



**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: October 3, 2014

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

Attached is OCA's review for the October 7, 2014 BCC agenda of Fiscal Year 2013-14 budgets for the following Community Redevelopment Agencies:

- Agenda Item 8(G)2 – Midtown Miami
- Agenda Item 8(G)3 – Omni
- Agenda Item 8(G)4 – North Miami

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

**MIDTOWN MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<p>Professional Services: Accounting and Auditing Services</p>	<p align="center">4,500</p>	<p>The Interlocal states: "The Board hereby delegates to the City Commission, acting either directly or through the Agency, the sole right and responsibility to exercise only the following delineated redevelopment powers: (1) The power to make and execute contracts and other instruments necessary, or convenient, to the exercise of its powers, pursuant to the Act."</p> <p>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."</p>	<p>2005 Interlocal HW p.21 Article I.A.(1)</p> <p>Florida Statute Section 163.387(8)</p>
<p>Agency Administrative Expense</p>	<p align="center">29,158</p>	<p>"The Redevelopment Plan has established its primary redevelopment goal, which is limited to payment of the debt service on Bonds issued by the Midtown Miami Community Development District, (the District) and any administrative costs incurred in the creation and functioning of the Agency."</p> <p>The Interlocal states: "The Board hereby delegates to the City Commission, acting either directly or through the Agency, the sole right and responsibility to exercise only the following delineated redevelopment powers: (6) The power to appropriate such funds and make such expenditures solely to fulfill the obligation to pay debt service on the Bonds pursuant to the interlocal agreement with the CDD, which is attached as Exhibit 1 of the Plan, including payments to a debt service reserve for such Bonds, if necessary, and to pay administrative expenses subject to the limitations provided in Section II.B. below."</p> <p>The Interlocal states: "No more than one percent (1%) of the annual budgeted expenditures of the Agency shall be used for administrative expenses allowable under Section 163.387(6)(a) and (b) Florida Statutes."</p> <p>The Second Amendment to the Interlocal Agreement states: "The Agency shall be annually compensated for all administrative services rendered by</p>	<p>County Manager's Memorandum Dated June 7, 2005 p. 2</p> <p>2005 Interlocal HW p.22 Article I.A.(6)</p> <p>2005 Interlocal HW p.22 Article II.B.</p> <p>Second Amendment to</p>

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Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
		the Agency, subject to the availability of revenue in the Redevelopment Trust fund. Such administrative expenses payable out of the Redevelopment Trust Fund shall be capped at an amount not to exceed one percent (1%) of the TIR (Tax Increment Revenue) Surplus.”	the Interlocal Agreement HW p.11 Section 2 (3.3.1)
Total Administrative Expense	33,658		
<p>Other Current Charges and Obligation:</p> <p>Transfer to the District to pay for annual debt service payment on the 2004A series bonds issued for the parking garage structure in the Midtown Miami development</p>	3,332,159	<p>“The Redevelopment Plan has established its primary redevelopment goal, which is limited to payment of the debt service on Bonds issued by the Midtown Miami Community Development District, (the District) and any administrative costs incurred in the creation and functioning of the Agency.”</p> <p>The Interlocal states: “The Board hereby delegates to the City Commission, acting either directly or through the Agency, the sole right and responsibility to exercise only the following delineated redevelopment powers: (6) The power to appropriate such funds and make such expenditures solely to fulfill the obligation to pay debt service on the Bonds pursuant to the interlocal agreement with the CDD, which is attached as Exhibit 1 of the Plan, including payments to a debt service reserve for such Bonds ...”.</p> <p>The Second Amendment to the Interlocal Agreement states: “The Agency shall pay Tax Increment Revenues actually received to the District from the Redevelopment Trust Fund annually in an amount, subject to the final valuation adjustment from the prior fiscal years, not to exceed the Annual Debt Service on the Bonds... and any Debt Service Shortfall... until the Bonds are no longer outstanding and any Debt Service Shortfall is paid in full.”</p>	<p>County Manager’s Memorandum Dated June 7, 2005 p.2</p> <p>2005 Interlocal HW p.22 Article I.A.(6)</p> <p>Second Amendment to the Interlocal Agreement HW p.10 Section 2 (3.3.1)</p>
TOTAL CRA EXPENSES	3,365,817		

(*) Source – Agenda item consisting of Mayor’s Memorandum and CRA FY13-14 Budget Report

(**) On March 1, 2005, the Board approved the establishment of the Agency when it declared the area to be slum and blighted pursuant to Resolution R-213-05. The Board approved the Agency’s Community Redevelopment Plan (Plan) upon adoption of Resolution R-626-05 and funded the Plan when it enacted Ordinance No. 05-108 establishing the Trust Fund. An Interlocal Agreement by and among Miami-Dade County, the City of Miami, the Midtown Community Development District and the Agency was approved by the Board on June 7, 2005. The Second Amendment to the Interlocal Agreement was

**MIDTOWN MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
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approved by the Board on July 17, 2008, removing the requirements of Certificates of Occupancy, which allowed the Agency to make payments to the District for debt service on the parking garage and public plaza that were completed.

The Office of Management and Budget stated: “The only CRAs that do not pay the 1.5% administrative fee are the City of Miami CRAs.”

Sunset Note: The Mayor’s Memorandum dated October 7, 2014 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 2037, which is when the Agency will sunset.”

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

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
Administrative Expenses			
<ul style="list-style-type: none"> • \$437,597 employees salary and fringe benefits • \$162,403 Other Admin. Exp. 	600,000	<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>The Mayor's memorandum states: "The Agency accounts for its administrative expenditures separately from its operating budget. Administrative expenditures total \$769,977, including \$437,597 in employee salaries and fringes. However, \$600,000 of administrative expenses are accounted for in the FY 2013-14 budget. The remaining amount of \$169,997 is covered by prior year funds."</p> <p>Per OMB, "the \$169,997 of prior year funds are from a separate account" (not CRA funds) so it is not part of the CRA budget.</p>	<p>Florida Statute Section 163.387(6)(a)</p> <p>Mayor's memorandum dated October 7, 2014 p.2</p>
Total Administrative Expenses	600,000	<p>First Amendment to Interlocal states: "Such administrative expenses payable out of the Fund shall be capped at an amount not to exceed twenty percent (20%) of the annual budget approved by the County."</p> <p>The Mayor's memorandum states: "Total Administrative expenditures represent less than three percent of total budgeted expenditures, which is within the 20 percent allowed in the Interlocal Agreement."</p>	<p>First Amendment to Interlocal Article III(A)</p> <p>Mayor's memorandum dated October 7, 2014 p.2</p>
Operating Expenses			
<p>Building and Construction</p> <ul style="list-style-type: none"> • \$464,700 Fire Station No.2 Redevelopment • \$2,945,352 Corridor Streetscape Project (14th) 	16,501,222	<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</p>	<p>Florida Statute Section 163.370(2)(d)</p>

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

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<p>Street)</p> <ul style="list-style-type: none"> • \$2,287,246 Bayshore Drive Project • \$333,491 North Bayshore Drive Improvements • \$7,179,479 Media and Entertainment Complex • \$733,351 Reimbursement to the City of Miami for Museum Park design • \$2,557,603 Museum Park Construction 		<p>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>Per Amended CRA Plan, Capital Improvement Costs and Priorities: “The projected capital improvement costs or the projects and strategies identified in the Plan Update.” They are by project category: Strategies for Public/Private Development, Regulatory Strategies, Improving the Public Realm, and Transportation and Infrastructure.</p> <p>Per Amended CRA Plan, Projects and Strategies: “CRA’s support of the Museum Park Project to include up to Museum Park should be \$73 million (which includes design, environmental remediation and construction), plus a \$2 million annual contribution to the park’s capital expenditure fund.”</p> <p>Per First Amendment to Interlocal: “... the County, the City and the CRA acknowledge their interest and the benefits of further extending the life and expanding the boundaries of the Omni district to, among other things, include infrastructure, the Port Tunnel and Museum Park projects.”</p> <p>Per First Amendment to Interlocal: “... the CRA may, expeditiously and without undue delay, utilize the funds other than those dedicated to the County for the purpose of paying debt service on the Performing Arts Center Bonds and/or Loans, in accordance with the COUNTY approved budget for those aspects of the PROJECT not related to the Performing Arts Center.”</p>	<p>2010 Amended CRA Plan p. 103 Capital Improvement Costs and Priorities</p> <p>2010 Amended CRA Plan p. 54 Projects and Strategies</p> <p>First Amendment to Interlocal</p> <p>First Amendment to Interlocal Article III(A)</p>

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FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<p>Grants and Aid:</p> <p>Includes grants to not-for-profits for construction and building recertification, arts and culture, environmental remediation, quality of life grants and Museum Park Baywalk matching funds</p> <ul style="list-style-type: none"> • \$825,000 CRA Police • \$512,822 Overtime Police Visibility Program • \$1,143,000 Matching Grant – Museum Park Baywalk • \$1,001,652 Environmental Remediation Bicentennial Park • \$175,000 Homeless Assistance • \$160,000 Tunnel Facility Fee • \$157,211 Matching Grant – Miami Woman’s Club Baywalk project • \$100,000 Trinity Church • \$100,000 Cab and Brown Fire Truck • \$53,252 Downtown Miami Partnership Wrap Around Program • \$50,320 Dog Run for Margaret Pace park • \$43,165 Art Basel 	<p align="center">4,321,422</p>	<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 for the following purposes, 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> <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>Per OMB, the Tunnel Facility Fee is not a grant, rather it is the OMNI CRA funding debt related to the Letter of Credit for the Port Tunnel.</p> <p>Per Amended CRA Plan, Projects and Strategies: "... the Omni CRA has agreed to contribute approximately \$88 million, to be paid in annual installments commencing upon the substantial completion of the Port Tunnel Project. The CRA’s support of the Port Tunnel Project shall include direct support, indirect support, in-kind support, or such activities as may be deemed by the CRA Board of Commissioners to advance this Project."</p> <p>Per First Amendment to Interlocal: "... the County, the City and the CRA acknowledge their interest and the benefits of further extending the life</p>	<p>Florida Statute Section 163.387(6)(h)</p> <p>Florida Statute Section 163.370(2)(o)</p> <p>Florida Statute Section 163.370(2)(l)</p> <p>2010 Amended CRA Plan p. 87 Projects and Strategies</p> <p>First Amendment to Interlocal</p>

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FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
		<p>and expanding the boundaries of the Omni district to, among other things, include infrastructure, the Port Tunnel and Museum Park projects.”</p> <p>Per First Amendment to Interlocal: “... the CRA may, expeditiously and without undue delay, utilize the funds other than those dedicated to the County for the purpose of paying debt service on the Performing Arts Center Bonds and/or Loans, in accordance with the COUNTY approved budget for those aspects of the PROJECT not related to the Performing Arts Center.”</p>	<p>First Amendment to Interlocal Article III(A)</p>
<p>Debt Service Payments:</p> <p>Contribution payment to the County to pay debt service for Adrienne Arsht Center for the Performing Arts</p>	<p>3,817,321</p>	<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: (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.”</p> <p>The Mayor’s memorandum states: “This amount is set at 35 percent of total TIF revenues generated pursuant to an interlocal agreement between the County, City, Southeast Overtown/Park West CRA, and the Agency.”</p> <p>First Amendment to Interlocal states: "In furtherance of such expeditious utilization of funds for the County’s payment of debt service on the Performing Arts Center Bonds and/or Loans, the CRA shall remit to the County ... (b) commencing March 31, 2013 and every March 31 thereafter until March 31, 2027, an amount equal to the greater of \$1.43 million or thirty-five percent (35%) of the Increment Revenue from the Omni Community Redevelopment Area ...”.</p>	<p>Florida Statute Section 163.387(6)(e)</p> <p>Mayor’s memorandum dated October 7, 2014 p.2</p> <p>First Amendment to Interlocal Article III(A)</p>

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FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<p>Port Tunnel Loan Payment</p>	<p>4,262,285</p>	<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: (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness."</p> <p>Per Amended CRA Plan, Projects and Strategies: "... the Omni CRA has agreed to contribute approximately \$88 million, to be paid in annual installments commencing upon the substantial completion of the Port Tunnel Project. The CRA's support of the Port Tunnel Project shall include direct support, indirect support, in-kind support, or such activities as may be deemed by the CRA Board of Commissioners to advance this Project."</p> <p>Per First Amendment to Interlocal: "... the County, the City and the CRA acknowledge their interest and the benefits of further extending the life and expanding the boundaries of the Omni district to, among other things, include infrastructure, the Port Tunnel and Museum Park projects; ...".</p> <p>Per First Amendment to Interlocal: "... the CRA may, expeditiously and without undue delay, utilize the funds other than those dedicated to the County for the purpose of paying debt service on the Performing Arts Center Bonds and/or Loans, in accordance with the COUNTY approved budget for those aspects of the PROJECT not related to the Performing Arts Center."</p>	<p>Florida Statute Section 163.387(6)(e)</p> <p>2010 Amended CRA Plan p. 87 Projects and Strategies</p> <p>First Amendment to Interlocal</p> <p>First Amendment to Interlocal Article III(A)</p>
<p>Contractual Services</p> <ul style="list-style-type: none"> • \$70,787 Legal Services • \$15,000 Audit Services • \$33,393 Lobbying • \$6,256 Financial Services • \$22,900 Street Lighting 	<p>195,042</p>	<p>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."</p> <p>Per Ordinance 87-47: Section 6. "Review of financial records; right of audit. The financial records for the Redevelopment Trust Fund shall be</p>	<p>Florida Statute Section 163.387(8)</p> <p>Ordinance 87-47 Section 6</p>

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FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to CRA Plan, Interlocal Cooperation Agreement, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
<ul style="list-style-type: none"> • \$6,706 Landscape Maint. • \$40,000 Professional Services 		available for County inspection and the County reserves the right of audit.” 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.”	Florida Statute Section 163.370(2)(l)
Sub-Total Operating Expenses	29,097,292		
Reserve	100,000	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: (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.”	Florida Statute Section 163.370(2)(l)
TOTAL CRA EXPENSES	29,797,292		

(*) Source – Agenda item consisting of Mayor’s Memorandum and CRA FY13-14 Budget Report

(**) On July 7, 1987, the Board approved the establishment of the Agency when it declared the Area to be slum and blighted pursuant to Resolution R-825-87. The Board approved the Agency’s Community Redevelopment Plan (Plan) and funded the Plan when it enacted Ordinance No. 87-47 to establish the Trust Fund. An Interlocal Agreement among Miami-Dade County, the City of Miami (City), and the Agency was approved by the Board on June 24, 1996, requiring the Agency to submit an annual budget for County approval. On January 21, 2010, the Board approved amendments to the Agency’s Finding of Necessity and Plan to expand the area and extend the life of the Agency until March 31, 2030.

Note:

- Per the First Amendment to Interlocal Article III. Section D. “The County agrees to waive the 1.5% administrative fee chargeable to the Omni District.”
- Per the Mayor’s memorandum dated October 7, 2014: “Of the \$29,797,292 budget, \$18,890,662 or approximately 63 percent is from carryover funding.”

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
Administrative Expenses			
Employee Salary and Fringe Benefit: Salaries and Fringe Benefits for two (2) employees: CRA Coordinator and CRA Finance Manager.	109,960	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." 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."	Interlocal p.5 I.A.(14) Florida Statute Section 163.387(6)(a)
Professional Services: <ul style="list-style-type: none"> • \$12,500 Accounting • \$20,000 Legal Services • \$5,000 Financial Advisory • \$12,000 IT Support Services • \$12,000 Community Outreach 	61,500	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."	Interlocal p.2 I.A.(1)
Insurance	6,000	The Interlocal states: "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, including the power to pay premiums on any such insurance."	Interlocal p.4 I.A.(5)(e)
Leases and Rentals	27,500	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."	Interlocal p.2 I.A.(1)
Sponsorships and Contributions: In support of events that are	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	Florida Statute Section 163.387(6)(a)

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
consistent with the mission and purpose of the CRA		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."	
Marketing, Promotion, Advertising: <ul style="list-style-type: none"> • \$5,000 Promotion of the CRA and community outreach through newsletters, radio and television productions, special events, promotional materials, etc. • \$9,000 Advertising, Printing, Publishing, Notices 	14,000	<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>The CRA Plan states: "To approve a plan and program, that provides a mechanism for owners to participate in the economic opportunities created by the Redevelopment Plan. Such mechanisms might include: Developing a "Block Marketing" co-op program for owners to share in a portion of the potential land appreciation."</p>	<p>Florida Statute Section 163.387(6)(a)</p> <p>2008 CRA Plan p. 7 Goal No.7 Resident and Business Participation, Objective 4</p>
Repairs, Maintenance, Supplies	6,000	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)
Local and out-of-town Travel: <ul style="list-style-type: none"> • \$17,500 Conferences, workshops, and meetings involving CRA staff, and members of the CRA Board and CRA Advisory Committee • \$4,850 Registration Fee and 	22,350	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)

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
Associated Travel Expenses			
Total Administrative Expenses	249,310	“Administrative expenditures total \$249,310 and represent 14 percent of total expenditures, excluding the 1.5 percent County Administrative charge (\$1,920), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.”	Mayor’s Memorandum October 7, 2014 p.2
County Administrative Charge: 1.5% fee based on the County’s Tax Increment contribution.	1,920	The Interlocal states: “The County shall charge, and the Agency shall pay, to the County an annual administrative fee ("County Administrative Fee"). The fee shall be based on a percentage of the County’s TIF payment to the agency and shall be determined annually by the County.” “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.”	Interlocal p.6 II.B. County Manager’s Memorandum September 3, 2003 p.10
Total Administrative Expenses & County Administrative Charge	251,230	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. No more than six percent (6%) of the funds contemplated to be spent under the Plan shall be allocated to indirect and overhead expenses as those terms generally understood."	Interlocal p. 6 Article II.B.
Operating Expenses			
Employee Salary and Fringe Benefit: Salaries and Fringe Benefits for two (2) employees: CRA Coordinator and CRA Finance Manager. <i>(This is the share of total salaries and fringes that is attributable to actual projects and not to administrative overhead)</i>	109,960	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." The Florida Statute Section 163.387(6) states: “Moneys in the redevelopment trust fund may be expended from time to time for	Interlocal p.5 I.A.(14) Florida Statute Section 163.387(6)(a)

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FY 2013-14**

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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: (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.”	
Professional and Contractual Services: <ul style="list-style-type: none"> • \$25,000 Legal Services • \$35,000 Consultant 	60,000	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.”	Interlocal p.2 I.A.(1)
Economic Development Assistance and Incentive Fund: <ul style="list-style-type: none"> • \$323,367 for the Business Assistance Program to provide support to up to seventeen businesses • \$35,000 Economic Development and Business Assistance Services – this service was previously provided by the Economic Development Manager. • \$130,147 in encumbered carry forward funds of prior year commercial grants to be expended in FY2013-14 	488,514	<p>The Interlocal states: "The City's responsibilities with respect to implementation of the plan (acting either directly or through the Agency), shall include..., coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and any such other projects and activities as are contemplated by the Plan.”</p> <p>The CRA Plan states: “To approve a program and funding that provides loans or grants to eligible businesses qualifying for priority treatment where the Agency believes it is in the best interest of implementing the Plan.”</p>	<p>Interlocal p.6 III.B.</p> <p>2008 CRA Plan p. 7 Goal No.7 Resident and Business Participation, Objective 6</p>
Homebuyers Subsidies: Will be used to subsidize up to \$20,000 for a minimum of five home purchases for residents within the CRA	100,000	The Interlocal states: "The City's responsibilities with respect to implementation of the plan (acting either directly or through the Agency), shall include..., coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and any such other projects	Interlocal p.6 III.B.

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
FY 2013-14**

Expenditure Description(*)	Budget (\$)	Reference to the CRA Plan(s), Interlocal Cooperation Agreements, Miami-Dade County Resolutions and/or Florida Statute (**)	Source
district		<p>and activities as are contemplated by the Plan.”</p> <p>The CRA Plan states: “Eliminate the deficiency of low and moderate income housing in the City, create rental housing programs, promote home ownership, correct deteriorating residential structures and provide, to the greatest extent possible, adequately sized housing that meet the residents’ needs and improves their quality of life.”</p>	2008 CRA Plan p. 8 Goal No.8 Safe, Sanitary, Affordable, and Adequate Housing
Downtown Master Plan Study	35,000	The Interlocal states: "The City's responsibilities with respect to implementation of the plan (acting either directly or through the Agency), shall include..., coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and any such other projects and activities as are contemplated by the Plan.”	Interlocal p.6 III.B.
<p>Capital Improvements:</p> <p>Strategic Property Acquisition in the Downtown Area</p>	715,000	<p>The Interlocal states: "The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include: (f) The power to acquire real property in the Redevelopment Area which, under the Plan, is to be repaired or rehabilitated for the dwelling use or related facilities, repair or rehabilitation of tile structures for the guidance purposes, and resale of the property.”</p> <p>The CRA Plan states: “The Agency shall acquire real property, commercial or residential, by purchase, condemnation, gift, exchange or other lawful means in accordance with, Florida Statutes to implement this Community Redevelopment Plan. Acquisition shall be provided in Part III, Chapter 163, Florida Statutes, based on Fair Market Value as determined by appraisals, performed at the time of Notice of Acquisition and Relocation. All Eminent domain acquisitions will be required to be reviewed and approved by Miami-Dade County.”</p>	<p>Interlocal p.2 I.A.(3)(f)</p> <p>2008 CRA Plan p.55 Section 3.2.11 Property Acquisition</p>
Total Operating Expense	1,508,474		
TOTAL CRA EXPENSES	1,759,704		

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) BUDGET
FY 2013-14**

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

(**) On July 13, 2004, the Board adopted Resolution R-837-04, which approved the Finding of Necessity and established the Agency. On June 7, 2005, the Board adopted Resolution R-610-05 approving the Redevelopment Plan (Plan) and Interlocal Agreement. The Board approved the funding of the Plan when it enacted Ordinance No. 05-109 on June 7, 2005, which created the Agency's Trust Fund. The Interlocal Agreement among the County, City and Agency requires, among other things, that the Agency refund the County's TIF payment for the redevelopment area west of Biscayne Boulevard and that the Agency to submit for County approval an annual budget for the implementation of the Plan prior to expending any funds.

Sunset Note: The Mayor's Memorandum, October 7, 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 2016, when the Agency will sunset."

The Mayor's Memorandum, October 7, 2014 p.1 states: "There is a supplemental item on this same agenda that includes a letter from the City of North Miami stating the amendment at the Finance Committee meeting was done in error."