



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Housing, Social Services & Economic Development
(HSSD) Committee Meeting

December 9, 2019
9:30 A.M.
Commission Chambers

Yinka Majekodunmi, CPA
Commission Auditor
Office of the Commission Auditor (OCA)
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Miami, FL 33128
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HSSD Meeting: December 11, 2019
Research Notes

Item No. 3A
File No. 192799

Researcher: IL Reviewer: TD

RESOLUTION APPROVING AWARD OF CONTRACT NO. RFP-01211 TO FEICK SECURITY CORPORATION FOR DELIVERY OF SECURITY GUARD SERVICES FOR THE INTERNAL SERVICES DEPARTMENT ON BEHALF OF THE PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT WITH AN ESTIMATED FISCAL IMPACT TO THE COUNTY IN AN AMOUNT OF UP TO \$10,665,663.00 FOR THE INITIAL FOUR-YEAR TERM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME AND EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING ANY CANCELLATION, RENEWAL AND EXTENSION PROVISIONS, PURSUANT TO SECTION 2-8.1 OF THE COUNTY CODE AND IMPLEMENTING ORDER 3-38

ISSUE/REQUESTED ACTION

Whether the Board should approve an award of Contract No. RFP-01211 to Feick Security Corporation in the amount of \$10,665,663 for an initial term of four-years, with an additional one, four-year option to renew in the amount of \$10,665,663 for security guard services for the Internal Services Department (ISD).

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Internal Services Department



There is no procedural history for this item.

ANALYSIS

The purpose of this item is to approve a Contract Award to Feick Security Corporation in an amount of \$10,665,663 for an initial four-year term (April 1, 2020 – April 1, 2024) with an additional one, four-year option to renew in the amount of \$10,665,663 for security guard services rendered at facilities operated by the Public Housing and Community Development department (PHCD). The security guard services were procured under *Contract No. RFP-01211*.

A current contract awarded under Resolution No. R-751-17 for *Contract No. RFP - 00281* for security guard services valued at \$8,987,800, scheduled to expire on March 31, 2020. The fiscal impact for this contract is \$21,331,326 inclusive of the option to renew. The proposed contract costs \$329,518 less annually than the current contract. However, the proposed contract will cost \$12,343,526 more but will also be for five additional years (eight-year term) than the current contract (three-years).

Below is a comparison table between the current contract and the proposed contract delineating and comparing the total price and the annual allocation rate of expense. Note that the current contract was for a three-year period and the proposed agreement is for an eight-year period. Comparing both contracts, the total cost is clearly higher for the contract with the longer term, however, when broken down by annual allocation a savings of \$329,518 dollars is observed on the variance.

RFP-00281 (Three Year Term) Current	RFP-01211 (Eight Year Term) Proposed	Variance
\$8,987,800	\$21,331,326	\$12,343,526 
\$2,995,933 (Annual)	\$2,666,415	\$ 329,518 

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ISD opened the bid solicitation on July 23, 2019, seven vendors responded. The incumbent, Security Alliance, was amongst the seven firms that responded. ISD contacted over 5,006 vendors, of which 110 viewed the solicitation. The highest-ranked firm was Feick Security Corporation.

PHCD oversees a total of 113 housing developments consisting of 9,506 units. This replacement contract provides security services for 11 PHCD housing developments Countywide. Furthermore, PHCD recently increased the number of patrol guards, security guards at various developments and the number of armed security guards to curb criminal activity and ensure the health and welfare of County personnel, property, and the public.

The table below summarizes OCA's due diligence review of the awarded vendor under the emergency purchase.

Awarded Firms	Sunbiz	Tax Collector	Florida DBPR	Westlaw
Feick Security Corporation	Florida for Profit Corporation Principal Address 8869 SW 131 Street, 2 nd Floor, Miami, FL Date Filed: March 27, 2003	Business address: 8865 SW 131 ST, Miami, FL Status: Paid/Current	Nothing Found	No relevant cases found.

OCA reviewed the solicitation timeline of this replacement contract. Pursuant to Resolution No. R-718-17, the administration is directed to commence planning for re-procurement no later than 18 months PRIOR to the expiration of the current contract. The solicitation opened 8 months prior to the expiration. OCA cannot verify if any planning began prior to that date.

As of December 3, 2019, the Blanket Purchase Order (BPO) in BTS for the current Contract (RFP-00281) shows an allocated amount of \$8,987,800. Of the allocated amount, a total of \$6,280,599 has been released, leaving a balance of \$2,707,200. OCA verified that Feick Security Corporation is a registered vendor with the County in BTS.

A December 3, 2019 search on the Business Management Workforce System for the Contract's Commodity Code – 99067 (Patrol Services), yielded 26 local small business enterprise firms. Feick Security Corporation was not one of the listed SBE firms.

A need for security services is warranted based on the level of crime that has affected some of the County's, public housing communities. As a result, some of the public housing complexes have had to shut down as reported by the Miami Herald on September 18, 2019 and PHCD.(See additional information below)

ADDITIONAL INFORMATION

Miami-Dade County closed a second public housing complex (Annie Coleman 14) due to criminal activity consisting of shootings in 2018 and suspected gun activity. Note that the first housing complex was closed due to a matter of habitability.

<https://www.miamiherald.com/news/local/community/miami-dade/article235560637.html>

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APPLICABLE LEGISLATION/POLICY

Section 2-8.1 of the County Code (Contracts and Purchases Generally) applies to all contracts for public improvements and purchases of all supplies, materials and services other than professional services and (1) requires formal sealed bids for purchases over \$250,000; (2) describes the circumstances under which non-competitive purchases may be approved; (3) establishes requirements for legacy purchases, designated purchases, and single vehicle leases; and (4) provides that procurement procedures shall be established by I.O. and approved by the Board.

https://library.municode.com/fl/miami-dade-county/codes/code_of_ordinances?nodeId=PTIIICOR_CH2AD_ARTIINGE_S2-8.1COPUGE

Resolution No. R-187-12, adopted February 21, 2012, directed the County Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://www.miamidade.gov/govaction/matter.asp?matter=120287&file=true&fileAnalysis=false&yearFolder=Y2012>

Resolution No. R-718-17, adopted July 6, 2017. Directs the Mayor to commence planning for re-procurement no later than 18 months PRIOR to the expiration of contracts and Lists of Prequalified Vendors for the purchase of goods and/or services; and directs the Mayor or their designee, on a quarterly basis to identify in writing to the Office of Commission Auditor those contracts and prequalified vendor lists that are set to expire no later than 18 months prior to expiration.

<http://intra/gia/matter.asp?matter=171632&file=true&yearFolder=Y2017>

Implementing Order 3-38 sets forth the County's policies and procedures for the procurement of goods and services. The I.O. references the obligations and responsibilities of the Internal Services Department; the authority to award; and the requirements for access contracts, emergency purchases, bid waivers, confirmation purchases and sole sources.

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Item No. 3B
File No. 192830

Researcher: VW Reviewer: PGE

RESOLUTION APPROVING THE AMENDED BUDGET FOR FISCAL YEAR 2018-19 AND BUDGET FOR FISCAL YEAR 2019-20 FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AND NORTH MIAMI COMMUNITY REDEVELOPMENT AREA TOTALING \$11,976,701.00 AND \$11,946,084.00, RESPECTIVELY.

ISSUE/REQUESTED ACTION

Whether the Board should approve the Fiscal Year 2018-19 amended budget (totaling \$11,976,701) and the Fiscal Year 2019-20 budget (totaling \$11,946,084) for the North Miami Community Redevelopment Agency and the North Miami Community Redevelopment Area.

PROCEDURAL HISTORY

Prime Sponsor: Housing, Social Services & Economic Development Committee
Department/Requester: Office of Management and Budget

ANALYSIS

The purpose of this item is to approve the amended budget for Fiscal Year 2018-19 and the budget for 2019-20 for the North Miami Community Redevelopment Agency (CRA) and the North Miami Community Redevelopment Area (Area), totaling \$11,976,701 and \$11,946,084, respectively. The Interlocal Agreement between the CRA and the County requires that the Agency's annual budget be approved by the Board of County Commissioners prior to the Agency expending any funds. The previous unamended budget for Fiscal Year 2018-19 was approved at the amount of \$8,238,894. Amendments to the Fiscal Year 2018-19, totaling \$3,737,807, would increase the Fiscal Year 2018-19 budget to \$11,976,701. The CRA's amended Fiscal Year 2018-19 budget and Fiscal Year 2019-20 budget were approved by the City of North Miami and the CRA on September 10, 2019 and September 17, 2019, respectively.

The North Miami Community Redevelopment Agency is an urban initiative established on July 13, 2004 to stimulate and guide the redevelopment of the North Miami area, creating better neighborhoods and an improved environment for its residents. The CRA is a neighborhood development agency in Commission Districts 2, represented by Commissioner Jean Monestime and District 4, represented by Commissioner Sally A. Heyman, comprising 3,250 acres, approximately 60% of the City of North Miami. The specific goals of the CRA continue to be the increase of property values within the area, the provision of enhanced safety to the area's residents in the form of community policing, and the identification of opportunities to improve the physical quality of life for the businesses and residents of the area in accordance with the Community Redevelopment Plan.

The CRA adopted the FY 2018-19 amended budget of \$11,976,701 on September 10, 2019, basing numbers on projections of TIF revenues and cash balances at the end of FY 2018-19, including \$5,450,726 in carryover funds and \$50,000 in projected interest earnings, in addition to the TIF revenue. The table below displays individual revenue items constituting the amended budget for 2018-19 and the budget for 2019-20.

Tax Increment Revenue Payments		
	Amended (FY 18-19)	(FY 19-20)
TIF City Contribution	\$3,928,836	\$5,273,807
TIF County Contribution	\$2,545,885	\$3,332,339

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County Refund	\$0	\$0
Carryover	\$5,450,726	\$3,289,938
Projected Interest on	\$50,000	\$50,000
Misc. Revenue	\$1,254	0
Total Revenue	\$11,976,701	\$11,946,084

The table below displays individual expenditure items constituting the amended budget for 2018-19 and the budget for 2019-20.

North Miami CRA Expenditures		
	Amended (FY 18-19)	(FY 19-20)
Total Administrative Expenses	\$324,627	\$456,128
Total Operating Expenses	\$1,491,063	\$1,685,000
Total Refund to Taxing Authorities	\$2,500,191	\$3,196,490
Capital Improvement	\$7,660,820	\$6,608,466
Total Budget	\$11,976,701	\$11,946,084

The CRA adopted the FY 2019-20 budget of \$11,946,084 on September 10, 2019 basing numbers on projections of TIF revenues and cash balances at the end of FY 2018-19, including \$3,289,938 in carryover funds and \$50,000 in projected interest earnings, in addition to the TIF revenue (i.e., TIF city contribution totaling \$5,273,807 and TIF county contribution totaling \$3,332,339). Summary information regarding the CRA's 2019-20 budget line items is provided in the table below.

FY 2019-20 Budget Operating Expenditures		
Capital and Infrastructure Improvements	Downtown public/private partnership to construct a mixed-use project in downtown	\$924,448
	Griffin Center and West Dixie Green Trail design and construction	\$735,564
	Green Trail design and construction Street	\$250,000
	NW 7th Avenue Streetscape	\$200,000
	MOCA courtyard improvements	\$200,000

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		including building and plaza design	
		Capital maintenance	\$2,000
	Affordable Housing Grant Programs		\$2,500,000
	Business Attraction and Expansion, Commercial Rehabilitation and Beautification Grants		\$1,500,000
	Operating Expenses	Operating personnel costs for the Agency	\$450,000
		Clean Team Ambassadors	\$440,000
		Professional Services	\$280,000
		Other operating expenses	\$245,000
		Public Safety Officers & Equipment	\$170,000
		Legal services	\$100,000
	Refund to the County for the area west of Biscayne Boulevard		\$2,529,344
	Refund to the City for the area east of Biscayne Boulevard.		\$667,146
	Arts in Public Places		\$100,000
	Film Incentives		\$100,000
	Public Safety Equipment		\$96,454
	Total		\$11,489,956

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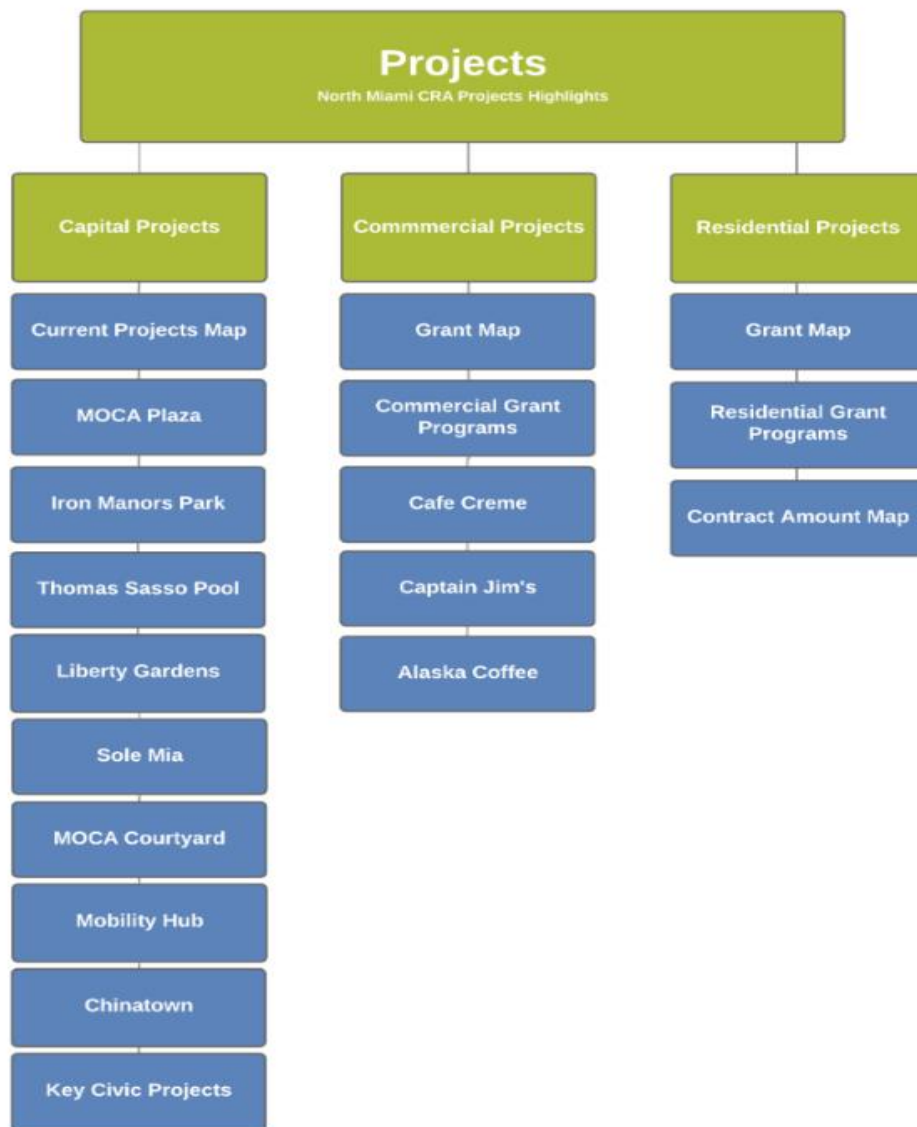
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The following are projects and/or accomplishments of the CRA completed during FY 2018-19:

- Moca Plaza renovation;
- Attended International Council of Shopping Centers (ICSC) seminars and conventions for business networking and attraction of new businesses to the Downtown area; and
- Sponsored the Mayor's Quarterly Business Luncheons bringing over 500 businesses and interested parties to the North Miami CRA area.

A snapshot of the various projects undertaken by the North Miami CRA since its inception is captured in the graphic below.

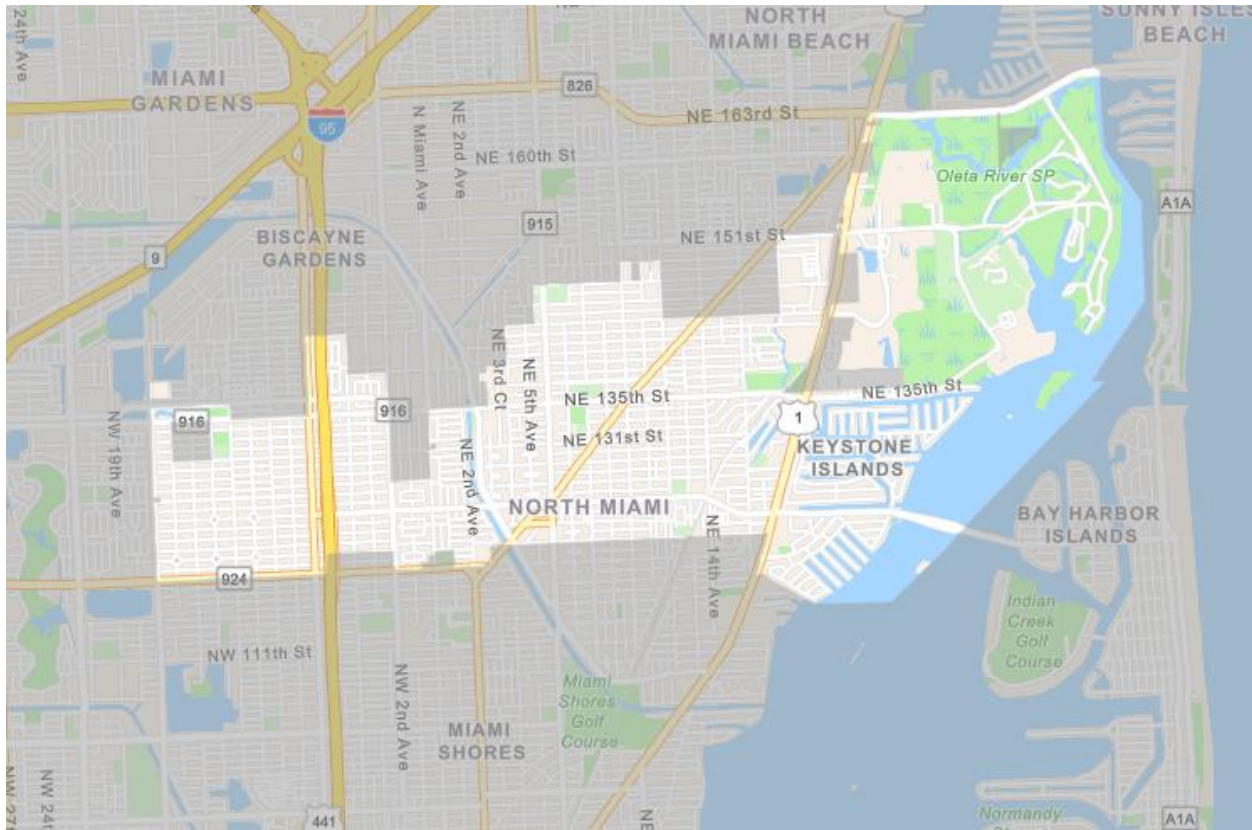


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A map of the CRA's geographic boundaries is depicted below:



ADDITIONAL INFORMATION

The North Miami Community Redevelopment Agency is charged with the responsibility of eliminating conditions of blight that exist within the City and helping to improve the quality of life by revitalizing the City's physical, economic, educational and social resources. The designated CRA comprises 3,250 acres, approximately 60% of the City.

<https://www.northmiamicra.org/>

APPLICABLE LEGISLATION/POLICY

Chapter 163, Part III, Florida Statutes (The Community Redevelopment Act) governs community redevelopment programs. The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas, within which community redevelopment projects and activities may be undertaken to eliminate and prevent the development and spread of slum and blighted areas through the use of creative financing mechanisms.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/0163PARTIIIContentsIndex.html

Section 163.356, Florida Statutes governs the creation of community redevelopment agencies.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=

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Researcher: VW Reviewer: PGE

[Display Statute&Search String=163.356&URL=0100-0199/0163/Sections/0163.356.html](#)

Section 163.387, Florida Statutes governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

<http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&Appmode=Display Statute&Search String=163.387&URL=0100-0199/0163/Sections/0163.387.html>

Resolution No. R-847-04, adopted on July 13, 2004, declares certain geographic area of Miami-Dade County, Florida known as North Miami to be a slum or blighted area and creates the North Miami Community Redevelopment Agency.

<http://intra/gia/matter.asp?matter=042309&file=false&yearFolder=Y2004>

Resolution No. R-610-05, adopted June 7, 2005, approves the North Miami Community Redevelopment Agency's Redevelopment Plan for the redevelopment of the Redevelopment Area and approved the Interlocal Cooperation Agreement between Miami-Dade County and the City of North Miami, dated and executed on September 1, 2005; (Item not found in Legistar).

Ordinance No. 05-109, adopted June 7, 2005, establishes the North Miami CRA redevelopment Trust Fund.

<http://intra/gia/matter.asp?matter=051261&file=true&yearFolder=Y2005>

Resolution No. R-1132-16, adopted December 6, 2016, approving an Amendment to the North Miami Community Redevelopment Plan and Second Amendment to the Interlocal Agreement and extending the life of the Agency until 2044.

<http://intra/gia/matter.asp?matter=162732&file=true&yearFolder=Y2016>

Resolution No. R-140-19, adopted on February 5, 2019, approves the amended budget for fiscal year 2017-18 and budget for fiscal year 2018-19 for the North Miami Community Redevelopment Agency and North Miami Community Redevelopment Area totaling \$9,141,051 and \$8,238,894 respectively.

<http://intra/gia/matter.asp?matter=182963&file=true&yearFolder=Y2018>

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**Item No. 3C
File No. 192838**

Researcher: JFP Reviewer: TD

RESOLUTION APPROVING FISCAL YEAR 2019-2020 MIAMI BEACH REDEVELOPMENT AGENCY BUDGET TOTALING \$69,701,000.00 FOR THE MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA

ISSUE/REQUESTED ACTION

Whether the Board should approve the Fiscal Year 2019-20 budget (totaling \$69,701,000) for the Miami Beach Redevelopment Agency serving the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area.

PROCEDURAL HISTORY

**Prime Sponsor: Commissioner Eileen Higgins, District 5
Department/Requester: Office of Management and Budget**

This item has no procedural history.

ANALYSIS

The purpose of this item is to approve the budget for Fiscal Year 2019-20 for the Miami Beach Redevelopment Agency (Agency) and the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area (Area), totaling \$69,701,000. The Interlocal Agreement between the Agency and the County requires that the Agency's annual budget be approved by the Board of County Commissioners prior to the Agency expending any funds. The previous year's budget was approved at the amount of \$85,795,000. The major difference between the two annual budgets is the \$20 million transfer to the Agency's Capital Fund in FY 2018-19 for the Lincoln Road, Lenox to Collins with Side Streets project entailing the refurbishment of the pedestrian mall, funding for which is absent from the present 2019-20 budget.

The Agency was established in 1993 to promote hotel development and foster civic, cultural and entertainment uses throughout the urban core near the Miami Beach Convention Center. The 332-acre Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area, located in Commission District 5 represented by Commissioner Eileen Higgins, has seen its taxable values increase from \$292.6 million when it was established in 1996 to approximately \$6 billion as of January 2018. Among notable CRA accomplishments are the 800-room Loews and the 425-room Royal Palm Crowne Plaza; the Anchor Shops parking garage; the beachwalk extension from 21st Street to Lummus Park; the Frank Gehry-designed New World Campus; and a Cultural Arts Campus Master Plan, which featured a new regional library, the Miami City Ballet headquarters, renovation of the Bass Museum, and restoration of Collins Park.

Tax Increment Financing (TIF)—comprised of incremental growth of ad valorem revenues beyond an established based year—is a community redevelopment agency's primary revenue source. The Agency and the City of Miami Beach adopted the FY 2019-20 budget of \$69,701,000 on September 25, 2019. The budget includes \$12.7 million in carryover funds and \$461,000 in interest earnings, in addition to the TIF revenue, as specified below:

Payment into the Miami Beach Redevelopment Agency's Trust Fund by Source		
City	Countywide	Total
\$31,202,000	\$25,376,000	\$56,578,000

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Researcher: JFP Reviewer: TD

The CRA's budget line items (detailed below) reflect project expenditures as well as funding obligations outlined in the Interlocal Agreement and its amendments, including requisite funding for the Miami Beach Convention Center (until March 31, 2044 or until all debt service for the Convention Center has been retired) and a refund to the County and the City of Miami Beach through 2023.

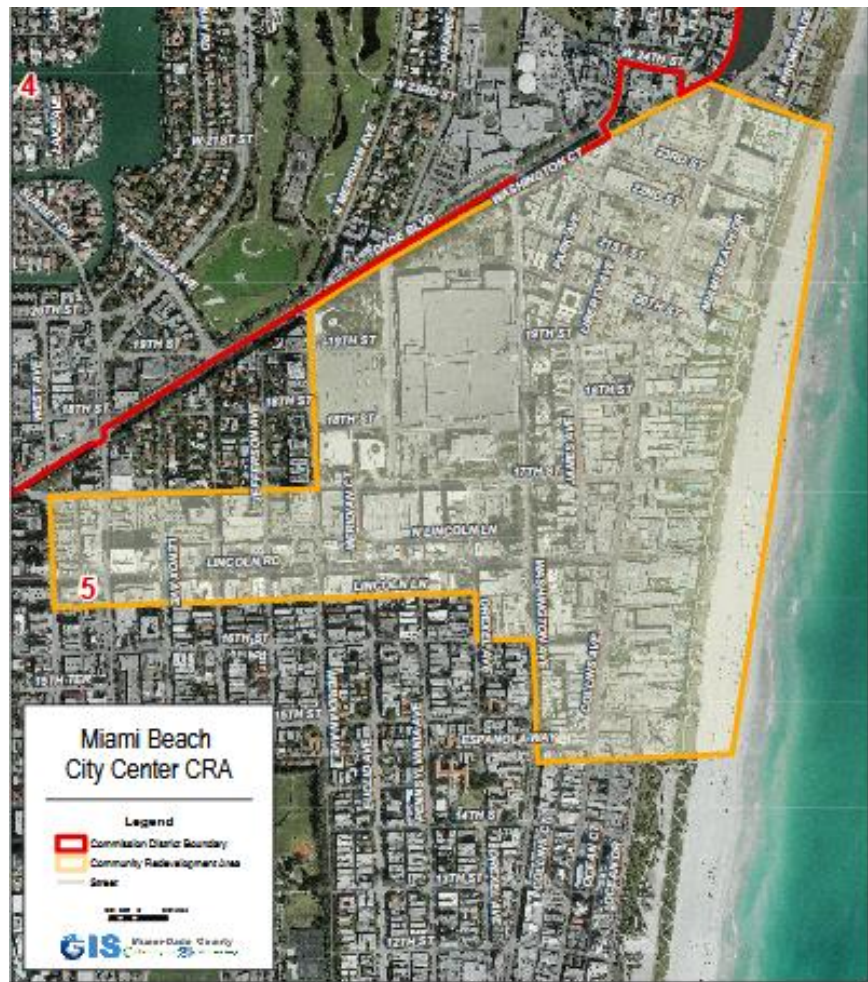
- Administrative Expenses - \$773,000
- Project Expenditures - \$12,041,000
 - Community Policing:
 - Police - \$4,866,000
 - Code Compliance - \$216,500
 - Capital Projects Maintenance:
 - Property Management - \$1,492,000
 - Sanitation - \$4,241,000
 - Greenspace - \$779,500
 - Parks Maintenance - \$446,000
- Reserves, Debt Service and Other Obligations - \$56,887,000
 - Debt Service Cost related to the 2015 Convention Center bonds - \$21,686,000
 - Reserve for County Administration Fee - \$381,000
 - Reserve for City Administration Fee - \$469,000
 - Reserve for County Reimbursement (including \$1,500,000 for beach renourishment) - \$5,681,000
 - Reserve for City Reimbursement (including \$1,500,000 for beach renourishment and \$1,067,000 for vehicle purchases) - \$6,981,000
 - Transfer to Convention Center – \$2,500,000
 - Set-aside for Additional Debt Payoff – \$19,189,000

The map below depicts the Miami Beach Community Redevelopment Area's geographic boundaries. The Area's boundary is generally defined as the area bounded on the North by 24th Street, South by 14th Lane, East by the Atlantic Ocean and West by West Avenue. The Agency and Area sunset in 2044.

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Researcher: JFP Reviewer: TD

APPLICABLE LEGISLATION/POLICY

Chapter 163, Part III, Florida Statutes (The Community Redevelopment Act) governs community redevelopment programs. The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas, within which community redevelopment projects and activities may be undertaken to eliminate and prevent the development and spread of slum and blighted areas through the use of creative financing mechanisms. http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/0163PARTIIIContentsIndex.html

Section 163.356, Florida Statutes governs the creation of community redevelopment agencies. http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.356&URL=0100-0199/0163/Sections/0163.356.html

Section 163.387, Florida Statutes governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan. http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Section 163.410 of Florida Statutes states that the exercise of powers in counties with home rule charters does not affect any Community Redevelopment Agency created by a municipality prior to the adoption of a county home rule charter. http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/0163.html

Resolution No. R-599-15, adopted June 30, 2015, allows for designee to be appointed to CRA. <http://intra/gia/matter.asp?matter=151301&file=true&yearFolder=Y2015>

Resolution No. R-499-16, adopted June 7, 2016, establishes guidelines for county commission approvals related to new and existing community redevelopment agencies and directs the County Mayor to deny certain requests from community redevelopment agencies that are deemed approved by law, if not approved within the allowed timeframe <http://intra/gia/matter.asp?matter=161526&file=false&yearFolder=Y2016>

Ordinance No. 93-28, adopted April 27, 1993, created the Miami Beach Redevelopment Agency's Trust Fund. (The resolution is not available in Legistar. A copy of the resolution can be obtained from the Office of the Commission Auditor.)

Resolution No. R-14-93, adopted January 26, 1993, declared a certain geographic area within the City of Miami Beach described generally as being bounded on the east by the Atlantic Ocean, on the north by 24th Street, on the west by West Avenue, and on the south by 14th Lane, to be a "blighted area", making a finding of necessity as to the rehabilitation, conservation or redevelopment, of such area, and delegating certain powers to the City of Miami Beach for the redevelopment of the area. (The resolution is not available in Legistar. A copy of the resolution can be obtained from the Office of the Commission Auditor.)

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Researcher: JFP Reviewer: TD

Resolution No. R-317-93, adopted March 30, 1993, pertained to certain geographic area within the City of Miami Beach called City Center/Historic Convention Village Redevelopment and Revitalization Area, described generally as being bounded on the east by Atlantic Ocean, on the north by 24th Street, on the west by West Avenue, and on the south by 14th Lane; accepted delivery of the Redevelopment Plan from the City of Miami Beach and made certain findings with respect to the Plan and Geographic Area; adopted the Redevelopment Plan; delegated certain powers to the City Commission of the City of Miami Beach for the redevelopment of the geographic area; and approved an Interlocal Cooperation Agreement and authorized the execution of the Agreement.

(The resolution is not available in Legistar. A copy of the resolution can be obtained from the Office of the Commission Auditor.)

Resolution No. R-958-04, adopted July 27, 2004, approves term and execution of the Interlocal Agreement between Miami-Dade County, City of Miami Beach and Miami Beach Redevelopment Agency to provide for annual administrative fee to be paid to County and City from tax increment revenues derived from South Pointe Redevelopment Area and City Center/Historic Convention Village Redevelopment and Revitalization Area, and to provide approval for issuance by Miami Beach Redevelopment Agency of certain refunding bonds.

<http://www.miamidade.gov/govaction/matter.asp?matter=042067&file=true&fileAnalysis=false&yearFolder=Y2004>

Resolution No. R-1110-14, adopted December 16, 2014, approves an amendment to the Agency's Redevelopment Plan to extend the life of the Agency until 2044, and approves the Third Amendment to the Interlocal Cooperation Agreement. The Third Amendment, among other things (i) allows the Agency to issue \$430 million in bonds to refund existing debt and partially fund the Miami Beach Convention Center renovations, and (ii) delineates the annual administrative and operating expenditures for the Agency, and any remaining funding to be used to extinguish debt early.

<http://www.miamidade.gov/govaction/matter.asp?matter=142765&file=false&fileAnalysis=false&yearFolder=Y2014>

Ordinance No. 14-133, adopted December 16, 2014, obligates the County to fund the Trust Fund until March 31, 2044, or until all debt service for the Convention Center has been retired.

<http://intra/gia/matter.asp?matter=142262&file=true&yearFolder=Y2014>

Resolution No. R-644-18, adopted June 19, 2018 approved the Fourth Amendment among Miami-Dade County, City of Miami Beach Redevelopment Agency to Interlocal Cooperation Agreement dated November 16, 1993.

<http://intra/gia/matter.asp?matter=181188&file=true&yearFolder=Y2018>

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**Item No. 3D
File No. 192839**

Researcher: MF Reviewer: PGE

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2019-20 FOR THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY AND THE FLORIDA CITY COMMUNITY REDEVELOPMENT AREA TOTALING \$8,511,653

ISSUE/REQUESTED ACTION

Whether the Board should approve the Fiscal Year 2019-20 budget, totaling \$8,511,653, for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area.

PROCEDURAL HISTORY

Prime Sponsor: Housing, Social Services and Economic Development Committee

Department/Requester: Office of Management and Budget (OMB)

There is no procedural history for this item currently.

ANALYSIS

The purpose of this item is to approve the budget for Fiscal Year 2019-20 for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area (Area), totaling \$8,511,653. The Interlocal Agreement between the Agency and the County requires that the Agency's annual budget be approved by the Board of County Commissioners prior to the Agency expending any funds. The previous year's CRA budget was approved at the amount of \$5,913,408.

The Florida City Community Redevelopment Agency (CRA) is an urban initiative to stimulate and guide the redevelopment of the Florida City area, by creating needed infrastructure to businesses desiring to locate within the CRA. The CRA also funds streetscape projects in residential portions of the CRA, including new streets, drainage, curb and gutter, sidewalks, and landscaping. Florida City is in Commission District 9, represented by Commissioner Dennis C. Moss.

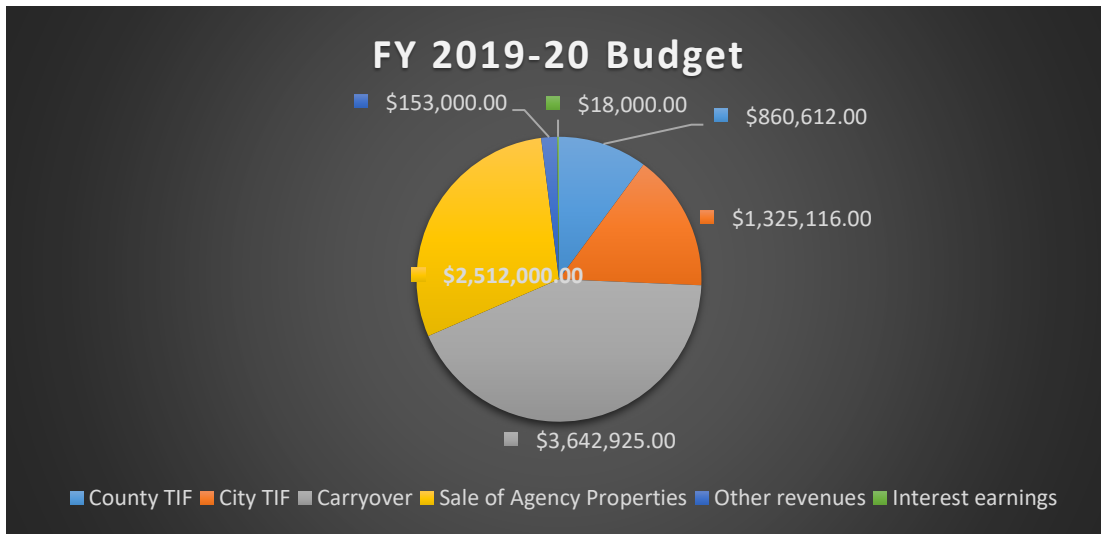
The fiscal impact to the County is \$860,612, in the form of a Tax Increment Financing (TIF) payment into the CRA's Trust Fund; the City of Florida City's TIF payment into the Trust Fund is \$1,325,116. TIF – comprised of incremental growth of ad valorem revenues beyond an established based year – is a community redevelopment agency's primary revenue source. According to the respective resolutions, the CRA and the City both adopted the 2019-20 budget of \$8,511,653 on September 10, 2019. The County will continue to make payments to the Agency through 2025, when the Agency will sunset.

The chart below depicts the breakdown of the \$8,511.653 budget, inclusive of an emergency reserve of \$46,324.

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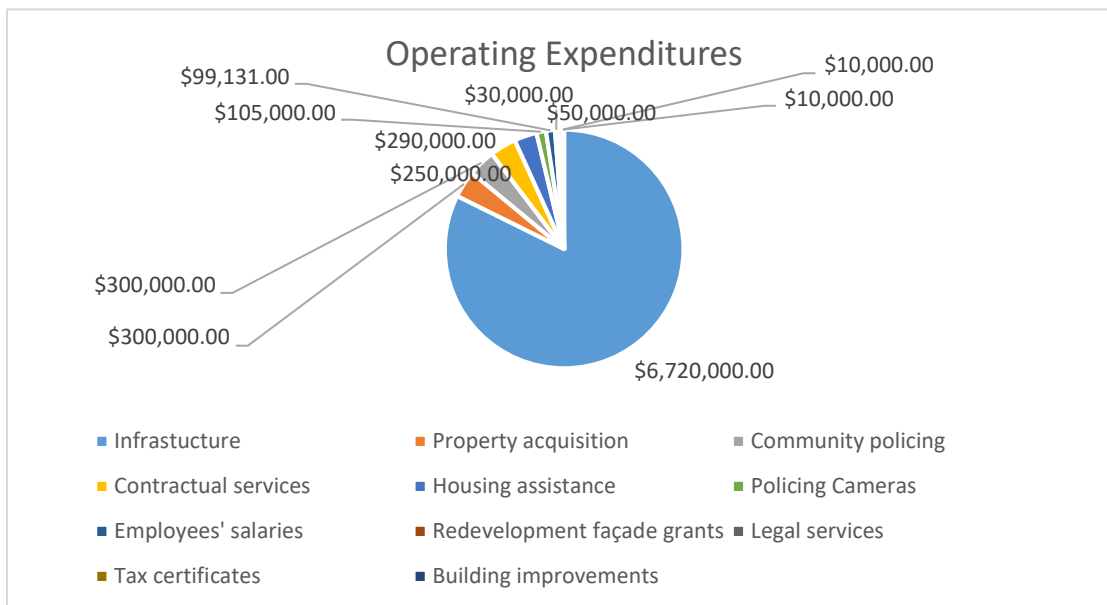
**Item No. 3D
File No. 192839**

Researcher: MF Reviewer: PGE



The administrative expenditures for FY 2019-20 amount to \$288,294 or 13% of the funds to be expended, including a 1.5% County Administrative Charge of \$12,904, in compliance with the 20% cap in administrative expenditures per the Interlocal Agreement.

The operating expenditures for FY 2019-20 total \$8,164,131. The chart below shows a breakdown of the operating expenditures with their respective projects or services.



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Municipalities operate the following CRAs, while Miami-Dade County administers and oversees them: Florida City, Homestead, Miami Beach, Midtown, North Miami, North Miami Beach, Omni, Opa-Locka, Southeast Overtown/Park West and South Miami.

<https://www.miamidade.gov/global/management/municipal-community-redevelopment-agencies.page>

The Florida City CRA will be coordinating one housing rehabilitation and repair program in FY 2019-20 with Rebuilding Together.

<https://rebuildingtogethermiami.org/>

APPLICABLE LEGISLATION/POLICY

Florida Statute Section 163.387, governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Florida Statute Section 163.371, governs the reporting requirements of each community redevelopment agency. (1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such change takes effect. (2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.371.html

Florida Statute Section 189.418(5), governs the reports, budgets, and audits of special districts. A local governing authority may, in its discretion, review the budget or tax levy of any special district located solely within its boundaries.

<http://www.flsenate.gov/Laws/Statutes/2003/189.418>

Resolution No. R-645-09, adopted June 2, 2009, approved four geographic areas of Miami-Dade County, Florida located in the City of Florida City; geographic area one generally bounded by SW 328 St. to the north, SW 187 Avenue to the west, on the east by NW 4 Avenue and on the south by 336 street; geographic area two generally bounded by palm drive to the north, SW 8 Avenue to the west, SW 6 Avenue to the east and SW 3 Terrace to the south (Pineland Park); geographic area three generally bounded by palm drive to the north, SW 2 Avenue to the west, Krome Avenue to the east and SW 352 Street to the south (closed packing plant); geographic area four generally bounded by NW 4 Street to the north, SW 3 Avenue to the west, the south Dade Busway to the east and NW 2 Street to the south (busway infill) to be a slum or blighted areas; declaring rehabilitation, conservation or redevelopment, or combination thereof, of areas to be necessary in the interest of public health, safety, morals or welfare of residents of Miami-Dade County, Florida; and approving amendment to and restatement of redevelopment plan for the Florida City Community Redevelopment Agency.

<http://intra/gia/matter.asp?matter=091412&file=true&yearFolder=Y2009>

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Resolution No. R-683-09, adopted June 2, 2009, approved a third amendment to interlocal cooperation agreement between Miami-Dade County, the City of Florida City and the Florida City Community Redevelopment Agency.
<http://intra/gia/matter.asp?matter=091426&file=true&yearFolder=Y2009>

Resolution No. R-1010-03, adopted August 28, 2003, approved an amendment to Florida City Community Redevelopment Plan relating to Florida City Community Redevelopment Area described generally as bounded on east by State Road 821 and City of Florida city municipal limits, on north by NW 2nd Street and Lucy Street, on west by Redland Road, and on the south by SW 1st Street and City of Florida city municipal limits; delegating to the city of Florida City the power to implement community policing innovations within the Florida City Community Redevelopment Area in accordance with the approved redevelopment plan, as may be amended from time to time; and approving the terms of and authorizing the county manager to execute second amendment to interlocal cooperation agreement between county and City of Florida City.
<http://intra/gia/matter.asp?matter=032373&file=true&yearFolder=Y2003>

Resolution No. R-795-95, adopted June 6, 1995, approved the Florida City Community Redevelopment Area Plan. {File not available in Legistar}.

Ordinance No. 95-108, adopted June 20, 1995, created the redevelopment of Florida City Community Redevelopment. {File not available in Legistar}.

Ordinance No. 97-132, adopted July 22, 1997, approved an amendment to Florida City Community Redevelopment Plan relating to redevelopment of Florida City Community Redevelopment Area lying in township 57 south, range 39 east, sections 19 and 30 and township 57 south, range 38 east, sections 24 and 25, Dade County, Florida, described generally as bounded by Redland Road on the west, NW 2nd Street and Lucy Street on the north, SR 821 and City of Florida City municipal limits on the east, and SW 1st Street and Florida City municipal limits on the south; delegating sovereign power of eminent domain within parameters pursuant to section 163.375 Florida statutes (1995) to Florida city and to Florida City Community Redevelopment Agency; approving and authorizing county manager to execute amendment to interlocal cooperation agreement between county and Florida City.
<http://intra/gia/matter.asp?matter=972138&file=false&yearFolder=Y1997>

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Item No. 3E
File No. 192840

Researcher: MF Reviewer: PGE

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2019-20 FOR THE HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY AND THE HOMESTEAD COMMUNITY REDEVELOPMENT AREA TOTALING \$3,711,604

ISSUE/REQUESTED ACTION

Whether the Board should approve the Fiscal Year 2019-20 budget (totaling \$3,711,604) for the Homestead Community Redevelopment Agency and the Homestead Community Redevelopment Area.

PROCEDURAL HISTORY

Prime Sponsor: Housing, Social Services and Economic Development Committee

Department/Requester: Office of Management and Budget (OMB)

There is no procedural history for this item currently.

ANALYSIS

The purpose of this item is to approve the budget for Fiscal Year 2019-20 for the Homestead Community Redevelopment Agency (Agency) and the Homestead Community Redevelopment Area (Area), totaling \$3,711,604. The Interlocal Agreement between the Agency and the County requires that the Agency's annual budget be approved by the Board of County Commissioners prior to the Agency expending any funds. The previous year's CRA budget was approved at the amount of \$3,691,135.

The Homestead Community Redevelopment Agency (CRA) is an urban initiative to stimulate and guide the redevelopment of the Homestead area, combat neighborhood deterioration and eliminate economic blight. For the last fiscal year, the focus was on three major Downtown projects: Homestead Station, a multimodal transit center; Losner Park, renovating a pocket park; and the Homestead Cybrarium, a futuristic library that combines technology with traditional library services. The City of Homestead is in Commission Districts 8 and 9, represented by Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss, respectively.

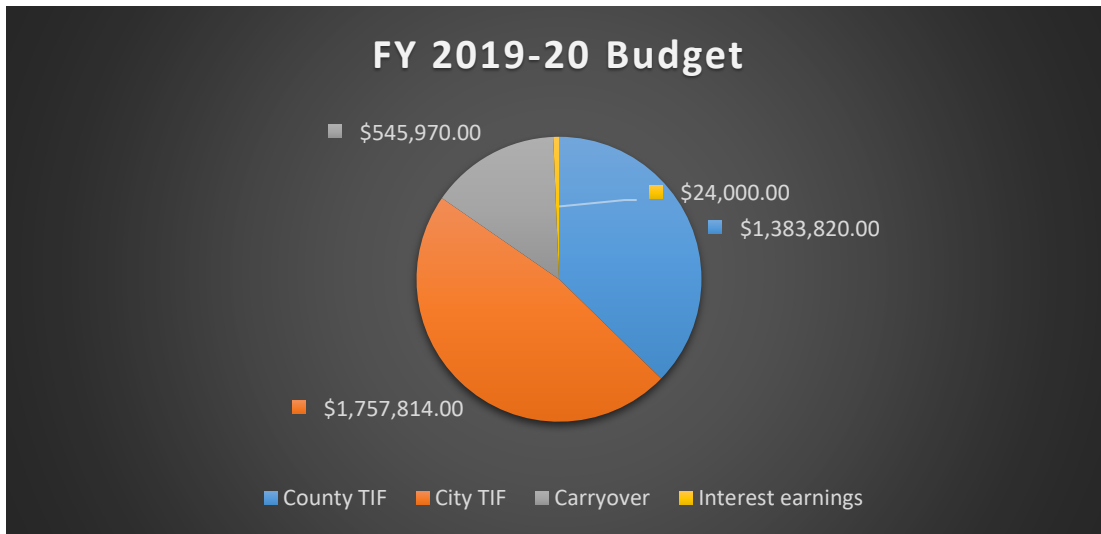
The fiscal impact to the County is \$1,383,820, in the form of a Tax Increment Financing (TIF) payment into the Agency's Trust Fund; the City of Homestead's TIF payment into the Trust Fund is \$1,757,814. TIF – comprised of incremental growth of ad valorem revenues beyond an established based year – is a community redevelopment agency's primary revenue source. The Interlocal Agreement does not require the Agency to submit an annual budget for County approval; notwithstanding, the agreement does require Board approval prior to the funds being expended. The County will continue to make payments to the Agency through 2024, when the Agency will sunset.

The chart below depicts the breakdown of the \$3,711,604 budget including the percentage allocations from each funding source. The proposed FY 2019-20 budget amount is inclusive of a contingency reserve of \$16,976.

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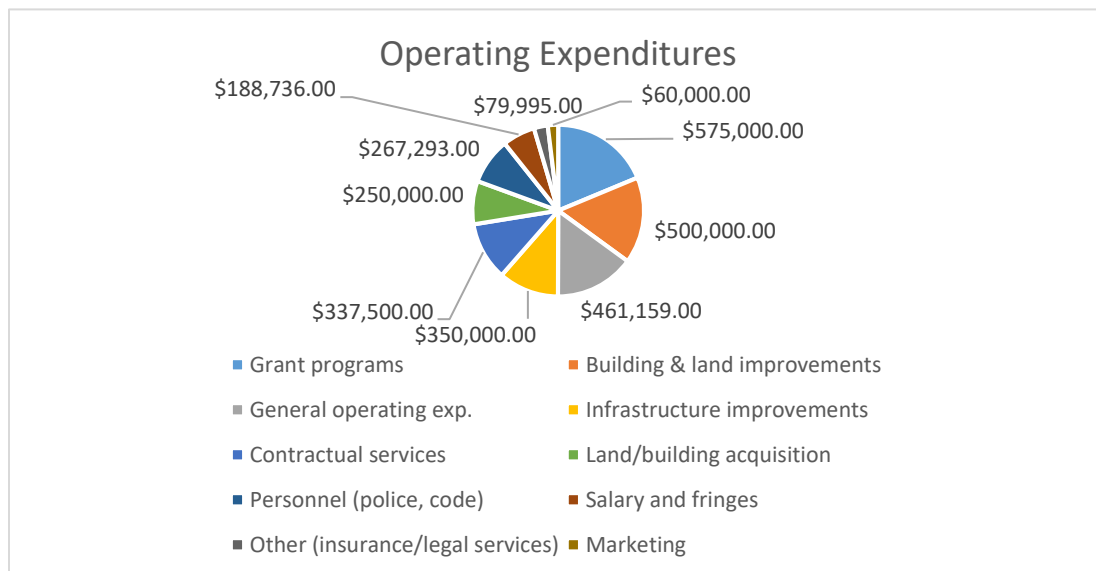
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Researcher: MF Reviewer: PGE



The administrative expenditures for FY 2019-20 amount to \$604,188 or 16% of the funds to be expended, including a 1.5% County Administrative Charge of \$20,757, in compliance with the 20% cap in administrative expenditures by the Interlocal Agreement.

The operating expenditures for FY 2019-20 total \$3,069,683. The chart below shows a breakdown of the operating expenditures with their respective projects or services.

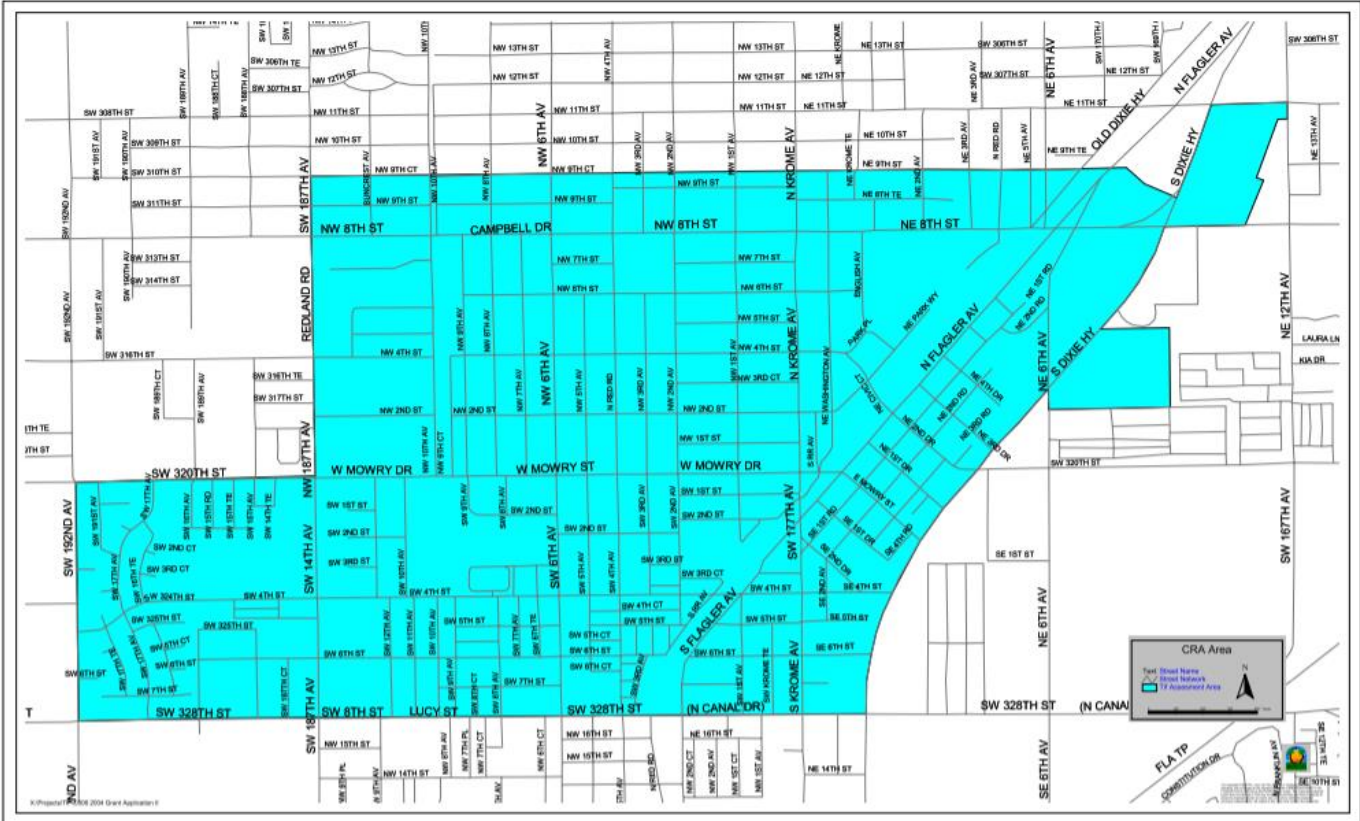


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The map below shows the boundaries of the Homestead Community Redevelopment Area.



ADDITIONAL INFORMATION

Homestead Community Redevelopment Agency
<https://www.cityofhomestead.com/137/CRA-Plan>

APPLICABLE LEGISLATION/POLICY

Florida Statute Section 163.387, governs redevelopment trust funds. A redevelopment trust fund may be established for each community redevelopment agency after approval of a community redevelopment plan. Funds in the trust shall be used by the agency to finance or refinance any community redevelopment in accordance with the approved community redevelopment plan.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=163.387&URL=0100-0199/0163/Sections/0163.387.html

Florida Statute Section 163.371, governs the reporting requirements of each community redevelopment agency. (1) By January 1, 2020, each community redevelopment agency shall publish on its website digital maps that depict the geographic boundaries and total acreage of the community redevelopment agency. If any change is made to the boundaries or total acreage, the agency shall post updated map files on its website within 60 days after the date such

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change takes effect. (2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website.

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.371.html

Florida Statute Section 189.418(5), governs the reports, budgets, and audits of special districts. A local governing authority may, in its discretion, review the budget or tax levy of any special district located solely within its boundaries. <http://www.flsenate.gov/Laws/Statutes/2003/189.418>

Resolution No. R-253-19, adopted March 25, 2019, approved the budget for Fiscal Year 2018-19 for the Homestead Community Redevelopment Agency and the Homestead Community Redevelopment Area totaling \$3,691,135.

<http://www.miamidade.gov/govaction/matter.asp?matter=190058&file=true&fileAnalysis=true&yearFolder=Y2019>

Resolution No. R-288-93, adopted March 2, 1993, made findings related to community redevelopment in the cities of Homestead and Florida City, and approved community redevelopment activities in those cities following Hurricane Andrew in August 1992. {File not available in Legistar}.

Resolution No. R-915-94, adopted June 9, 1994, adopted the City of Homestead Redevelopment Plan regarding certain geographic area within the City and affirming certain powers to the City Council of the City of Homestead. {File not available in Legistar}.

Ordinance No. 94-125, adopted June 21, 1994, established the City of Homestead Redevelopment Trust Fund, providing for the appropriation of County funding and other terms and conditions relating to the Homestead Community Redevelopment Area. {File not available in Legistar}.