

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: June 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the budget
for Fiscal Year 2021-22 for the
Homestead Community
Redevelopment Agency and
the Homestead Community
Redevelopment Area totaling
\$6,777,220.00

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: June 1, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Homestead Community Redevelopment Agency FY 2021-22 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Homestead Community Redevelopment Agency’s (Agency) FY 2021-22 budget for the Homestead Community Redevelopment Area (area) in the amount of \$6,777,220.

The Interlocal Cooperation Agreement (interlocal) between the County, the City of Homestead (City), and the Agency requires the Agency to submit an annual budget for County approval.

Scope of Agenda Item

The area lies within Commission Districts 8 and 9, represented by Commissioner Danielle Cohen Higgins and Commissioner Kionne L. McGhee, respectively.

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 payment into the Agency’s trust fund is \$1,837,585 and the City’s TIF payment into the trust fund is \$2,332,017.

The County and the City will continue to make annual payments to the Agency through 2051, which is when the Agency and the Area will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity. It only approves the Agency’s FY 2021-22 Budget of \$6,777,220, as detailed in Exhibit 1 to the resolution.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor’s designee.

Background

On March 2, 1993 the Board adopted Resolution No. R-288-93 adopting a finding of necessity study declaring a certain geographical area in the City as slum and blight. On June 7, 1994, the Board approved the establishment of the Agency when it adopted the Agency’s community redevelopment plan (plan) pursuant to Resolution No. R-915-94, and funded the plan when it enacted Ordinance No. 94-125 (trust fund). An interlocal agreement between Miami-Dade County and the Agency was also approved by the Board on June 7, 1994, and was later amended on July 27, 2004 to include a community policing program. On October 20, 2020 the Board adopted Resolution No. R-1072-20, amended the Agency’s plan to extend

the life of the Agency and the area until September 30, 2051, and which further amended the interlocal agreement. The amended interlocal includes a provision, among other things, that requires the Agency to refund a portion of County TIF funding for Strategic Miami Rapid Transit (SMART) projects in the area. Additionally, beginning in FY 2021-22, the Agency will refund 25 percent of the County’s TIF payment in order to reimburse the County’s Transportation Infrastructure Improvement District (TIID) for a \$5.7 million advance to the City for expenses associated with the development of the Homestead Multimodal Center. The Board also adopted Ordinance No. 20-113 on October 20, 2020, extending the County’s and the City’s obligations to fund the trust fund.

FY 2021-22 Budget

The Agency’s FY 2021-22 budget of \$6,777,220 was approved by the Agency through Resolution No. CRA 2021-09-11 (Attachment A) on September 13, 2021 and by the City through Ordinance 2021-09-12 (Attachment B) on September 29, 2021. The budget includes \$1,837,585 in County TIF, \$2,332,017 in City TIF, carryover funds of \$2,476,995, unrealized gain of \$113,623 and \$17,000 in interest earnings.

Administrative expenditures total \$746,850 and represent 11 percent of the funds contemplated to be expended, excluding the 1.5 percent County administrative charge of \$27,564, satisfying the 20 percent cap in administrative expenditures required by the interlocal agreement.

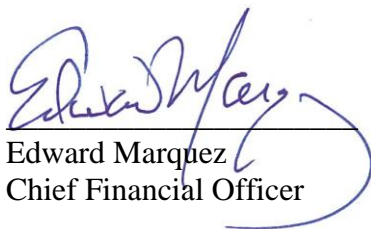
Operating Expenditures total \$5,947,865 including:

- \$1,467,422 for general operating expenditures that include:
 - Flagler Lot Avenue Clean-up for remediation and mitigation efforts to address land arsenic chemicals contamination (\$500,000)
 - Seminole Theatre, to create an environment that is conducive to the expansion of performing and visual arts as a critical component of economic development (\$473,781)
 - Maintenance of Agency’s properties and ground maintenance / renovation of landscapes to enhance area aesthetics (\$265,000)
 - Maintenance of downtown decorative lighting, vehicle related expenses, utilities, janitorial and telephone (\$113,641)
 - Special events held at Losner Park and Roby George Park to support and promote the businesses in the Downtown Historic District and the SW Neighborhood (\$50,000)
 - Dumpster Enclosure Initiative for enclosing properties that have exposed trash/dumpster receptacles (\$50,000)
 - Building repairs and maintenance as needed on Agency’s properties (\$15,000)
- \$1,150,000 for grant programs:
 - Commercial Incentives Program, an initiative seeking to increase economic development in the downtown area (\$450,000)
 - Down payment assistance program targeting first-time home buyers to give low to moderate income people an opportunity to buy a home (\$300,000)
 - Commercial Enhancement Grants to assist building owners and tenants in making exterior improvements to ensure safety and accessibility in commercial buildings, remove blight and encourage foot traffic in the CRA (\$175,000)

- Small Business Capacity Building Grants to help build capacity of existing small businesses by improving systems and operations to strengthen their ability to serve clientele (\$150,000)
- Residential Façade Grant for the improvement of curb appeal and necessary emergency repairs to make homes safe and secure (\$75,000)
- \$558,623 for building construction and improvements:
 - Homestead Live; a program to create indoor and outdoor space incorporating natural elements of the area and architecture to include live music, open mic and marketplace with vendors (\$200,000)
 - Cybrarium, a 22nd century cutting edge library and educational center (\$113,623)
 - Neighborhood beautification, an initiative focusing on the adjacent right of way areas of 866 SW 7th Street – future home of a senior housing development project (\$100,000)
 - CRA Building Roof Replacement including demolition, debris removal and new roofing installation (\$85,000)
 - Unsafe structures demolition (\$60,000)
- \$459,396 to funding the County’s “SMART Plan” for use along the South Dade Corridor;
- \$436,488 for contractual services that include:
 - Professional and consultant services necessary for the operation of the Agency such as engineering, consultants and management agreements (\$348,988)
 - Painting over graffiti, mowing alley ways and rights-of-way and trash removal with the State of Florida (\$87,500)
- \$300,000 set aside for debt service payments on a new Bond to finance the construction of public improvements which will be presented to the Board at a later date;
- \$350,831 for the cost of two police officers, one code compliance officer and related expenses;
- \$221,972 for a portion of the salary and fringes for five employees related to redevelopment projects;
- \$688,115 for land / building acquisition;
- \$215,018 for other operating expenditures, including insurance, infrastructure improvements and legal services, and
- \$100,000 for marketing-related expenses to promote Agency programs.

The budget also includes a contingency reserve of \$54,941.

Attachment



Edward Marquez
Chief Financial Officer

**CITY OF HOMESTEAD, FLORIDA
CRA BOARD
RESOLUTION NO. CRA2021-09-11**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, **APPROVING THE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2021-2022 AND DIRECTING THE CITY MANAGER OR HER DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY AND THE CITY COUNCIL FOR THEIR RESPECTIVE APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Budget Approved. That the proposed budget for Fiscal Year 2021-2022 of the City of Homestead Community Redevelopment Agency (the "CRA"), a copy of which is attached hereto as Exhibit "A", shall be tentatively adopted at \$6,777,220 in revenues and expenditures (the "CRA Budget") and, that the expenditures in the City of Homestead Community Redevelopment Agency under the adopted Fiscal Year 2021 - 2022 CRA Budget are allowable under the CRA's Redevelopment Plan, Interlocal Cooperation Agreement with Miami-Dade County, and Chapter 163, Part III, Florida Statutes.

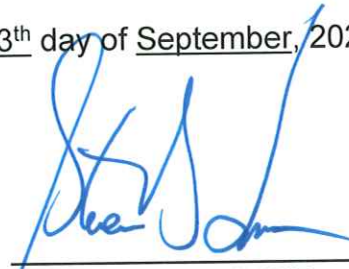
Section 2. Modification Permitted. That in the event that the Miami Dade County Board of County Commissioners modifies the Miami Dade County millage rate and/or the City of Homestead City Council modifies the City of Homestead millage rate such that the tax increment contribution to the CRA shall be increased or decreased, the City Manager or her designee is hereby instructed to adjust the CRA Budget prior

to its final adoption by the City of Homestead City Council (the "Council"). The City Manager or her designee is authorized to adjust the revenue line item reflecting the Miami Dade County tax increment contribution and any expenditure item necessary to achieve an accurate and balanced budget.

Section 3. Implementation. That the City Manager or her designee is hereby directed to forward the CRA Budget to the Council and Miami Dade County Commission for their respective approvals.

Section 4. Effective Date. That this Resolution shall become effective immediately upon the adoption hereof.

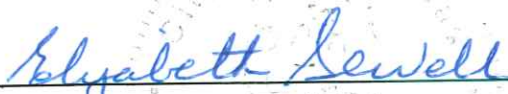
PASSED AND ADOPTED THIS 13th day of September, 2021.



STEVEN D. LOSNER


Chairman

ATTEST:



ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



WEISS SEROTA HELEMAN COLE & BIERMAN P.L.
City Attorney

Motion to adopt by Boardmember Roth, seconded by Boardmember Bailey .

FINAL VOTE AT ADOPTION

<i>Chairman Steven D. Losner</i>	<u>YES</u>
<i>Vice Chairwoman Patricia D. Fairclough-Staggers</i>	<u>YES</u>
<i>Board Member Erica G. Ávila</i>	<u>YES</u>
<i>Board Member Jenifer N. Bailey</i>	<u>YES</u>
<i>Board Member Sean L. Fletcher</i>	<u>YES</u>
<i>Board Member Larry Roth</i>	<u>YES</u>
<i>Board Member Stephen R. Shelley</i>	<u>YES</u>

EXHIBIT A
CITY OF HOMESTEAD
COMMUNITY REDEVELOPMENT AGENCY
FY 2021-2022 BUDGET

(SEE ATTACHED)

Community Redevelopment Agency

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ACTUAL REVENUES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA REVENUES					
360-0000-338.30-00	TIF PROPERTY TAX PROCEEDS	\$ 3,141,634	\$ 3,917,053	\$ 3,917,053	\$ 4,283,225
360-0000-361.10-00	INTEREST ON INVESTMENTS	39,498	21,000	21,000	17,000
360-0000-361.18-00	UNREALIZED GAIN(LOSS)	4,538	-	-	-
360-0000-369.20-00	APPROPRIATION OF FUND BALANCE	-	695,703	728,161	2,476,995
360-0000-382.01-00	TRANSFER IN FROM GENERAL FUND	36,115	-	-	-
TOTAL CRA REVENUES		\$ 3,221,785	\$ 4,633,756	\$ 4,666,214	\$ 6,777,220

Community Redevelopment Agency

ACCOU+ A21:F67NT NUMBER	ACCOUNT DESCRIPTION	ACTUAL EXPENSES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA EXPENSES-ADMINISTRATION					
360-0907-554.12-10	FULL-TIME WAGES	\$ 318,915	\$ 316,505	\$ 316,505	\$ 412,034
360-0907-554.14-10	OVERTIME WAGES	1,715	4,000	4,000	4,000
360-0907-554.15-10	LONGEVITY PAY	6,914	6,914	6,914	8,237
360-0907-554.15-53	AUTO BENEFIT	6,600	6,600	6,600	6,600
360-0907-554.15-54	MEAL ALLOWANCE	264	100	100	100
360-0907-554.18-10	FICA EMPLOYER CONTRIBUTION	25,169	25,552	25,552	32,962
360-0907-554.18-20	GENERAL EMPLOYEE PENSION	25,354	23,610	23,610	-
360-0907-554.18-30	LIFE & HEALTH INSURANCE	67,281	74,700	74,700	96,100
360-0907-554.18-40	WORKERS COMPENSATION	746	728	728	948
360-0907-554.18-50	UNEMPLOYMENT COMPENSATION	159	153	153	206
360-0907-554.18-60	DEFERRED COMP 401A PLAN	15,629	15,510	15,510	29,455
360-0907-554.18-70	GEN EMPL 457 PLAN	4,500	5,375	5,375	9,719
360-0907-554.31-10	OFFICE SUPPLIES	2,931	4,000	4,000	4,000
360-0907-554.31-20	GENERAL DEPARTMENTAL SUPPLIES	1,647	2,000	2,000	2,000
360-0907-554.31-30	SPECIAL DEPARTMENTAL SUPPLIES	1,181	2,000	2,000	2,000
360-0907-554.31-60	POSTAGE	569	300	300	300
360-0907-554.31-70	HARDWARE/SOFTWARE<1,000	145	1,000	1,000	1,000
360-0907-554.31-71	FURNITURE & EQUIPMENT<1,000	452	1,000	1,000	1,000
360-0907-554.31-90	MEETING EXPENSE	467	1,500	1,500	1,500
360-0907-554.33-05	PROFESSIONAL SERVICES	34,905	50,000	57,870	50,000
360-0907-554.33-10	LEGAL SERVICES	96,010	20,000	21,348	20,000
360-0907-554.33-35	AUDIT COSTS	-	15,000	15,000	15,000
360-0907-554.33-40	PRINTING & BINDING	578	1,000	1,000	1,000
360-0907-554.33-49	COUNTY SMART TIF REBATE	-	422,020	422,020	459,396
360-0907-554.33-50	ADMINISTRATION FEES	20,757	25,321	25,321	27,564
360-0907-554.34-16	AUTO TAGS & LICENSES	148	160	160	160
360-0904-554.34-22	TOLLS & MILEAGE	8	100	100	100
360-0907-554.34-23	TRAVEL & TRAINING	33	15,000	15,000	15,000
360-0907-554.34-25	DUES & SUBSCRIPTIONS	7,519	4,100	4,100	4,500
360-0907-554.34-27	ADVERTISEMENT	866	2,000	2,000	2,000
360-0907-554.34-35	GENERAL LIABILITY INSURANCE	28,533	25,320	25,320	32,963
360-0907-554.34-36	PROPERTY/BUILDING INSURANCE	25,995	26,800	26,800	24,798
360-0907-554.34-40	RENT FEES-EQUIPMENT	2,893	3,000	3,000	3,000
360-0907-554.34-46	PERMIT FEES	70	200	200	200
360-0907-554.34-50	JANITORIAL SERVICES	2,496	2,650	3,360	2,650
360-0907-554.34-51	ELECTRICITY CHARGES	4,829	6,000	6,000	6,000
360-0907-554.34-53	WATER/SEWER CHARGES	2,727	3,000	4,500	3,000
360-0907-554.34-54	GABAGE CHARGES	1,553	1,500	1,500	1,500

Community Redevelopment Agency

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ACTUAL EXPENSES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA EXPENSES-ADMINISTRATION (Continued)					
360-0907-554.34-55	TELEPHONES	\$ 4,890	\$ 5,600	\$ 5,600	\$ 7,040
360-0907-554.34-58	STORMWATER CHARGES	229	300	300	300
360-0907-554.35-10	BUILDING REPAIR & MAINTENANCE	4,609	30,000	27,790	80,000
360-0907-554.35-20	AUTOMOBILE-REPAIRS / MAINTENANCE	159	415	415	415
360-0907-554.35-21	GAS-UNLEADED	97	700	700	700
360-0907-554.35-30	EQUIPMENT REPAIR & MAINTENANCE	45	3,000	3,000	3,000
360-0907-554.35-45	COH FACILITY MAINTENANCE	-	250	250	250
360-0907-554.35-60	MAINTENANCE CONTRACTS & LICENSE	8,956	13,500	13,500	13,500
360-0907-554.60-40	AUTO/TRUCKS/OTHER MOBILE	44,978	-	-	-
360-0907-554.60-54	COMPUTER HARDWARE	8,231	-	-	-
360-0907-554.74-26	TRANSFER TO HERO DEBT SERVICE	-	300,000	300,000	300,000
360-0907-554.91-90	COST ALLOCATION TO GENERAL FUND	188,498	235,023	235,023	258,994
TOTAL ADMINISTRATION EXPENSES		\$ 971,250	\$ 1,703,506	\$ 1,712,724	\$ 1,943,191

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ACTUAL EXPENSES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA EXPENSES-SW NEIGHBORHOOD					
360-0912-554.31-20	GENERAL DEPARTMENTAL SUPPLIES	\$ 2,357	\$ 6,000	\$ 6,000	\$ 6,000
360-0912-554.33-30	CONTRACT SERV. TEMP	43,406	80,500	80,500	80,500
360-0912-554.34-14	PRISONER MEALS	156	1,000	1,000	1,000
TOTAL SW NEIGHBORHOOD EXPENSES		\$ 45,919	\$ 87,500	\$ 87,500	\$ 87,500

Community Redevelopment Agency

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ACTUAL EXPENSES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA EXPENSES-PUBLIC SAFETY					
360-0914-521.12-10	FULL-TIME WAGES	\$ 121,150	\$ 122,110	\$ 122,110	\$ 173,659
360-0914-521.12-15	SHIFT DIFFERENTIAL	3,438	-	-	5,319
360-0914-521.14-10	OVERTIME WAGES	8,992	10,000	10,000	17,368
360-0914-521.15-10	LONGEVITY PAY	2,187	2,187	2,187	1,965
360-0914-521.15-20	INCENTIVE PAY	1,000	1,200	1,200	240
360-0914-521.15-51	UNIFORM COST ALLOWANCE	-	1,440	1,440	-
360-0914-521.15-52	UNIFORM CLEANING	1,440	200	200	2,640
360-0914-521.18-10	FICA EMPLOYER CONTRIBUTION	10,068	10,173	10,173	15,281
360-0914-521.18-25	POLICE PENSION	43,759	43,968	43,968	36,319
360-0914-521.18-30	LIFE & HEALTH INSURANCE	31,657	35,000	35,000	55,000
360-0914-521.18-40	WORKER'S COMPENSATION	5,063	4,703	4,703	6,240
360-0914-521.18-50	UNEMPLOYMENT COMPENSATION	60	61	61	87
360-0914-521.18-70	GEN EMPL 457 PLAN	2,370	2,559	2,559	2,535
360-0914-521.31-30	SPECIAL DEPARTMENTAL SUPPLIES	-	-	-	4,050
360-0914-521.31-70	HARDWARE/SOFTWARE<1,000	-	-	-	700
360-0914-521.34-20	EMPLOYEE TESTING	-	-	-	1,545
360-0914-521.34-35	GENERAL LIABILITY INSURANCE	12,352	9,404	9,404	14,384
360-0914-521.35-20	AUTOMOBILE- REPAIRS & MAINTENANCE	4,852	4,965	4,965	4,985
360-0914-521.35-21	GAS-UNLEADED	3,384	4,514	4,514	8,514
TOTALPUBLIC SAFETY EXPENSES		\$ 251,772	\$ 252,484	\$ 252,484	\$ 350,831

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ACTUAL EXPENSES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA EXPENSES-SEMINOLE THEATRE					
360-0917-572.31-30	SPECIAL DEPARTMENTAL	\$ -	\$ -	\$ 1,500	\$ 1,500
360-0917-572.33-20	MANAGEMENT / CONSULT FEES	-	-	255,400	256,353
360-0917-572.34-36	PROPERTY/BUILDING INSURANCE	-	-	49,835	55,220
360-0917-572.34-51	ELECTRICITY CHARGES	-	-	72,490	72,490
360-0917-572.34-53	WATER/SEWER CHARGES	-	-	5,300	5,300
360-0917-572.34-54	GABAGE CHARGES	-	-	2,372	2,372
360-0917-572.34-55	TELEPHONES	-	-	4,600	4,600
360-0917-572.34-58	STORMWATER CHARGES	-	-	931	931
360-0917-572.35-10	BUILDING REPAIR & MAINTENANCE	-	-	37,282	48,311
360-0917-572.35-60	MAINTENANCE CONTRACTS & LICENSE	-	-	37,733	26,704
TOTAL SEMINOLE THEATRE EXPENSES		\$ -	\$ -	\$ 467,443	\$ 473,781

Community Redevelopment Agency

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	ACTUAL EXPENSES FY2020	ADOPTED BUDGET FY2021	ADJUSTED BUDGET FY2021	PROPOSED BUDGET FY2022
CRA EXPENSES - PROJECTS					
360-0918-554.31-71	FURNITURES & EQUIPMENT <\$1,000	\$ -	\$ 50,000	\$ 12,975	\$ -
360-0918-554.33-05	PROFESSIONAL SERVICES	174,933	185,000	225,225	268,988
360-0918-554.33-10	LEGAL SERVICES	-	60,000	58,652	70,000
360-0918-554.33-20	MANAGEMENT/CONSULT FEES	19,290	80,000	73,763	80,000
360-0918-554.33-53	INSURANCE PREMIUM	4,684	6,000	6,000	-
360-0918-554.34-05	MARKETING	13,299	50,000	50,000	100,000
360-0918-554.34-12	SPECIAL EVENTS	40,343	50,000	50,000	50,000
360-0918-554.34-27	ADVERTISEMENTS	1,975	1,000	1,000	1,000
360-0918-554.34-46	PERMIT FEES	-	250	250	250
360-0918-554.34-61	DEMOLITION FEES	18,750	60,000	60,000	60,000
360-0918-554.35-10	BUILDING REPAIRS & MAINTENANCE	2,750	15,000	15,000	215,000
360-0918-554.35-40	GROUNDS	177,073	440,000	440,000	940,000
360-0918-554.60-01	CONSTRUCTION IN PROGRESS	927,740	-	-	-
360-0918-554.60-10	LAND	439,711	633,756	166,313	688,115
360-0918-554.60-25	BUILDING IMPROVEMENTS	-	-	-	85,000
360-0918-554.60-30	IMPROVEMENT OTHER THAN BUILDING	-	75,000	75,000	45,000
360-0918-554.74-17	CONTINGENCY	-	31,260	21,260	54,941
360-0918-554.83-20	RESIDENTIAL FAÇADE GRANTS	-	-	600	-
360-0918-554.83-25	RENT / UTILITY ASSISTANCE	3,000	-	2,025	-
360-0918-554.83-40	COMMERCIAL FAÇADE GRANTS	31,391	-	-	-
360-0918-554.83-45	SMALL BUSINESS EMER ASSISTANCE	35,000	-	35,000	-
360-0918-554.83-50	MISCELLANEOUS GRANTS	-	450,000	450,000	950,000
360-0918-554.83-60	DOWN PAYMENT ASSISTANCE GRANT	-	50,000	50,000	200,000
360-0918-554.91-01	TRANSFER TO GF	500,000	353,000	353,000	113,623
TOTAL PROJECTS EXPENSES		\$ 2,389,939	\$ 2,590,266	\$ 2,146,063	\$ 3,921,917
TOTAL CRA EXPENSES		\$ 3,658,880	\$ 4,633,756	\$ 4,666,214	\$ 6,777,220

CITY OF HOMESTEAD, FLORIDA

ORDINANCE 2021-09-12

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, **ADOPTING THE BUDGET FOR EACH OF THE SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; APPROVING CAPITAL IMPROVEMENT PLAN; PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, City Staff has prepared a tentative Fiscal Year 2022 Budget, attached as Exhibit "1" for each of the funds that the City maintains.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. That the recital set forth above is hereby adopted and confirmed.

Section 2. That the City Council hereby adopts the tentative Fiscal Year 2021 Budget, attached as Exhibit "1" with such revisions thereto as the City Council may make prior to final adoption.

Section 3. That the adopted budget for the General Fund of the City of Homestead shall be \$55,307,501 in revenues and expenditures.

Section 4. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be \$69,332,133 in revenues and expenditures.

Section 5. That the adopted budget of the Electric Utility Bond Debt Service Fund of the City of Homestead shall be \$510,121 in revenues and expenditures.

Section 6. That the adopted budget of the Water and Sewer Utilities Enterprise Fund for the City of Homestead shall be \$23,038,167 in revenues and expenditures.

Section 7. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be \$1,876,373 in revenues and expenditures.

Section 8. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be \$13,546,026 in revenues and expenditures.

Section 9. That the adopted budget for the Impact Fees Fund of the City of Homestead shall be \$4,918,103 in revenues and expenditures.

Section 10. That the adopted budget for the Confiscated Property Fund of the City of Homestead shall be \$841,881 in revenues and expenditures.

Section 11. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be \$6,777,220 in revenues and expenditures. All expenses associated with the CRA budget are in accordance with State law and with the CRA's redevelopment plan.

Section 12. That the adopted budget of the Homestead Miami Speedway Fund of the City of Homestead shall be \$1,080,529 in revenues and expenditures.

Section 13. That the adopted budget for the People's Transportation Plan Fund of the City of Homestead shall be \$3,351,716 in revenues and expenditures.

Section 14. That the adopted budget of the Capital Improvement Plan Fund of the City of Homestead shall be \$651,793 in revenues and expenditures.

Section 15. That the adopted budget of the Taxable Transportation System Revenue Bonds Debt Service Fund of the City of Homestead shall be \$1,800,000 in revenues and expenditures.

Section 16. That the adopted budget of the Hero/TIF Debt Service Fund of the City of Homestead shall be \$300,000 in revenues and expenditures.

Section 17. That the adopted budget of the GOB Debt Service Fund of the City of Homestead shall be \$1,487,488 in revenues and expenditures.

Section 18. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be \$4,110,032 in revenues and expenditures.

Section 19. That the adopted budget of the Fleet Maintenance Internal Service Fund of the City of Homestead shall be \$1,080,322 in revenues and expenditures.

Section 20. That the adopted budget for the Self Insurance Internal Service Funds of the City of Homestead shall be \$12,952,683 in revenues and expenditures.

Section 21. That the adopted budget for the Utility Repair, Replacement and Improvement Fund (RR&I) of the City of Homestead shall be \$50,000 in revenues and expenditures.

Section 22. That the adoption of this Ordinance shall also serve to approve and adopt, as a component and attachment to the Budget, the City's Five Year Capital Improvement Plan, to the extent required or authorized by applicable law.

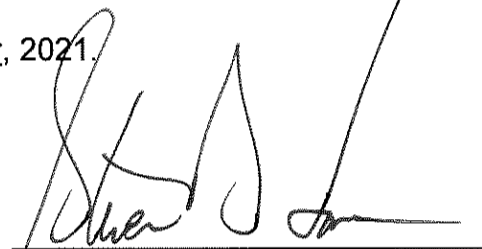
Section 23. That any ordinance or portion of an ordinance in conflict with this ordinance or any portion of this ordinance is hereby repealed to the extent of any conflict.

Section 24. That if any section, sentence, clause, phrase or word of this ordinance is held invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected and shall remain in full force and effect.

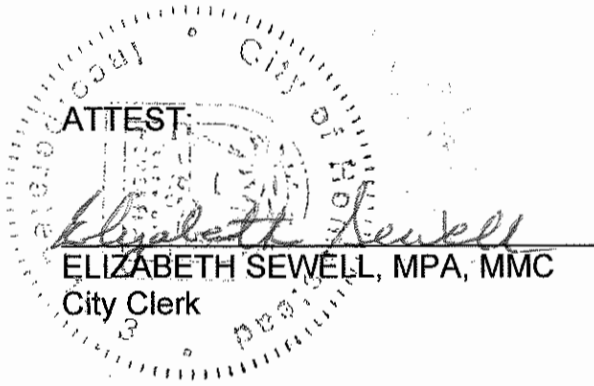
Section 25. That this ordinance shall be in force and take full effect immediately upon its adoption on second reading.

PASSED first reading, approving and adopting the tentative budget, this 13th day of September, 2021.

PASSED AND ADOPTED on second reading, approving and adopting the final budget, this 29th day of September, 2021.



STEVEN D. LOSNER
Mayor



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
FOR THE USE AND BENEFIT OF THE CITY ONLY:



WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Motion to adopt by Councilwoman Bailey, seconded by Councilman Roth.

FINAL VOTE AT ADOPTION

<i>Mayor Steven D. Losner</i>	<u>YES</u>
<i>Vice Mayor Patricia D. Fairclough-Staggers</i>	<u>YES</u>
<i>Councilwoman Erica G. Ávila</i>	<u>YES</u>
<i>Councilwoman Jenifer N. Bailey</i>	<u>YES</u>
<i>Councilman Sean L. Fletcher</i>	<u>ABSENT</u>
<i>Councilman Larry Roth</i>	<u>YES</u>
<i>Councilman Stephen R. Shelley</i>	<u>YES</u>



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: June 1, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(1)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(1)
6-1-22

RESOLUTION NO. _____

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2021-22 FOR THE HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY AND THE HOMESTEAD COMMUNITY REDEVELOPMENT AREA TOTALING \$6,777,220.00

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the “County”) and the Homestead Community Redevelopment Agency (the “Agency”) requires that the Agency transmit its adopted annual budget for the Homestead Community Redevelopment Area (the “area”) to this 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 2021-22 in the total amount of \$6,777,220.00 for the area; and

WHEREAS, this Board desires to accomplish the purpose 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 and the area’s annual adopted budget for Fiscal Year 2021-22 totaling \$6,777,220.00 in substantially the form attached hereto as Exhibit A and incorporated herein by reference.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- | | |
|---------------------------------------|------------------------|
| Jose “Pepe” Diaz, Chairman | |
| Oliver G. Gilbert, III, Vice-Chairman | |
| Sen. René García | Keon Hardemon |
| Sally A. Heyman | Danielle Cohen Higgins |
| Eileen Higgins | Joe A. Martinez |
| Kionne L. McGhee | Jean Monestime |
| Raquel A. Regalado | Rebeca Sosa |
| Sen. Javier D. Souto | |

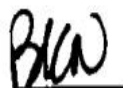
The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of June, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Brenda Kuhns Neuman

FY 2021–2022

Community Redevelopment Agency

ADOPTED BUDGET



CITY OF HOMESTEAD

212 NW 1st Avenue, Homestead FL 33030



CRA BOARD

Steven D. Losner
Chairman

Stephen R. Shelley
Board Member

Patricia D. Fairclough-Staggers
Vice-Chairwoman

Erica G. Ávila
Board Member

Larry Roth
Board Member

Jenifer N. Bailey
Board Member

Sean L. Fletcher
Board Member

City Manager's Office

Cate McCaffrey
City Manager

Assistant City Manager

Ana Alvarez

Assistant City Manager

Jerry Estrada

Administrative Staff

Kametra Driver
CRA Director

Eddy P. Nuñez
Assistant Director

Marie Figueroa
Administrative Assistant

Maliqua Carter
Administrative Assistant



212 NW 1st Avenue
Homestead, Florida 33030
(305) 224-4480
www.cityofhomestead.com

MISSION, SERVICES AND GOALS

MISSION STATEMENT

The mission of the Community Redevelopment Agency (CRA) is to revitalize the Community Redevelopment Area and to provide an economic stimulus such that the future value of property within the Community Redevelopment Area is optimized.

SERVICES, FUNCTIONS AND ACTIVITIES

The City created the CRA in 1994 following Hurricane Andrew under the powers granted by the Legislature. Its goal is to combat neighborhood deterioration and eliminate economic blight in the designated Community Redevelopment Area. The work program for the Agency is defined in the Community Redevelopment Plan. In this Plan, comprehensive strategies were formulated to promote community development in various neighborhoods within the Community Redevelopment Area. This strategy provides for a series of activities over the 30-year life span of the Agency that should be catalysts for the revitalization of the area into a prosperous and vital part of the City.

GOALS AND MEASUREMENTS

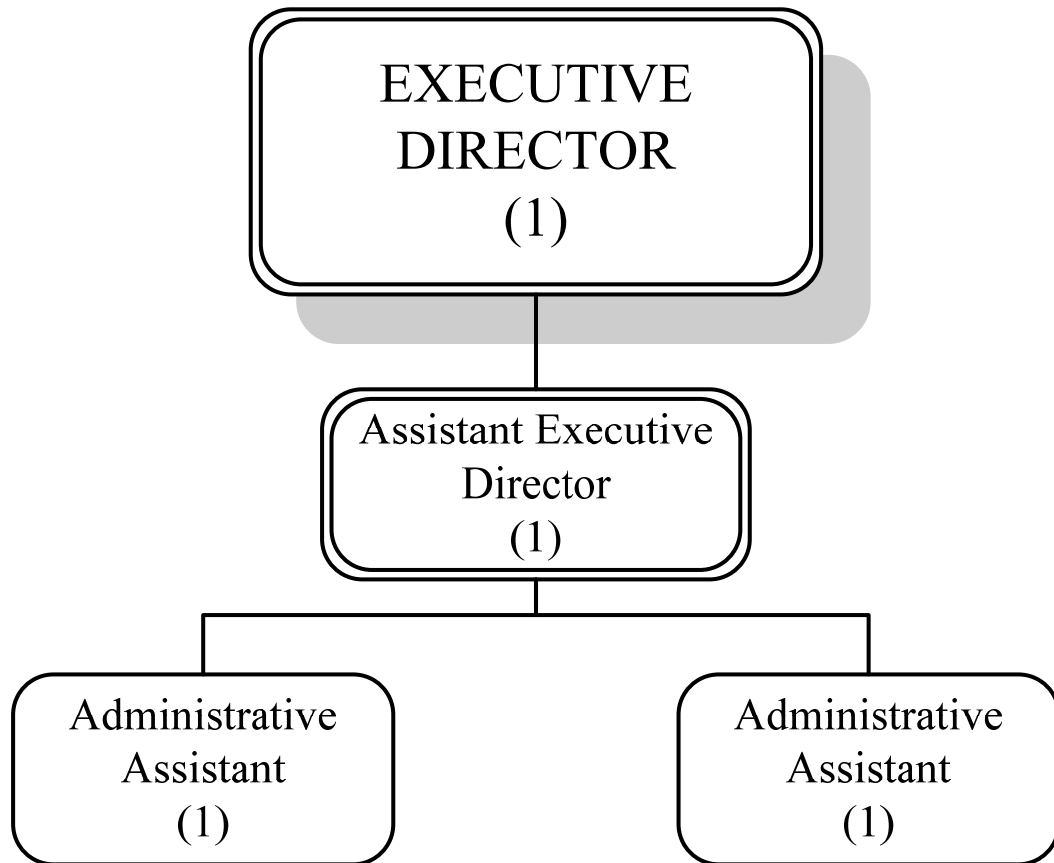
Promote Economic Development

- Facilitate Commercial Enhancement Grants and committed, at least, 75% of budgeted funds
- Facilitate Business Incentives, to at least, One (1) company that wanted to move or expand in the area

Promote Quality of Life

- Reduce blighted conditions in the area by demolishing, at least, one (1) abandoned and unsafe single-story structure
- Hosted a Small Business Matchmaker's community event connecting local area businesses find their "perfect match" for supportive services including, business plan development, marketing strategies and business capital.

MISSION, SERVICES AND GOALS

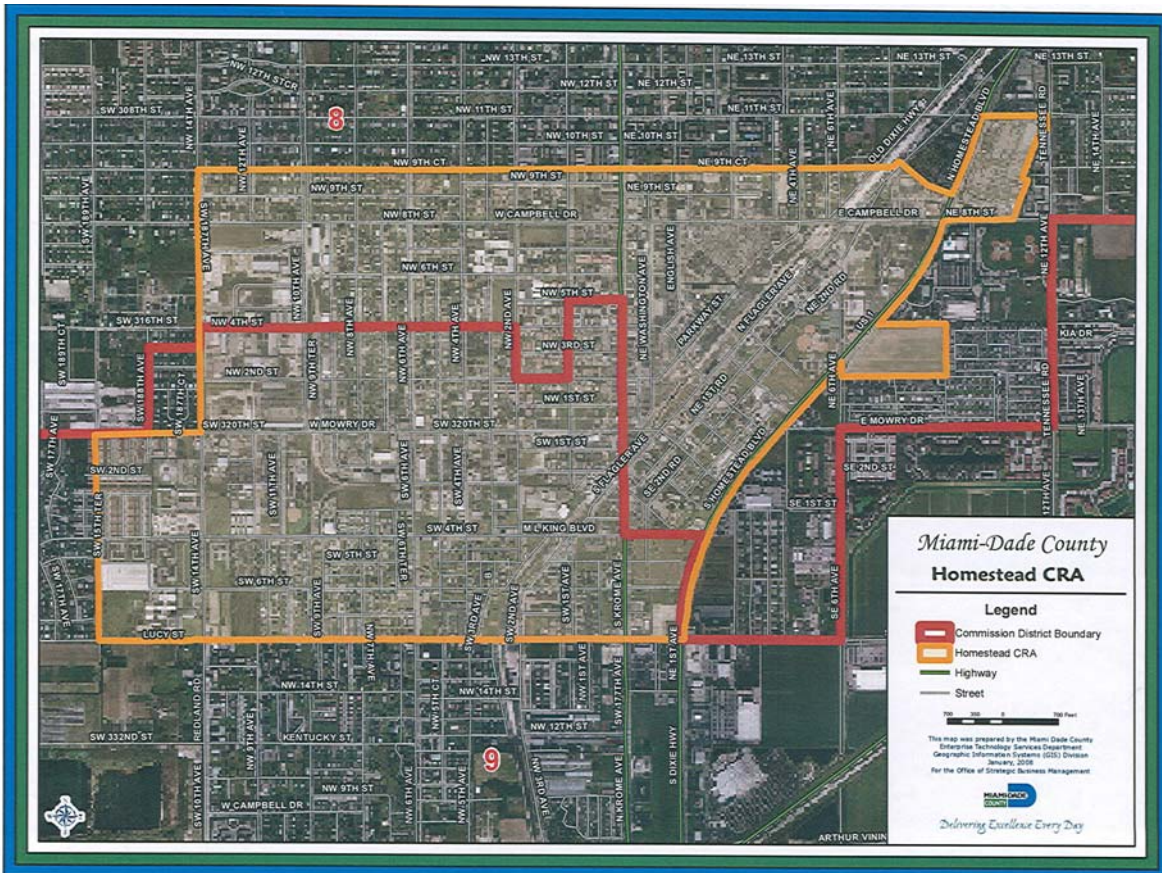


CRA ACCOMPLISHMENTS

FY 2021 – 2022

CRA BOUNDARIES

The Homestead CRA designated area is located within the city limits of Miami Dade County's second oldest city, Homestead and encompasses the area's historic downtown district and Southwest Neighborhood. Homestead is an increasingly desirable place to live, work and raise a family by offering a unique "small-town" atmosphere with all the urban amenities. The city also boasts its proximity to two national parks. Ten miles west of Homestead is the wealth of natural beauty of the Everglades National Park. The Everglades are home to vast mangrove forests and watery saw grass plains. The Everglades are truly a subtropical wilderness that shelters alligators, ibis, eagles, manatees, and panthers. East of the city is Biscayne National Park which encompasses the bay, barrier islands, and coral reefs. Just south of the city are the Florida Key's with an abundance of recreational activities.



CRA ACCOMPLISHMENTS

FY 2021 – 2022

ECONOMIC DEVELOPMENT



The CRA works in concert with the City of Homestead, Miami-Dade County, the State of Florida, and the federal government to increase area economic development, create jobs, develop projects and plans that improve the quality of life for CRA residents. Redevelopment continues in Historic Downtown Homestead with two (2) major projects are: Losner Park expansion that will transform a quaint pocket park into a world-class destination, and the Homestead Cybrarium, a 22nd century library that merges modern technology with traditional library services.

The Cybrarium opened in March 2021 and has been a great success. Since opening, there have been 37,471 visits to the library and 1293 Public Service Hours. The CRA funded management consultants, professional, legal services and, part of the construction costs for the library.



CRA ACCOMPLISHMENTS

FY 2021 – 2022

ECONOMIC DEVELOPMENT

Construction began on the Losner Park expansion in Spring 2021 and scheduled to be completed Winter 2021. To further enhance the experience for residents and visitors, the CRA is implementing an Augmented Reality (AR) mobile application for Losner Park that builds off the technological innovations at the Cybrarium and takes the play structure, veterans memorial and everglades garden within Losner Park to the next level.



CRA ACCOMPLISHMENTS

FY 2021 – 2022

COMMUNITY EVENTS

THROUGHOUT THE MAJORITY OF THIS YEAR THE CRA'S EFFORTS IN ORGANIZING COMMUNITY WORKSHOPS AND MEETINGS HAVE BEEN SEVERELY DETERRED DUE TO ONGOING COVID-19 PANDEMIC AND QUARANTINE REGULATIONS. SOME ANNUAL EVENTS LIKE THE MARTIN LUTHER KING, JR. CELEBRATIONS WERE CANCELED.



Small Business Matchmaker



The CRA helped local businesses and entrepreneurs grow their dreams and find their perfect match at the Small Business Matchmaker held on Sept 29, 2021.

Attendees learned about grant opportunities, connected with experts in business planning, marketing and met with local financial lenders.

Some key resources included:

- Financial Institutions
- Small Business Literacy tools
- Guidance on receiving small business government funds
- Start-up food incubator resources for food and beverage operations

CRA ACCOMPLISHMENTS FY 2021 – 2022

COMMUNITY EVENTS

MAINSTREET EVENTS



Downtown Farmer's Market

Homestead is known for its agricultural heritage, so it's only fitting that a new Farmer's Market will be coming to Downtown Homestead this fall.

Visitors to the Downtown Farmer's Market will be able to enjoy fresh selections of locally grown produce and natural products.



Fiesta USA

With support from the CRA, Homestead Main Street hosted Fiesta USA in downtown Homestead on September 14.

This free, family-friendly event included the popular Club Hippico Horse Show, music, stage performances, food vendors with Caribbean flavors and more.

HOLIDAY LIGHT DISPLAY

The annual Holiday lights and decorations were installed along SW 4th Street. This display encourages civic pride, and increases the beauty of the neighborhood during the holidays.

CRA ACCOMPLISHMENTS

FY 2021 – 2022

GRANTS PROGRAM

CRA Response to COVID-19

The COVID-19 pandemic has had a devastating impact on the small business community. Without some intervention, many of our businesses may not survive this crisis, leading to lost jobs and vacant buildings. Recognizing that this impact may cause increased unemployment and slum and blight, the Homestead Community Redevelopment Agency (CRA) offered emergency assistance grants for small businesses located within the CRA boundaries and residents living in the area.

Small Business Recovery GRANT

The CRA created a Small Businesses Recovery Grant up to \$5,000.00 for COVID relief assistance. The CRA Small Business Emergency Recovery Grant was made available to eligible existing small businesses located within the CRA. The purpose of this one-time grant was to serve as gap funding until the business owner was able to receive a Small Business Administration and/or Bridge Loan, Payroll Protection Program funding or funds from other sources. A consultant was also hired to assist small businesses to complete applications for federal assistance and to offer workshops and recommendations to recover from COVID-19. The CRA was able to provide funding assistance to Fourteen (14) local area businesses in the total amount of \$70,000.00.

Rent and Utilities Assistance GRANT

The CRA created the COVID-19 Rent & Utilities Assistance Grant Program designed to provide residents with a one-time assistance of up to \$6,000.00 for up to three month's past due rent and/or utilities costs.

CRA ACCOMPLISHMENTS

FY 2021 – 2022

FIRST-TIME HOMEBUYERS PROGRAM



Despite the notable taxable property value increase within the CRA area, homeownership within the area remains dismal. In 2020, only 18-percent of homes in the CRA were owner-occupied and within the Southwest Neighborhood that percentage decreased to 11.6-percent.

A driving force behind revitalizing a community is homeownership. Homeownership generates wealth building opportunities by providing a pathway out of poverty while increasing educational attainment, job security and improving personal health/overall well-being. The CRA created the First-Time Homebuyers Program “FHP” for individuals purchasing homes within CRA boundaries.

The First-Time Homebuyers Program will provide financial assistance for down payment and/or closing costs to help low to moderate income families achieve the dream of owning a home. The assistance will cover up to \$10,000.00 for the purchase of a single family home or townhouse within the CRA area. Residents who currently reside in the CRA and have lived there for at least one year are eligible for an additional \$5,000.00.

CRA ACCOMPLISHMENTS

FY 2021 – 2022

SOUTHWEST NEIGHBORHOOD NEW HOMES INITIATIVE

To support efforts to increase homeownership in the Southwest neighborhood, the CRA published a public notice in July 2021 pursuant to Section 163.380(3)(a), Florida Statutes, whereby the City of Homestead CRA intended to dispose of its interest in the real properties with eligible contractors. The CRA Board authorized City Staff to negotiate a development agreement with Minority Builders Coalition (“MBC”) for the development of single-family homes on the Four (4) CRA-owned lots as shown below.

The newly constructed homes will be sold to buyers with household incomes no less than 80% AMI and no greater than 120% AMI. Priority will be given to first-time homebuyers currently residing in Homestead with preference to those who live within the CRA boundary. Qualified buyers will be eligible for down payment and/or closing costs assistance through the CRA’s First-Time Homebuyers Program.



FOUR CRA LOTS PUBLISHED VIA PUBLIC NOTICE FOR DEVELOPMENT OF SFR's:

- Property #1 - 705 SW 6th Street;
- Property #2 - 813 SW 6th Street;
- Property #3 - 829 SW 6th Street;
- Property #4 - 704 SW 7th Street

CRA ACCOMPLISHMENTS

FY 2021 – 2022

ELIMINATION OF SLUM & BLIGHT

During Fiscal Year 2021, the CRA Department in tandem with the Code Enforcement Department identified and demolished a one story structure. The property (507 NW 2nd Street) located within a single-family neighborhood was in a serious deteriorated condition unfit for human habitation and posing a hazard to the adjacent community.

DEMOLITION OF SINGLE FAMILY STRUCTURE LOCATED AT 507 NW 2ND STREET



BEFORE



AFTER

CRA ACCOMPLISHMENTS

FY 2021 – 2022

PUBLIC SAFETY

During Fiscal Year 2021, the Code Enforcement Department cited 395 CRA residents. Some of the most frequent violations were:

- Overgrown Grass
- Minimum Housing Violations
- Non-Permitted Work
- Improper garbage disposal
- Improper Landscape Maintenance
- Littered Condition
- Business Storing Materials Outside of Walls
- Business License Violation
- Abandoned Vehicles
- Fence no Permit
- Accumulation of Garbage, Trash, & Junk
- Structure in need of paint
- Tampering with Utilities
- Commercial Vehicle Stored in Residential Zone
- Maintaining an Unpaved Parking Lot
- Use Inconsistent with District Zone
- Fence in Need of Repair
- Unpaid False Alarms

The Community Policing Unit reported the following activity within the CRA:

DESCRIPTION	CURRENT YR (2021)	PREVIOUS YR (2020)
Community Events	13	1
# of Businesses Contacted	283	75
Primary Calls Received from CRA Area	360	83
Backup Calls Responded	109	39
Arrests Made	14	3
Field Interview Reports	52	10
Incident Reports Generated	14	4

**City of Homestead
Community Redevelopment Agency
FY 2021 - 2022 Proposed Budget**

October 2021 through September 2022

	FY 19-20	FY 19-20	FY 20-21	FY 20-21	FY 21-22
	Budget Adopted	Budget Actuals	Budget Adopted	Budget Projected	Budget Proposed
Revenues					
City Tax Increment Revenue	\$1,757,814	\$1,757,814	\$2,228,974	\$2,228,974	\$2,332,017
County Tax Increment Revenue	\$1,383,820	\$1,383,820	\$1,688,079	\$1,688,079	\$1,837,585
Approp/Retain Earnings	\$545,970	\$0	\$695,703	\$728,161	\$2,476,995
Interest on Investment	\$24,000	\$29,905	\$21,000	\$21,000	\$17,000
Unrealized Gain (Loss)	\$0	\$0	\$0	\$0	\$113,623
Miscellaneous Revenues	\$0	\$36,115	\$0	\$0	\$0
Revenues Total	\$3,711,604	\$3,207,654	\$4,633,756	\$4,666,214	\$6,777,220
Expenditures					
Administrative Expenditures:					
Employee Salary and Fringe	\$283,103	\$268,826	\$287,848	\$289,844	\$332,959
Contractual Services	\$50,000	\$50,000	\$50,000	\$32,218	\$50,000
Insurance	\$23,737	\$23,737	\$25,320	\$25,320	\$32,963
Audits and Studies	\$0	\$0	\$15,000	\$15,000	\$15,000
Printing and publishing	\$1,000	\$800	\$1,000	\$350	\$1,000
Marketing	\$0	\$0	\$0	\$0	\$0
Advertising and Notices	\$5,000	\$1,600	\$3,000	\$433	\$2,000
Travel & Training	\$25,000	\$35	\$15,000	\$0	\$15,000
Rent/Lease Costs	\$3,000	\$3,140	\$3,000	\$3,000	\$3,000
Equipment (Other than Office)	\$0	\$0	\$0	\$0	\$0
Office Equipment and Furniture	\$0	\$8,231	\$0	\$1,000	\$1,000
Other Administrative Expenses	\$213,348	\$211,798	\$260,623	\$228,341	\$293,928
Subtotal Admin. Expenses	\$604,188	\$568,167	\$660,791	\$595,506	\$746,850
County Administrative Charge at 1.5%	\$20,757	\$20,757	\$25,321	\$25,321	\$27,564
(A) Total Adm Exp & County Charges	\$624,945	\$588,924	\$686,112	\$620,827	\$774,414
Operating Expenditures:					
Employee Salary and Fringe	\$188,736	\$179,218	\$191,899	\$190,565	\$221,972
Contractual Services	\$337,500	\$300,107	\$352,500	\$202,325	\$436,488
Insurance	\$29,995	\$30,695	\$32,800	\$49,835	\$80,018
Audits and Studies	\$0	\$0	\$0	\$0	\$0
Printing and Publishing	\$0	\$0	\$0	\$0	\$0
Marketing	\$60,000	\$14,000	\$50,000	\$16,128	\$100,000
Legal Services/Court Costs	\$50,000	\$116,000	\$80,000	\$71,130	\$90,000
Architect/Engineer Fees	\$0	\$0	\$0	\$0	\$0
Land/Building Acquisitions	\$250,000	\$439,400	\$166,313	\$0	\$688,115
Infrastructure Improvements	\$350,000	\$58,000	\$0	\$0	\$45,000
Building Construction & Improvement	\$500,000	\$0	\$488,000	\$24,946	\$558,623
Debt Service Payments	\$0	\$0	\$300,000	\$0	\$300,000
Grants Programs	\$575,000	\$310,350	\$500,000	\$150,000	\$1,150,000
Public Safety	\$267,293	\$242,058	\$252,484	\$230,020	\$350,831
Equipment (Other than Office)	\$0	\$44,978	\$50,000	\$0	\$0
County SMART TIF Rebate	\$0	\$0	\$422,020	\$422,020	\$459,396
Other Operating Expenses	\$461,159	\$198,290	\$1,030,368	\$211,423	\$1,467,422
(B) Total Operating Expenses	\$3,069,683	\$1,933,096	\$3,916,384	\$1,568,392	\$5,947,865
(C) Reserve/Contingency	\$16,976	\$0	\$31,260	\$0	\$54,941
Expenditures Total (A+B+C)	\$3,711,604	\$2,522,020	\$4,633,756	\$2,189,219	\$6,777,220
**Cash Position	\$0	\$685,634	\$0	\$2,476,995	\$0

Capital Projects List

CAPITAL PROJECTS					AMOUNT
1	Cybrary				\$113,623
2	Land Acquisition				\$688,115
3	CRA Building Roof Replacement				\$85,000
4	Blight Removal				\$60,000
5	Neighborhood Improvement (Shotgun Property)				\$100,000
6	Business Incentives Rent Subsidies and Tenant Buildout				\$450,000
TOTAL CAPITAL PROJECTS					\$1,496,738

BUDGET EXPLANATIONS

CRA FY 2021 - 2022 BUDGET

BUDGET VARIANCE

Cash Position FY 2021–2022 - \$2,476,995.00

The Fiscal Year 2021-2022 net surplus rollover was estimated to be \$2,476,995.00.

Interest on Investment - \$17,000.00

The Fiscal Year 2021-2022 interest on investment amount has been forecasted by the Finance Department.

Overhead/Indirect Expenses - \$256,994.00

The City's indirect cost allocation plan calculates the cost of central services such as the City Manager, City Clerk, Finance, Fleet, ITS, Procurement and Human Resources across user departments based on the percentage of usage of the central services by the user department. Measurement data includes such items as number of agenda items, number of full time employees and the number of transactions, among others. For Fiscal Year 2021-2022 the CRA Cost Allocation is 6% of the total budget as stipulated in the Interlocal Agreement with Miami-Dade County.

Debt Service Payment - \$300,000.00

For Fiscal Year 2021-2022, \$300,000.00 were allocated to cover for a new Bond to be used to finance the costs of acquisition, clearing and/or rehabilitation of certain properties, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead.

County SMART TIF Rebate – \$459,396.00

Commencing with Fiscal Year 2021-2022, the Homestead Community Redevelopment Agency (HCRA) shall segregate 25% of the County's tax increment fund contribution (the "Transportation TIF") for the purpose of funding the County's Strategic Miami Area Rapid Transit Transportation Plan (the "SMART Plan"), such funding shall be deposited in the County's SMART Transportation Infrastructure Improvement District (the "SMART TIID") for use along the South Dade Corridor.

BUDGET EXPLANATIONS

CRA FY 2021 - 2022 BUDGET

REVENUES

Tax Increment Revenue **\$4,169,602.00**

TIF City of Homestead (COH) Contribution - \$2,332,017.00

TIF Miami-Dade County Contribution - \$1,837,585.00

Miscellaneous **\$2,607,618.00**

Appropriation of Fund Balance - \$2,476,995.00

Projected cash position at the end of FY 2021-2022

Interest on Investment - \$17,000.00

Accumulated interest earned on cash balance

Cybrarium (Library Tax) - \$113,623.00

*Projected library tax to City's General Fund for Cybrarium
as located within the CRA area*

TOTAL CRA REVENUES **\$6,777,220.00**

BUDGET EXPLANATIONS

CRA FY 2021 - 2022 BUDGET

ADMINISTRATIVE EXPENSES

Employee Salary and Fringe Benefits - \$332,959.00

POSITION		Administrative 60%	Operational 40%
Executive Director	\$ 166,255	\$ 99,753	\$ 66,502
Assistant Executive Director	\$ 153,763	\$ 92,258	\$ 61,505.20
Program Manager	\$ 75,184	\$ 45,110	\$ 30,073.60
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Planning & Zoning Assistant	\$ 20,345	\$ 12,207	\$ 8,138
TOTAL	\$ 554,931	\$ 332,959	\$ 221,972

* The salaries are split **60% for administration** and **40% for operations**.

The CRA payroll includes a share of one City position that is essential for the accomplishment of the CRA mission. The Planning & Zoning Assistant will be in charge of the Historic Preservation Area responsibilities (Board meetings, designations, reports, etc.) and serves as the City’s Historic Preservation Officer. The CRA will be responsible for 20% of this employee’s salary.

Contractual Services - \$50,000.00

This allocation will cover contractual professional services to assist the CRA Department such as: building inspectors, construction managers, construction coordinators, construction supervisors, appraisers, surveyors, environmental studies, etc.

Liability Insurance - \$32,963.00

This allocation will cover the CRA liability insurance costs.

Audits and Studies - \$15,000.00

Each Community Redevelopment Agency with revenues and expenses in excess of \$100,000, as reported on the trust fund financial statements, shall provide a financial

BUDGET EXPLANATIONS

CRA FY 2021 - 2022 BUDGET

audit each fiscal year by an independent certified public accountant or firm. Each financial audit conducted pursuant to this subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General.

Printing and Publishing - \$1,000.00

This allocation will cover the printing of CRA documents such as business cards, letterhead, envelopes, annual report, and other printed materials.

Advertising & Notices - \$2,000.00

This allocation will cover newspaper advertisements for Board meetings, Bid Notices, Public Hearings, Budget and Annual Report Notices, and other advertisements and notices as required.

Travel & Training - \$15,000.00

This allocation covers the CRA staff expenses to attend training/meetings and to complete certifications for professional improvement.

Rent/Lease Cost (Equipment) - \$3,000.00

This will cover the cost of leasing the copier/fax/scanner machine.

Other Administrative Expenses - \$293,928.00

Other Administrative Expenses are itemized as follows:

Supplies and Miscellaneous Items - \$18,934.00

This amount will cover office supplies for CRA staff. Some of these items include: copier paper, folders, pens and pencils, postal stamps, ink cartridges, and other office supplies. These items also cover bathroom/break room supplies, electrical supplies, paint, tools, and hardware. Software and technical equipment for CRA staff operations.

Dues & Subscriptions - \$4,500.00

This amount will cover subscriptions to different local, state and national organizations and annual fees on various publications. Some of these are:

- *Florida Redevelopment Association*
- *American Society for Public Administrators*
- *The Miami Herald*
- *South Dade News Leader*

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- *Department of Economic Opportunities*
- *Florida Trust for Historic Preservation*
- *National Trust for Historic Preservation*
- *International City Management Association (ICMA)*
- *International Economic Development Council*
- *International Council of Shopping Centers (ICSC)*
- *South Dade Chamber of Commerce*
- *Adobe Software Program*

Maintenance Contracts and Licenses - \$13,500.00

This amount was allocated to cover maintenance under contract. Some of these are:

- *Hulett Environmental Services*
- *Arresco Alarm Monitoring Services*
- *Temptrol Air Conditioning Services*
- *Comcast Xfinity*
- *P. H. Bell and Clock Co.*
- *Miami-Dade Fire Rescue*
- *Civic Plus*

Overhead/Indirect Expenses - \$256,994.00

For fiscal year 2021-2022 the CRA Cost Allocation will be \$256,994.00 of new CRA revenues totaling \$4,283,225.00 in compliance with the 6% maximum stipulated in the Interlocal Agreement. This amount is used to pay for overhead charges in accordance with the Interlocal Cooperation Agreement dated June 7th, 1994 between the City of Homestead CRA & Miami-Dade County which provides that “no more than 20% of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6) (a), Florida statutes, (including indirect and overhead expenses which may not exceed 6% of such funds contemplated to be spent under the plan)”. This allocation will include, but is not limited to, the following services: Human Resources, Finance, Fleet, City Manager’s Office, City Clerk, and Procurement.

County Administrative Charge - \$27,564.00

This will cover the County Administrative Reimbursement Charge of 1.5% of fiscal year 2020-2021 Tax Increment Financing (TIF) revenues.

Sub-Total Administrative Expenses* **\$746,850.00*

BUDGET EXPLANATIONS

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OPERATING EXPENSES

Employee Salary and Fringe Benefits - \$221,972.00

POSITION	Administrative 60%		Operational 40%
Executive Director	\$ 166,255	\$ 99,753	\$ 66,502
Assistant Executive Director	\$ 153,763	\$ 92,258	\$ 61,505.20
Program Manager	\$ 75,184	\$ 45,110	\$ 30,073.60
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Planning & Zoning Assistant	\$ 20,345	\$ 12,207	\$ 8,138
TOTAL	\$ 554,931	\$ 332,959	\$ 221,972

** The salaries are split 60% for administration and 40% for operations.*

The CRA payroll includes a share of one City position that is essential for the accomplishment of the CRA mission. The Planning & Zoning Assistant will be in charge of the Historic Preservation Area responsibilities (Board meetings, designations, reports, etc.). The CRA will be responsible for 20% of this employee's salary.

Contractual Services - \$436,488.00

Professional and Consultant Services are itemized as follow:

Professional & Consultant Services - \$348,988.00

This allocation will cover services necessary for the operation of the CRA such as: engineering, consultants and management agreements.

State of Florida Contract Agreement - \$87,500.00

This allocation will cover a contract agreement with the State of Florida to outsource duties such as painting over graffiti, cutting alley ways and right of ways and removing trash within the CRA boundaries.

Insurance - \$80,018.00

This allocation will cover property building insurance for the CRA office building and several other CRA owned properties.

BUDGET EXPLANATIONS

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Marketing - \$100,000.00

This allocation will cover the promotion of CRA programs such as the grants and the special events located in the CRA. This year the CRA will continue to intensify their efforts to promote downtown new development and vast opportunities for businesses in the Area. The money will be used to produce flyers, brochures and mailings to increase public awareness.

Legal Services - \$90,000.00

This line item will cover legal opinion in relation to CRA issues and projects. In addition, will cover for legal documents created, reviewed and approved by the City Attorney.

Land/Building Acquisition - \$688,115.00

These funds will be used to acquire properties necessary to accomplish our objectives in the CRA area.

Building Construction & Improvements - \$558,623.00

Demolition of Unsafe Structures - \$60,000.00

These funds will cover demolition and debris removal expenses of unsafe buildings as located within the CRA Area.

CRA Building Roof Replacement - \$85,000.00

These funds will cover demolition, debris removal and installation of new roofing for the CRA administrative office building as located within the CRA Area.

Neighborhood Improvement Beautification - \$100,000.00

The mission of the CRA is to revitalize the community while combating neighborhood deterioration and eliminating blight. The CRA is putting forth a neighborhood improvement beautification initiative focusing on the adjacent right of way areas of 866 SW 7th Street – Future home of a senior housing development project within the CRA area.

Homestead LIVE- \$200,000.00

Homestead LIVE will be positioned at the center of Art & Culture, allowing it to become a tool for inclusive transformation incorporating the cultural arts as a critical component of the CRA area's economic expansion. The program will create indoor and outdoor space incorporating natural elements of the area and simple architecture. Programming to include: marketplace with vendors, live music and open mic; community partner

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activations (e.g. yoga, honey making, painting parties, pottery, gardening, bee-keeping, etc.), farmers market, programs for seniors, and venue rentals.

Cybrarium - \$113,623.00

The Cybrarium, a 22nd century cutting edge library and educational center is located in the CRA's Pioneer Quarter within Homestead's Downtown. These funds are estimated library taxes that continue to fund the Cybrarium operations. The Cybrarium, has brought audiences back to the library by creating a unique, fun and inimitable experience. The Homestead Cybrarium will advance the goals set forth in the CRA plan: 1) to "design and build a unique business and community environment to serve as the heart of the City and be complementary to shopping centers"; 2) to "build upon the current business foundation of Downtown and expand into new retailing and entertainment areas"; 3) for "the improvement of social institutions, [and] the expansion of economic activities..."; 4) be "keenly aware of the critical importance of institutions of education, social services, recreation and job training in the fabric of the community" and Goal #4) "Incorporate the cultural arts as a critical component of Economic Development" as well as Goal 4a) "Creating an environment that is conducive to the expansion of performing and visual arts throughout the CRA".

Debt Service Payments – \$300,000.00

For Fiscal Year 2021-2022, \$300,000.00 were allocated to cover for a new Bond to finance the costs of acquisition, clearing and/or rehabilitation of certain properties, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead.

Grant Programs - \$1,150,000.00

Residential Façade Grants - \$75,000.00

These grants are for the improvement of residential curb appeal and necessary emergency repairs to make homes in the CRA safe and secure. The goal of the CRA is to improve the quality of life for homeowners and residents, bring properties up to current building code, improve and upgrade the appearance of the area, and facilitate and encourage redevelopment activity.

Commercial Business Incentives – \$450,000.00

The CRA will be offering a commercial incentive program to increase economic development in the Downtown Area. This program will cover: rent assistance, impact fees reimbursement, buildout assistance and utilities service credits.

BUDGET EXPLANATIONS

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Commercial Enhancement Grants - \$175,000.00

The Façade Improvement Program is for commercial businesses located within the CRA area. The program will assist building owners and tenants in making exterior improvements such as: painting, new front windows/doors, new awnings, and new signage. The goals of this program include: to ensure safety and accessibility in commercial buildings in the CRA; to remove blight; to encourage foot traffic in the commercial areas of the CRA; to increase safety; and, to increase the walkability of the commercial areas of the CRA.

Small Business Capacity Building Grants - \$150,000.00

A new program to help build capacity of existing small businesses. This small business grant program is designed to help improve systems and operations of existing CRA businesses to strengthen their ability to serve their clientele. Examples of the types of activities grants may support are: Staff Training & Development; Marketing & Organizational Branding; Improvement of Financial & Management Systems; Technology Upgrades and Board Training & Development

Down Payment Assistance - \$300,000.00

A down payment assistance program will give low to moderate income people the opportunity to buy a home. The program will target first-time home buyers. The CRA will assist with down payment and closing costs to purchase a house within the area.

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Public Safety - \$350,831.00

This allocation will cover the cost (salary plus benefits) of Two (2) Police Officers and One (1) Code Compliance Officer in addition to the operating expenses such as; overtime, vehicle lease payments, fuel and, car maintenance. The intention of the CRA is to address specific proactive plans, policies and programs for community policing, code enforcement and public safety improvements.

PAYROLL	
<i>Police Officer (2)</i>	\$225,685
<i>Code Enforcement (1)</i>	\$79,895
Total Payroll	\$305,580
OPERATING EXPENSES	
Overtime	\$17,368
Car Expenses	\$27,883
Total Operating Expenses	\$45,251
<i>TOTAL</i>	<i>\$350,831</i>

County SMART TIF Rebate – \$459,396.00

During with Fiscal Year 2021-2022, the HCRA shall segregate 25% of the County’s tax increment fund contribution (the “Transportation TIF”) for the purpose of funding the County’s Strategic Miami Area Rapid Transit Transportation Plan (the “SMART Plan”), such funding shall be deposited in the County’s SMART Transportation Infrastructure Improvement District (the “SMART TIID”) for use along the South Dade Corridor.

Other Operational Expenses - \$1,467,422.00

These group of accounts are separate from the general administrative expenses.

BUDGET EXPLANATIONS

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Seminole Theatre - \$473,781.00

One of the goals of the CRA is to “incorporate the cultural arts as a critical component of economic development”. The CRA is supporting the Seminole Theatre in an effort to accomplish this goal and to create an environment that is conducive to the expansion of performing and visual arts throughout the community redevelopment area. This support helps to ensure the community has access to the arts.

Special Events - \$50,000.00

This allocation is to sponsor special community events, such as MLK Movie in the Park and Military Appreciation Day. The events will be held at Losner Park located in the CRA on Krome Avenue and at Roby George Park in the SW Neighborhood of the CRA. These events include music, movies, children activities, and different food kiosks. The Small Business Matchmaker community event aimed at connecting existing business community with marketing and financial experts. The main purpose is to support and promote the businesses located in the Downtown Historic District and the SW Neighborhood.

Building Repairs and Maintenance – \$15,000.00

This allocation will cover the maintenance and repairs on CRA properties as needed.

Ground Maintenance- \$265,000.00

These line items are to upkeep grounds within the District, including CRA owned properties. In addition to regularly scheduled grounds maintenance, the CRA will renovate existing landscapes that have deteriorated and install new landscaping to enhance to aesthetics of the CRA. A detailed report of the list of lots and properties to be maintained can be found on Attachment I at the end of this section.

Dumpster Enclosure Initiative – \$50,000.00

This allocation will cover the costs associated with constructing dumpster enclosures on select CRA properties that have exposed trash/dumpster receptacles.

Miscellaneous - \$113,641.00

This will cover miscellaneous expenses such as telephones, vehicle license, vehicle insurance, tolls/mileage, fuel and servicing as needed. Maintenance of downtown decorative lighting. CRA facilities utility charges (water/sewer, electricity, garbage) and janitorial services.

Flagler Lot Ave Clean-Up - \$500,000.00

The CRA is committed to the remediation and mitigation efforts of the Flagler Avenue Lot which for future development. The parcel of land is contaminated with arsenic chemicals.

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Sub-Total Operating Expenses **\$5,947,865.00**

Contingency **\$54,941.00**

TOTAL CRA EXPENSES **\$6,777,220.00**

ATTACHMENT I

