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

MEMORANDUM

Agenda Item No. 8(G)(2)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	February 2, 2016
FROM:	Abigail Price-Williams County Attorney	**SUBJECT:**	Resolution approving the budget totaling $2,720,838.00 for Fiscal Year 2015-16 for the Naranja Lakes Community Redevelopment Agency Resolution No. R-112-16

The accompanying resolution was prepared by the Office of Management and Budget Department and placed on the agenda at the request of Prime Sponsor Economic Prosperity Committee.

Abigail Price-Williams
County Attorney

APW/cp

Memorandum

MIAMI-DADE COUNTY

Date: February 2, 2016

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

From: Carlos A. Gimenez
Mayor

Subject: FY 2015-16 Budget for the Naranja Lakes Community Redevelopment Agency

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Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the Naranja Lakes Community Redevelopment Agency's (Agency) FY 2015-16 budget for the Naranja Lakes Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of $2,720,838.

The Board must approve the Agency's budget prior to the Agency expending any funding in the Trust Fund, as required by Section III D of the Interlocal Agreement.

Scope of Agenda Item

The Area lies within Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. The Countywide TIF into the Agency's Trust Fund for FY 2015-16 is $693,712 and the unincorporated municipal service area (UMSA) TIF payment into the Trust Fund is $286,956.

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 2033 when the Agency will sunset.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2015-16 budget of $2,720,838.

Background

On July 21, 1998, the Board adopted Resolution No. R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Agency was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002. The ordinance also appointed the Agency's board members and delegated the power to the Agency to prepare a Redevelopment Plan (Plan). On May 6, 2003, the Board adopted Resolution No. R-418-03, approving the Plan, and funded the Plan by adopting Ordinance No. 03-106, which created the Trust Fund. Resolution No. R-418-03, adopted by the Board on July 22, 2003, approved the Interlocal Agreement granting the Agency certain redevelopment powers.

The Agency's FY 2015-16 budget of $2,720,838 was approved by the Agency on September 15, 2015. The budget includes revenue sources of County and UMSA TIF ($693,712 and $286,956, respectively), carryover from prior years ($1,736,670), and interest earnings ($3,500).

Administrative expenditures total $92,850 and represent nine (9) percent of TIF revenues, excluding the 1.5 percent County Administrative Charge ($14,710), satisfying the 20 percent cap in

administrative expenditures required by the Interlocal Agreement. Administrative expenses are for direct County support ($90,000), advertising ($2,500), printing ($300), and mail service ($50).

Operating expenditures total $1,067,920 and include:

- $400,000 for community policing;
- $375,000 for projected debt service payment;
- $125,000 for professional contractual services for a boundary extension redevelopment plan and an economic development coordinator;
- $75,000 for community building operations, maintenance, and insurance;
- $50,000 for commercial redevelopment grants;
- $30,000 for legal services;
- $10,000 for a commercial grant coordinator;
- $2,000 for marketing; and
- $920 for membership in the Florida Redevelopment Association and required state fees.

The Agency budget includes a $1,545,358 contingency reserve.

Following a five-year period, when the Area experienced a significant reduction in taxable values, the preliminary 2015 tax roll has increased nine (9) percent, indicating that the area has begun to recover from the recent economic downfall. As a result, the Area has benefited from a small growth in TIF revenues to address slum and blight in accordance with Agency's mission.

Edward Marquez
Deputy Mayor

Attachments

Mayor00816

MEMORANDUM

(Revised)

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

DATE: February 2, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(G)(2)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(2)
2-2-16

RESOLUTION NO. R-112-16

RESOLUTION APPROVING THE BUDGET TOTALING $2,720,838.00 FOR FISCAL YEAR 2015-16 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the "County") and the Naranja Lakes Community Redevelopment Agency (the "Agency") requires that the Agency transmit its adopted annual budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and Chapter 163, Part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2015-16 for the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's annual adopted budget totaling $2,720,838.00 for Fiscal Year 2015-16 related to the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit A.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **aye**

Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**absent**
Sen. Javier D. Souto	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of February, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Brenda Kunhs Neuman

Exhibit A

Naranja Lakes
Community Redevelopment Agency
FY 2015 - 2016 Proposed Budget

(FY 2015-16 begins October 1, 2015)

	FY 14-15 Adopted Budget	FY 14-15 Projected	FY 15-16 Proposed Budget
Revenues			
UMSA Tax Increment Revenue (TIR)	259,773	259,790	286,956
County Tax Increment Revenue (TIR)	628,371	628,411	693,712
Carryover from prior year	2,079,031	1,756,755	1,736,670
Other- Economic Development Recinded Grant		-	
New Bonds Issues (net of Cap interest)		-	
Interest earnings	2,000	2,841	3,500
Revenue Total	**2,969,175**	**2,647,797**	**2,720,838**
Expenditures			
Administrative Expenditures:			
Employee salary and fringe			
Contractual Services (Economic Dev. Coord.)			-
Insurance			
Audits and studies			-
Printing and publishing	300	-	300
Mail Services	25	43	50
Advertising and notices	2,500	-	2,500
Travel (Includes Educational Seminars)			-
Rent/lease costs			-
Office equipment and furniture			-
CRA Support Staff Office			-
Other Admin. Exps (Direct Cnty Support)	90,000	90,000	90,000
(A) Subtotal Admin Expenses	**92,825**	**90,043**	**92,850**
County Administrative Charge at 1.5%	13,322	13,322	14,710
County Reimbursement of Advances	-	-	-
(B) Subtot Adm Exp & County Charge	**106,147**	**103,365**	**107,560**
Operating Expenditures:			
Memberships and State Fee	920	175	920
Contractual services (FON Study Consultant)	70,000	12,998	125,000
Insurance	20,000	18,171	20,000
Economic Development Program (OCED)	-		-
Project Mgt. Supplies & Copying	-		-
Marketing Contingency	2,000	2,000	2,000
Community Policing and Security	300,000	293,288	400,000
Legal services/court costs	30,000	1,400	30,000
Community Center Building	45,000	45,731	55,000
Infrastructure improvements	-	-	-
Building construction & improvements	-	-	-
Debt service payments	370,988	374,000	375,000
Redevelopment grants - residential	-	-	-
Redevelopment grants - commercial/residential	50,000	50,000	50,000
Commercial Grant Coordinator	10,000	10,000	10,000
	-		-
(C) Subtotal Oper. Expenses	**898,908**	**807,762**	**1,067,920**
(D) Reserve (1)	**1,964,120**		**1,545,358**
Expenditure Total (B+C+D)	**2,969,175**	**911,128**	**2,720,838**
Cash Position (Rev-Exp)	**-**	**1,736,670**	**(0)**

Projects:	FY 14-15 Proposed Expenditures	FY 14-15 Projected Expenditures	FY 15-16 Proposed Expenditures
Primary Redevelopment Project (Mandarin Lakes)	-	-	-
Community Policing [Security Studies]	300,000	293,288	400,000
US1 corridor plan aesthetics	-	-	-
Community Improv. Program - American Clean Up	-	-	-
Economic Development Programs	-	-	-
Redevelopment grant program - residential	-	-	-
Redevelopment grant program - commercial	50,000	50,000	50,000
Commercial Grant Coordinator	10,000	10,000	10,000
Total project dollars here:	**175,000**	**138,378**	**360,000**

NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2015-2016

Introduction

On July 21, 1998, the Board of County Commissioners (Board) adopted Resolution R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Naranja Lakes Community Redevelopment Agency (CRA) was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002, appointing its board members and delegating the power to prepare a Redevelopment Plan (Plan), subject to Board approval, to address slum and blight in the redevelopment area. The interlocal agreement granting the CRA certain redevelopment powers was approved by Resolution R-855-03 on July 22, 2003. The Redevelopment Plan was adopted pursuant to Resolution R-418-03 on May 6, 2003. The Plan includes as its Primary Redevelopment Project (Project) the development of approximately 210 acres, known as the Mandarin Lakes development. The Trust Fund was created by Ordinance 03-106 on May 6, 2003. FY 2014-15 was the CRA's thirteen year of operation.

The CRA is located in the southern area of Miami-Dade County and is described generally as bounded by S.W. 288th Street on the south, S.W. 268th Street and 1st Road on the North, S.W. 137th Avenue and Florida Turnpike on the east, and Old Dixie Highway on the west, encompassing approximately 1,260 acres. The CRA lies within County Commission Districts 9, although a study has been completed to potentially expand the CRA.

The Mandarin Lakes development is the County's first Traditional Neighborhood Development (TND) project. The County facilitated loans to the CRA that were used to fund certain infrastructure improvements, such as roadways, streetscape, landscape, recreational grounds with gazebos, and a Community Center. Phase I of the Project was completed in Fiscal Year 2010-11. Mandarin Lakes has spurred residential life and landscape beauty in an area that was in ruins after Hurricane Andrew. The Mandarin Lakes project is critical to the creation of meaningful tax increment to address slum and blight in the entire redevelopment area.

Tax Base Growth and Proposed Budget

The goals of the CRA continue to be the expansion of the property values within the redevelopment area, to provide enhanced safety to the area residents in the form of Community Policing, and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in

accordance with the Plan. Based on the preliminary tax roll received from the Property Appraiser for 2015 the value of the area is $308,200,000, which represents a 9 percent increase from the 2014 Preliminary Tax Roll. Overall, the CRA's taxable values have increased approximately 135%, from $131 million to $308 million, since the CRA's inception in 2002.

Adopted Budget for 2015-16

On September 15, 2015 the CRA adopted the FY 2015-16 budget of $2,720,838 based on projections of TIF revenues and cash balances at the end of FY 2014-15. The CRA requested that County staff forward the adopted budget to the Board of County Commissioners as required by the Interlocal Agreement between the CRA and the County.

Revenues include Countywide and Unincorporated Municipal Service Area (UMSA) TIF payments in the amount of $693,712 and $286,956 respectively, carryover funds totaling $1,736,670, and projected interest earnings of $3,500.

Administrative Expenses - $92,850

1. Direct County Support ($90,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives.

2. Advertising, Printing, and Mail Services ($2,850)

Expenses relating to public hearing notices, printing and mail services.

County Administrative Charge - $14,710

1. County Administrative Charge ($14,710)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total $92,850 and represent ten percent of the County's payments of $962,668 tax increment revenues,

which satisfies the 20 percent administrative cap required by the Interlocal Agreement.

Operating Expenses - $1,067,920

1. Membership and State Fee ($920)

All CRAs are required by the State of Florida to pay a Special District fee.

2. Contractual Services ($125,000)

The CRA has recommended the Board to approve expansion of the redevelopment area. Should the Board approve the expansion; the funds allocated for contractual services will be used for the preparation of a redevelopment plan for the area. Additionally, the CRA will contract the services of an Economic Development Coordinator to assist with the plan implementation in the current and expanded boundaries area.

3. Insurance ($20,000)

The CRA has a Community Center in Mandarin Lakes. Insurance payments include property, liability and special events insurances.

4. Marketing Contingency ($2,000)

The CRA has partnered with Dr. William A. Chapman Elementary School PTA to promote a school and community safety program – Youth Crime Watch. The Program produces a School Drug and Violence Prevention Summit. The CRA contribution assists with the cost of the operation set-up, materials, and flyers advertising the CRA sponsorship.

5. Community Policing and Security ($400,000)

The CRA has a Memorandum of Understanding with the Miami-Dade Police Department (MDPD) to provide dedicated above and beyond daily roving patrols, weekly proactive enforcement sweeps/operations, community projects and community police interactions. The overall goal of the project is to reduce crime through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

6. Legal Services ($30,000)

The CRA receives legal representation from Steve Zelkowitz of the law firm Gray Robinson P.A. The

CRA Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents the CRA in numerous meetings with County staff.

7. Community Center Building - Property Maintenance ($55,000)

The CRA engages the services of Innovative Properties Management Services of South Florida, Inc. to provide property management services for the Community Service. This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for Water and Sewer and waste collection services.

8. Debt Service Payments ($375,000)

Financing of the Primary Redevelopment Project was possible by two $5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, requiring large payments from the CRA. Miami-Dade County refinanced the remaining $4.8 million with a 20-year loan making the payments smaller and allowing the CRA to continue providing support to the community.

9. Redevelopment Grants Commercial Programs ($50,000)

Commercial Rehabilitation is part of the goals set in the Agency's Redevelopment Plan to enhance visibility and area aesthetics in an effort to bring about increased property values and attract new business. The CRA, through a Memorandum of Understanding with Neighbors and Neighbors Association, Inc. (NANA), will create a commercial grant program to assist existing business structures in the Area. Eligible work will include, but will not be limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

10. Commercial Grant Coordinator ($10,000)

The Agency will contract with a non-for profit agency to administer the commercial grant program.

Reserves - $1,067,920

The reserves set aside for this fiscal year will be used for future debt service payments and for projects within the redevelopment area.