</p>	<p>1996 Interlocal p.2 Article I.A.(1)</p>

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preparation of CRA document; legal expense to acquire property and to demolish unsafe buildings.			
<b>Property Maintenance:</b>  To pay the City Public Works Department for CRA-owned properties maintenance.	2,500	The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the CRA, which redevelopment may include: Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the CRA and the community redevelopment objectives in accordance with the Plan."	1996 Interlocal p.3 Article I.A.(3)(c)
<b>Property Acquisition and Demolition:</b>  Acquisition of dilapidated housing and vacant lots, demolition of dilapidated structures.	200,000	<p>The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the CRA, which redevelopment may include: Acquisition of a slum area or a blighted area or portion thereof."</p> <p>The Interlocal states: "The City shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities, coordination and implementation of design and construction of public improvements necessary to support the redevelopment of the CRA, and such other projects and activities as are contemplated by the Plan."</p>	1996 Interlocal p.3 Article I.A.(3)(a)  1996 Interlocal p.8 Article III.B.
<b>Infrastructure Improvement:</b> <ul style="list-style-type: none"> <li>• \$1,720,000 Neighborhood Streetscape Phase 3</li> <li>• \$125,000 Lucy Street Shops Infrastructure Relocation</li> <li>• \$34,728 Krome Avenue Pumping Station #2</li> <li>• \$70,000 Krome Avenue Pumping Station #7</li> </ul>	1,889,728	<p>The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the CRA, which redevelopment may include: Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the CRA and the community redevelopment objectives in accordance with the Plan."</p> <p><u>For Lucy Street Shops Infrastructure Relocation</u></p> <p>The CRA Plan Section VII. CRA Affordable Housing Policy Statement C. Relocation Policy states: "In the event the residents or businesses are displaced due to activities of the CRA, the CR Board shall be responsible for the administration and funding of relocation activities according to the procedures established by the CR Board." The Interlocal states: "The</p>	1996 Interlocal p.3 Article I.A.(3)(c)  2008 CRA Plan p.37 Section VII. CRA Affordable Housing Policy Statement C. Relocation Policy



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		power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the CRA and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government."	states  1996 Interlocal p.6 Article I.A.(17)
<b>Assistance to Non-Profits:</b>  Operating subsidy for the Florida Pioneer Museum Association to operate the Florida Pioneer Museum.	10,000	The CRA Plan Section IX. Redevelopment Projects C. Demonstration Projects states: "The CRA provides modest funding to the Museum each year to assist with operating expenses."	2008 CRA Plan p.49 Section IX. Redevelopment Projects C. Demonstration Projects
<b>Redevelopment/Improvement Grants:</b>  Grants to owners of commercial and/or industrial buildings and assistance to new and expanding businesses to relocate into unused commercial spaces.	150,000	The CRA Plan Section X. Programs A. Business Assistance 3. Small Business Capital states: "The City is already aware of a significant number of existing businesses and entrepreneurs that desire to pursue enterprises in the Florida CRA. These businesses will require capital resources in order to start-up and/or expand. These resources may not normally be available to small businesses through the traditional commercial lending institutions, and the CRA may therefore, act as a clearinghouse for potential clients needing business capital."	2008 CRA Plan p. 53 Section X. Programs A. Business Assistance 3. Small Business Capital
<b>Redevelopment Loans/Grants to Businesses:</b>  The CRA maintains an "opportunity fund" that would be used to incentivize potential large tax-generating or job creating proposals with the CRA Area.	40,000	The CRA Plan Section X. Programs A. Business Assistance 3. Small Business Capital states: "The City is already aware of a significant number of existing businesses and entrepreneurs that desire to pursue enterprises in the Florida CRA. These businesses will require capital resources in order to start-up and/or expand. These resources may not normally be available to small businesses through the traditional commercial lending institutions, and the CRA may therefore, act as a clearinghouse for potential clients needing business capital."	2008 CRA Plan p. 53 Section X. Programs A. Business Assistance 3. Small Business Capital
<b>Building Construction and Improvements:</b>  Improvement for the Florida Pioneer Museum.	10,000	The CRA Plan Section IX. Redevelopment Projects C. Demonstration Projects states: "One of the most underutilized assets in Florida City is the Pioneer Museum, a site recognized by the National Register of Historic Sites. The museum building requires a new roof as well as repairs and painting, both inside and out."	2008 CRA Plan p. 49 Section IX. Redevelopment Projects C. Demonstration

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			Projects
<p><b>Transfer Out to Others:</b></p> <p>Enhanced policy services within the CRA Area. Three (3) officers devote 100% of their time to the CRA Area.</p>	240,000	<p>The Florida Statute Section 163.387(6) (h) states: "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: (h) The development of community policing innovations."</p> <p>The Interlocal states: "The Board hereby delegates to the City Commission the power to implement community policing innovations within the Redevelopment Area in accordance with the Amended Plan, as it may be additionally supplemented and amended by this Board. The power to approve the development of community policing innovations continues to vest in the Board."</p>	<p>Florida Statute Section 163.387(6)(h)</p> <p>2003 Amended Interlocal p.7 Section 4.</p>
<p><b>Other Operational Expense:</b></p> <p>For various and sundry operating expenses such as: camera batteries, and other miscellaneous purchases.</p>	500	<p>The Florida Statute Section 163.387(6)(a) states: "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>Florida Statute Section 163.387(6)(a)</p>
<b>Sub-Total Operating Expenses</b>	<b>2,987,876</b>		
<p><b>Reserve/Contingency:</b></p> <p>To pay for cost overruns or enhancements for infrastructure projects or unanticipated CRA costs.</p>	19,617	<p>The CRA Plan Section VIII. H. Administration Objective 8 states: "Establishment of the administration and financial mechanisms to achieve the goals, objectives and policies of the Florida City CR Plan."</p> <p>OMB stated: "It must be noted, however, that the establishing a minimum contingency is a prudent budget concept which follows generally accepted accounting principles."</p>	<p>2008 CRA Plan p.42 Section VIII. H. Administration Objective 8</p> <p>OMB's email dated February 26, 2014</p>
<b>TOTAL CRA EXPENSES</b>	<b>3,249,433</b>		

The South Miami Community Redevelopment Agency (SMCRA).

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

**FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY (CRA)**  
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(\*\*) On June 6, 1995, the Board approved the establishment of the Agency when it adopted the Agency's Community Redevelopment Plan (Plan) pursuant to Resolution R-795-95 and the funding of the Plan when it enacted Ordinance No. 95-108 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Agency was approved by the Board on April 16, 1996. Subsequently, the Plan and the Interlocal Agreement were amended on July 8, 1997 to allow property acquisition (Ordinance No. 97-132) and on September 23, 2003 to allow Community Policing Programs (Resolution R-1010-03). On June 2, 2009 the Board approved an expansion to the Agency's boundaries, a revised Plan, and an amendment to the Interlocal Agreement granting the Agency the necessary power to implement the new Plan (Resolutions R-645-09 and R-683-09).

Sunset Note: The 2008 CRA Plan states: "The completion of the CRA's work and the subsequent end or "sunset" of the CRA will either be based on the end of its 30 year life cycle or the completion of all anticipated projects, the substantial advancement of goals, meeting the objectives of the described programs, and the repayment of any and all debt."

As indicated in the Mayor's memorandum dated March 4 2014 p.1: "The County will continue to make payments to the Agency, based on each year's growth of ad valorem revenues over the base year through 2025, which is when the agency will sunset."