

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: December 12, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2023-24 budget for the
West Perrine Community
Redevelopment Agency and the
West Perrine Community
Redevelopment Area in the total
amount of \$6,437,023.00

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/gh


MDC001

Memorandum



Date: December 12, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: West Perrine Community Redevelopment Agency FY 2023-24 Budget for the West
Perrine Community Redevelopment Area

Executive Summary

As required by Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies, and any amendments to the budgets. This item seeks approval of the West Perrine Community Redevelopment Agency's (Agency) fiscal year (FY) 2023-24 budget for the West Perrine Community Redevelopment Area (area) in the amount of \$6,437,023.

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2023-24 budget for the area. The Agency's budget includes revenues and expenditures in the amount of \$6,437,023. The Board must approve the Agency's budget prior to the Agency expending any funds as required by section 163.387, Florida Statutes.

Scope of Agenda Item

The area lies within Commission District 9, represented by Commissioner Kionne L. McGhee.

Delegation of Authority

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

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 to the Agency's trust fund is \$1,599,270 and the unincorporated municipal service area (UMSA) TIF payment into the trust fund is \$667,498. The County will continue to make annual payments to the Agency based on each year's growth of ad valorem revenues over the base year through 2046 when the Agency and the area sunset.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's and the area's FY 2023-24 budget.

Background

On March 1, 2005, the Board adopted Resolution No. R-212-05, declaring a geographical area in south Miami-Dade County as slum and blight. On June 5, 2007, the Board adopted Resolution No. R-745-07 appointing itself as the board of commissioners of the Agency; Resolution No. R-744-07, which approved the redevelopment plan for the area; and Ordinance No. 07-79, which created the trust fund. On July 3, 2012, the Board adopted Resolution No. R-598-12, which delegated certain redevelopment powers to the Agency, including, but not limited to, the power to appropriate funds and make expenditures in accordance with applicable law. On July 14, 2016, the Board also approved an amendment to the Agency's plan and

extended the life of the Agency until September 30, 2046. On May 3, 2022, the Board adopted Ordinance No. 22-46 creating the Agency as a public body corporate and politic in accordance with section 163.356, Florida Statutes. On November 7, 2022, the Board adopted Resolution No. R-1130-22 appointing commissioners to the Agency's board. On June 21, 2023, the Board adopted Resolution No. R-551-23 approving the Interlocal Agreement between the County and the Agency.

Fiscal Year 2023-24 Budget

On September 27, 2023, the Agency adopted Resolution No. CRA-02-23 (see Attachment A), which approved the Agency's FY 2023-24 budget of \$6,437,023 for the area. The budget includes \$1,599,270 in revenue sources of County TIF, \$667,498 in UMSA TIF, carryover funds of \$4,150,255 and \$20,000 in interest earnings.

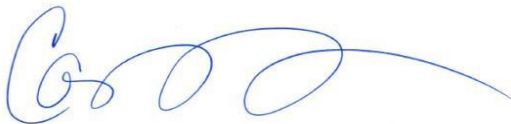
Administrative expenditures total \$194,000, which includes direct County support (\$150,000); audits (\$25,000); travel, educational seminars & conferences (\$5,000); advertising & notices (\$5,000); meeting room expenses (\$5,000); grants software services (\$2,500); printing & publishing (\$1,000); and mail services (\$500). Administrative costs represent approximately 3 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$34,002).

Operating expenses total \$6,209,021 including:

- \$1,500,000 for land / building acquisitions;
- \$1,400,000 for community space;
- \$850,000 for commercial redevelopment grants;
- \$525,000 for residential improvement grants;
- \$500,000 for non-profit organizations;
- \$325,000 for innovative community policing;
- \$300,000 for beautification grants;
- \$300,000 for infrastructure improvements;
- \$200,000 for contractual services for finding of necessity/expansion/redevelopment plan update;
- \$105,000 for an executive director;
- \$100,000 for workforce training and job creation programs;
- \$50,000 for an economic development coordinator;
- \$30,000 for legal services;
- \$20,000 for miscellaneous expenses;
- \$3,421 for memberships and fees; and
- \$600 for ground maintenance and non-ad valorem taxes (special lighting district).

The budget does not include a contingency reserve.

Attachment



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA-02-23

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING THE AGENCY'S AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA'S BUDGET FOR FISCAL YEAR 2023-24 TOTALING \$6,437,023.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS FOR APPROVAL

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 COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the West Perrine Redevelopment Agency's and the West Perrine Community Redevelopment Area's budget for Fiscal Year 2023-24 totaling \$6,437,023.00, as more fully described in the accompanying memorandum.

Section 3. This Board hereby authorizes the Executive Director or Executive Director's designee to submit the budget approved herein to the Miami-Dade County Board of County Commissioners ("County Commission") for approval, and to make any necessary adjustments to the budget to account for any corrections due to the carryover for the budget and final action by the County Commission on the County's final budget.

Section 4. This resolution shall take effect immediately upon approval.

The foregoing resolution was offered by Willie L. Carpenter, who moved its adoption. The motion was seconded by Rhonda Richardson-Comer and upon being put to a vote, the vote was as follows:

Leviticus L. Gilliard, Chair Yay
Tyreke Spann, Vice Chair Absent

Willie L. Carpenter	<u>Yay</u>	Taj C. Echoles	Absent
Lt. Kevin Richardson	<u>Yay</u>	Rhonda Richardson Comer	<u>Yay</u>
Veronica Thompkins	<u>Yay</u>		

The Chairperson thereupon declared the resolution duly passed and adopted this 27th day of September, 2023.

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By:  _____
Veronica Thompkins
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: December 12, 2023

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)
12-12-23

RESOLUTION NO. _____

RESOLUTION APPROVING THE FISCAL YEAR 2023-24 BUDGET FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$6,437,023.00

WHEREAS, section 163.387, Florida Statutes, requires the West Perrine Community Redevelopment Agency (“Agency”) to transmit its adopted annual budget to this Board for approval; and

WHEREAS, on September 27, 2023, the Agency adopted the Agency’s Fiscal Year 2023-24 budget (“budget”) for the West Perrine Redevelopment Area (“redevelopment area”) through Resolution No. CRA-02-23; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2023-24 for the redevelopment area, totaling \$6,437,023.00, in the form attached hereto as Attachment “1” and incorporated herein by reference; 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 Fiscal Year 2023-24 budget for the Agency and the redevelopment area, in the total amount of \$6,437,023.00, in substantially the form attached hereto as Attachment “1” 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:

- | | |
|----------------------------------|----------------------|
| Oliver G. Gilbert, III, Chairman | |
| Anthony Rodríguez, Vice Chairman | |
| Marleine Bastien | Juan Carlos Bermudez |
| Kevin Marino Cabrera | Sen. René García |
| Roberto J. Gonzalez | Keon Hardemon |
| Danielle Cohen Higgins | Eileen Higgins |
| Kionne L. McGhee | Raquel A. Regalado |
| Micky Steinberg | |

The Chairperson thereupon declared this resolution duly passed and adopted this 12th day of December, 2023. 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

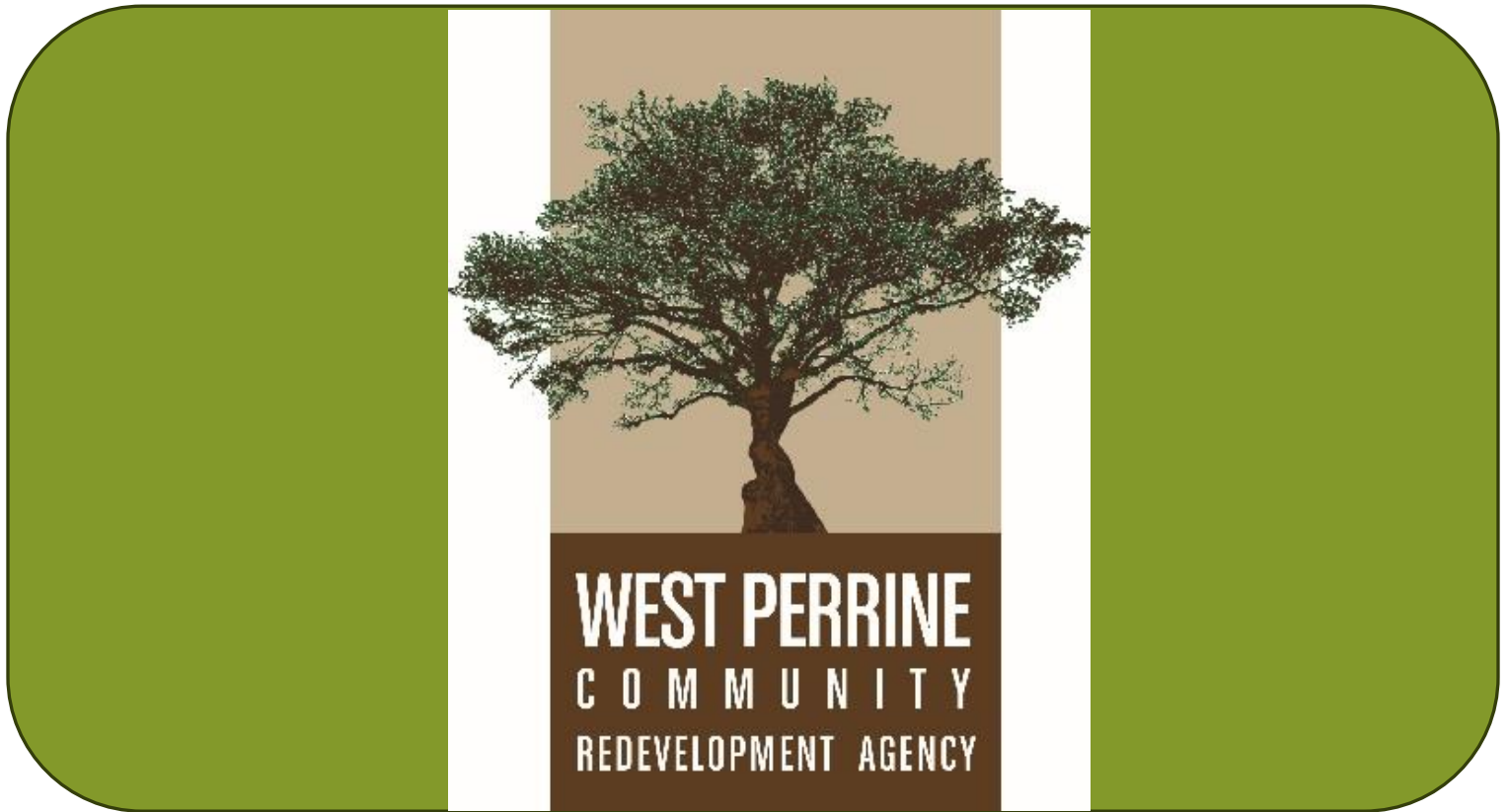
JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

RFA

Richard Appleton
Terrence A. Smith



FISCAL YEAR 2023-24 BUDGET

FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA

Proposed Budget for Fiscal Year 2023-24

Revenues - \$6,437,023

The Agency’s proposed budget for FY 2023-24 is \$6,437,023. Revenues include a countywide tax increment revenue payment of \$1,599,270, an unincorporated area tax increment payment of \$667,498, carryover funding \$4,150,255 and projected interest earnings \$20,000.

Expenditures - \$6,437,023

Administrative Expenses - \$194,000

1. Audit (\$25,000)

Florida Statute requires that the Agency’s revenues and expenses be audited annually by an external auditor to ensure compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.

2. Advertising and Notices (\$5,000)

Set aside for any advertising and public notices that may be required as a result of the Agency’s activities.

3. Printing and Publishing (\$1,000)

To cover costs associated with the printing of meeting and mailing materials that may be required as a result of the Agency’s activities.

4. Grants Software (\$2,500)

The Agency’s grant programs will be integrated within a web-based software for ease access by the public and staff processing. This allocation covers the software annual fee.

5. Meeting Room Expenses (\$5,000)

Cover cost associated with the logistics relating to conducting CRA Board meetings.

6. Mail Services (\$500)

Cover costs associated with mailing of notices.

7. Travel, Education Seminars, and Conferences (\$5,000)

Travel to the annual Florida Redevelopment Association Conference, and events geared towards economic development that provide access to investors and developers to market the redevelopment area.

8. Direct County Support (\$150,000)

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

County Administrative Charge - \$34,002

1. County Administrative Charge (\$34,002)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Operating Expenses - \$6,209,021

1. Membership and State Fee (\$3,421)

The Agency is required by the State of Florida to pay a Special District fee (\$175). The Agency is also a member of the Florida Redevelopment Association and pays annual dues (\$3,246).

2. Contractual Services (\$200,000)

For professional services to conduct a Finding of Necessity Study for a possible expansion of the redevelopment area and amend the Agency's Redevelopment Plan.

3. Land and Building Acquisition (\$1,500,000)

This allocation will be used to purchase land or building space within the Redevelopment Area.

4. Infrastructure Improvements (\$300,000)

This allocation will fund improvements within the Area. Additionally, this can be used to seek match funding from the Florida Department of Transportation for a beautification grant project within the redevelopment area.

5. Landscape Enhancement and Ground Maintenance (\$500)

For ground maintenance and litter removal from Agency's vacant lot.

6. Economic Development Coordinator (\$50,000)

The Agency desires to contract the professional services of an Economic Development Coordinator to assist with identifying, prioritizing, and developing redevelopment initiatives for the area.

7. Legal Services (\$30,000)

For legal services to review and/or prepare documents, resolutions, contracts, and represent the Agency in meetings with County staff.

8. Residential Improvement Grants Program (\$525,000)

The program is intended to provide financial assistance to qualified resident-owners of detached single-family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. The Agency aims to identify fifteen homes to participate in the program, allocating an amount not to exceed \$35,000 per participant.

9. Redevelopment Grants - Commercial (\$850,000)

The program provides funding for upgrades to existing structures or commercial property in the Area. To be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

10. Beautification Grants (\$300,000)

The Agency will provide funding for local agencies to provide debris and garbage removal and beautification within the area.

11. Executive Director (\$105,000)

The Agency desires to hire an Executive Director to oversee the Agency's day-to-day operations such as serving as the administrator for the CRA board, coordinating with public and private entities related to the redevelopment effort, supervising the execution of the redevelopment plan and other related duties.

12. Non-Profit Organizations (\$500,000)

This amount provides for maintenance and operational support to the Historic Bethel House Museum and other organizations within the West Perrine CRA.

13. Community Space (\$1,400,000)

The Agency will partner with a not-for-profit in the area to create a community center space for residents in the community to create a safe gathering space in the area.

14. Innovative Community Policing (\$325,000)

For the implementation of a community policing program to reduce crime in the area through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through innovative community policing concepts.

15. Special Lighting District (\$100)

Payment of non-ad valorem assessment on the Agency's vacant land at the corner of SW 182nd Street and SW 102nd Court, folio number: 30-5032-014-0210.

16. Workforce Training / Job Creation Programs (\$100,000)

This allocation will be utilized to implement a labor force job training to enhance the area's future labor force development and job creation.

17. Miscellaneous Expenses (\$20,000)

This allocation will be utilized for miscellaneous expenses that the Agency may incur.

Reserves - \$0

The annual budget does not include a contingency reserve.

West Perrine Community Redevelopment Agency

FISCAL YEAR 2022-23 END OF YEAR EXPENDITURES and PROPOSED FISCAL YEAR 2023-24 BUDGET					
	FY 21-22 ADOPTED BUDGET	FY 21-22 ACTUALS BUDGET	FY 22-23 ADOPTED BUDGET	FY 22-23 PROJECTED BUDGET	FY 23-24 PROPOSED BUDGET
REVENUES					
Carryover	1,737,350	1,723,458	2,688,697	2,688,696	4,150,255
TIF Revenues					
UMSA Tax Increment Revenue	332,256	332,256	476,021	476,021	667,498
County Tax Increment Revenue	804,131	804,131	1,152,078	1,152,078	1,599,270
Interest	2,000	12,584	20,000	86,587	20,000
Revenue Total	2,875,737	2,872,429	4,336,796	4,403,382	6,437,023
EXPENDITURES					
Administrative Expense					
Audit	-	25,241	25,241	23,750	25,000
Advertising and Notices	500	-	5,000		5,000
Printing & Publishing	500	-	500		1,000
Grants Software			2,500	875	2,500
Meeting Room Expenses			5,000		5,000
Mail Services	50	-			500
Travel - FRA Annual Conference	-	-	5,000	3,000	5,000
Direct County Support	75,000	75,000	100,000	100,000	150,000
Subtotal Administrative Expense	76,050	100,241	143,241	127,625	194,000
County Administrative Charge (1.5%)	17,046	17,046	24,421	24,421	34,002
(A) Subtotal Admin and Admin Charge	93,096	117,287	167,662	152,046	228,002
Operating Expense					
F.R.A. Membership and State Fee	1,545	1,070	1,375	1,045	3,421
Contractual Services (Redevelopment Studies)	-	-	100,000		200,000
Land / Bldg. Acquisitions	-	-	-		1,500,000
Infrastructure Improvements	200,000	-	300,000		300,000
Landscape Enhancement & Ground Maintenance	-	176	500		500
Economic Development Coordinator	25,000	-	50,000		50,000
Legal Services	-	-	30,000		30,000
Residential Improvement Grants	200,000	-	350,000		525,000
Redevelopment Grants - Commercial	300,000	-	400,000		850,000
Beautification Grants	250,000	-	300,000		300,000
Executive Director	75,000	-	75,000		105,000
Non-Profit Organizations	500,000	65,061	600,000	100,000	500,000
Community Space	100,000	-	100,000		1,400,000
Innovative Community Policing	-	-	200,000		325,000
Special Lighting District	-	137	50	36	100
Workforce Training / Job Creation Programs	-	-	200,000		100,000
Miscellaneous					20,000
Debt Payments	-	-	-		-
Reserves	1,131,096		1,462,209		-
(B) Subtotal Operating Expenses & Reserves	2,782,641	66,444	4,169,134	101,081	6,209,021
Expenditures Total (A+B)	2,875,737	183,731	4,336,796	253,127	6,437,023
Revenues Less Expenditures Total	-	2,688,697	0	4,150,255	-