

MEMORANDUM

Agenda Item No. 8(G)(3)


TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the
amended Fiscal Year 2021-2022
budget and Fiscal Year 2022-
2023 budget for the North Miami
Beach Community
Redevelopment Agency and the
North Miami Beach Community
Redevelopment Area totaling
\$8,815,296.00 and
\$8,060,998.00, respectively

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



Geri Bonzon-Keenan
County Attorney


GBK/gh

Memorandum



Date: June 3, 2024

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County
Commissioners

From: Daniella Levine-Cava 
Mayor

Subject: North Miami Beach Community Redevelopment Agency FY 2021-22 and FY 2022-23 Budgets
for the North Miami Beach Community Redevelopment Area

Executive Summary

As required by Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of North Miami Beach (City) and the North Miami Beach Community Redevelopment Agency (Agency) and, 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 fiscal year (FY) 2021-22 and FY 2022-23 budgets totaling \$8,815,296 and \$8,060,998 respectively for the Agency and the North Miami Beach Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2021-22 and FY 2022-23 budgets for the redevelopment area in the amount of \$8,815,296 for FY 2021-22 and \$8,060,998 for FY 2022-23. The Board must approve the Agency's budget prior to the Agency expending any funds as required by section 163.387, Florida Statutes, and the interlocal cooperation agreement between the County and the Agency. Notwithstanding the interlocal, section 163.387, Florida Statutes, which was amended after the execution of the interlocal, requires a community redevelopment agency created by a municipality to submit its amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

Scope of Agenda Item

The redevelopment area lies within Commission Districts 2 and 4, represented by Commissioner Marleine Bastien and Commissioner Micky Steinberg, 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 to the Agency's trust fund is \$1,346,854 and the City's TIF payment into the trust fund is \$1,813,518, and \$5,819,170 in carryover from the prior year for FY 2021-22.

The countywide TIF payment to the Agency's trust fund is \$1,547,787 and the City's TIF payment into the trust fund is \$1,936,184, and \$4,537,027 in carryover from the prior year for FY 2022-23. 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 2028, which is when the Agency and the redevelopment area will sunset.

Delegation of Authority

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

Track Record / Monitor

This item does not provide for contracting with any specific entity. It approves the Agency's and the redevelopment area's FY 2021-22 and FY 2022-23 budgets totaling \$8,815,296 and \$8,060,998 respectively, as detailed in Exhibits 1 and 2 to the resolution.

Background

On November 30, 2004, the Board approved Resolution No. R-1345-04, which established the boundaries of the Area and declared the Area to be slum and blight. On June 7, 2005, the Board approved the establishment of the Agency when it adopted the Agency's Community Redevelopment Plan (Plan) pursuant to Resolution No. R-611-05 and funded the Plan when it enacted Ordinance No. 05-110 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Agency was also approved by the Board on June 7, 2005. On December 19, 2006, the Board adopted Resolution No. R-1427-06, allowing the Agency to enter into a loan for infrastructure improvements and property purchase not to exceed \$8 million, and to extend the life of the Agency and the Area from 2015 to 2028. On May 15, 2012, the Board adopted Resolution No. R-429-12, approving the amended Plan. On March 7, 2017, the Board adopted Resolution No. R-213-17, amending the Plan to include new projects, update information and incentivize a healthy mix of affordable, workforce and market housing.

Fiscal Year 2021-22 Budget

The Agency's FY 2021-22 budget was initially approved by the Agency and the City on September 21, 2021, and transmitted to the County for review, as required by the interlocal agreement between the Agency and the County. After initial review of the submitted budget, staff advised the Agency to amend its adopted FY 2021-22 budget to correct certain discrepancies. On April 19, 2022, the Agency and the City adopted the Agency's FY 2021-22 amended budget of \$8,815,296 through Resolution No. 2022-03 and Resolution No. 2022-60 respectively, attached to this memorandum as Attachments A and B and incorporated herein by reference. In 2022, the Agency experienced staff changes and a County audit review, which suggested findings and remediation actions to be implemented by the Agency, hence delaying the approval of the Agency's FY 2021-22 Budget. The budget includes \$1,346,854 in County TIF, \$1,813,518 in City TIF, projected carryover funds of \$5,609,924, and \$45,000 in interest earnings.

Administrative expenditures total \$620,656 and represent seven percent of the funds contemplated to be expended, excluding the 1.5 percent County Administrative Charge of \$20,203, satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total \$8,174,437 including:

- \$3,885,000 for Capital and Infrastructure improvements including:
 - \$2,000,000 for land acquisition opportunities which may include parking, development, blight elimination and public-private partnership that meet CRA plan objectives;
 - \$650,000 for a bridge over the Snake Creek Canal including coordinating design and improvements with other agencies to include FDOT;
 - \$575,000 for Snake Creek Canal improvements, including conceptual design, consultant and engineering selection, and infrastructure improvements to enhance walkability, lighting and landscaping and
 - \$375,000 for Corona Del Mar neighborhood assistance for the installation of sewer system;
 - \$210,000 for West Dixie Highway Streetscape improvements, including 5 stamped concrete crosswalks; and
 - \$75,000 for wayfinding signage to identify public parking, public and historic facilities, landmarks and bicycle lane improvements.
- \$2,643,254 for Commercial Improvements Grants including:
 - \$930,754 for Real Estate Development Accelerator (REDA);
 - \$500,000 for Strategic Investment (SIP) and Streetscape (SISP) Programs;

- \$462,500 for Tax Increment Financial Incentives
- \$300,000 for Façade & Business Site Improvement Program;
- \$200,000 for Wastewater Impact & Connection Fee Assistant Program
- \$200,000 Paint, Plant, Pave Program; and
- \$50,000 for Capital Improvement Grant Program.
- \$645,814 for contractual services including:
 - \$200,000 implementation of Agency's Action Plan;
 - \$200,000 for other general professional & contractual services;
 - \$120,814 for impact assessment fees, architectural design guide, affordable house study and comprehensive plan updates;
 - \$100,000 for a gateway conceptual design marking the approach to Snake Creek Canal from NE 19th Avenue and spanning to NE 171st Street; and
 - \$25,000 for the creation of various recreational and social activities South of the Canal Target Area.
- \$456,869 for employees' salary and fringes related to redevelopment projects including:
 - \$137,411 for CRA Director and administrative assistant;
 - \$113,353 for two police officers;
 - \$42,149 for a code enforcement officer; and
 - \$163,956 for cost allocation of five city staff for redevelopment related activities.
- \$300,000 for promotional activities to promote Agency services and the Redevelopment Area to new businesses and developers to address and prevent further blighted conditions.
- \$233,500 for the debt service payment on the 2007 loan that matures in 2027; and
- \$10,000 for printing and publishing.

The budget does not include a contingency reserve.

Fiscal Year 2022-23 Budget

On March 21, 2023, the Agency and the City adopted the Agency's FY 2022-23 amended budget of \$8,060,998 through Resolution No. 2023-17 and Resolution No. 2023-30 respectively, attached to this memorandum as Attachments C and D and incorporated herein by reference. The budget includes \$1,547,787 in County TIF, \$1,936,184 in City TIF, projected carryover funds of \$4,537,027 and \$40,000 in interest earnings.

Administrative expenditures total \$614,735 and represent seven percent of the funds contemplated to be expended, excluding the 1.5 percent County Administrative Charge of \$23,217, satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

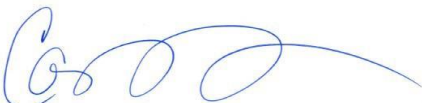
Operating expenses total \$7,423,046 including:

- \$2,462,500 for Commercial Improvements Grants including:
 - \$650,000 for Strategic Investment (SIP) and Streetscape (SISP) Programs;
 - \$462,500 for Tax Increment Financial Incentives
 - \$450,000 for Façade & Business Site Improvement Program;
 - \$50,000 for Wastewater Impact & Connection Fee Assistant Program
 - \$250,000 for Paint, Plant, Pave Program;
 - \$250,000 for Merchant Assistance Program;
 - \$250,000 for Pop-Up Business Incubator Program; and

- \$100,000 for Capital Improvement Grant Program.
- \$1,926,470 for Capital and Infrastructure improvements including:
 - \$1,025,000 for infrastructure improvements to various publicly or privately owned properties throughout the CRA;
 - \$400,000 for CRA administrative office space renovation of previously vacant commercial building;
 - \$301,470 for land acquisition opportunities which may include parking, development, blight elimination and public-private partnership that meet CRA plan objectives; and
 - \$200,000 for West Dixie Highway Streetscape improvements, including 5 stamped concrete crosswalks.
- \$825,000 for Improvements Other than Buildings:
 - \$350,000 for Taylor Park beautification to include public amenities and greenspace;
 - \$200,000 for Art in Public Places including installation of projects and utility box artwork;
 - \$200,000 for Snake Creek Canal improvements, including completion of conceptual design and consultant selection to develop construction drawings; and
 - \$75,000 for wayfinding signage to identify public parking, public and historic facilities, landmarks, and bicycle lane improvements.
- \$770,378 for the debt service pre-payment on the 2007 loan - Series 2007A Note.
- \$761,452 for contractual services including:
 - \$388,000 for other general professional & contractual services;
 - \$200,000 implementation of Agency's Action Plan;
 - \$148,756 for comprehensive plans amendment and updates and architectural design guide; and
 - \$24,696 for CRA share of marketing and communications branding.
- \$367,246 for employees' salary and fringes related to redevelopment projects including:
 - \$165,464 for CRA Director and administrative assistant;
 - \$70,449 for CRA Specialist;
 - \$50,298 for a code enforcement officer;
 - \$18,834 for cost relating to retirement - general plan;
 - \$62,201 for cost allocation of four city staff for redevelopment related activities.
- \$300,000 for promotional activities to promote Agency services and the Redevelopment Area to new businesses and developers to prevent the spread of blighted conditions; and
- \$10,000 for printing and publishing.

The budget does not include a contingency reserve.

Attachments



Carladenise Edwards
Chief Administrative Officer

CRA POLICY RESOLUTION NO. 2022-03**(CRA-R-2022-03)**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ("CRA"), APPROVING THE CRA FISCAL YEAR 2021-2022 AMENDED BUDGET; AUTHORIZING STAFF TO TRANSMIT THE AMENDED BUDGET TO THE CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE APPROVAL PROCESS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Beach Community Redevelopment Agency (the "CRA"), the City of North Miami Beach (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Commission and Board of County Commissioners, respectively; and

WHEREAS, the Fiscal Year 2021-2022 CRA Budget was previously approved by the CRA and the City on September 21, 2021, and transmitted to the County; and

WHEREAS, County, City and CRA staff have reviewed the budget and the CRA desires to amend the Fiscal Year 2021-2022 CRA Budget in certain respects; and

WHEREAS, the Fiscal Year 2021-2022 CRA Amended Budget is attached hereto as **Exhibit "A"** (the "FY 2021-2022 Amended Budget"); and

WHEREAS, the CRA Board desires to approve the FY 2021-2022 Amended Budget.

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

Section 1. **Recitals.** The foregoing recitals are confirmed, adopted, and incorporated into this Resolution.

Section 2. **Approval.** The FY 2021-2022 Amended Budget, attached as **Exhibit "A"** is hereby approved.

Section 3. **Transmittal.** CRA staff is hereby authorized and directed to transmit the FY 2021-2022 Amended Budget to the City and County for review and approval.

Section 4. **Authority of Executive Director.** The CRA Executive Director is authorized to take all action necessary to complete the approval process for the Fiscal Year 2021-2022 Amended Budget with the City and the County.

Section 5. **Conflicts.** That all resolutions or parts of resolutions in conflict with this Resolution shall be repealed to the extent of such conflict.


Section 6. **Effective Date.** This Resolution shall become effective immediately upon approval.

APPROVED AND ADOPTED by the Board of the Community Redevelopment Agency of the City of North Miami Beach at public meeting assembled this 19 day of April 2022.

ATTEST:



ANDRISE BERNARD
CITY CLERK


ANTHONY DEFILLIPO
CHAIRPERSON

(CITY SEAL)

APPROVED AS TO FORM,
LANGUAGE & FOR EXECUTION



PAMALA H. RYAN, ESQ.
CRA ATTORNEY



EXHIBIT "A"



City of North Miami Beach, Florida ***Community Redevelopment Agency (CRA)***

CRA Board of Commissioners:

Chair Anthony DeFillipo
Commissioner McKenzie Fleurimond
Commissioner Michael Joseph
Commissioner Barbara Kramer
Commissioner Daniela Jean
Commissioner Fortuna Smukler
Commissioner Paule Villard

Staff:

Arthur Sorey – Executive Director
Joann Milord – CRA Director
Pamela Ryan – CRA Attorney
Gedel Merzius – Assistant City Manager

Fiscal Year 2021-2022 Budget Amendment No. 1

For the Fiscal Year Starting on October 1st, 2021 and ending on September 30th, 2022

Overview

The North Miami Beach Community Redevelopment Agency ("CRA") was authorized in 2005 by the Miami-Dade County Board of County Commissioners ("BCC") and is a successful partnership between the City of North Miami Beach ("City") and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA's goals are:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
Fiscal Year 2021-2022 Budget Amendment No. 1	3
Revenues	3
Expenditures.....	3

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Vice Mayor Daniela Jean:

RAB Members:

(after 7-21-20): Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

Fiscal Year 2021-2022 Budget Amendment No. 1

The following section provides a narrative of the CRA's FY 2022 Budget Amendment No. 1 (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

The amended revenues for the CRA total \$8.8 million, which in the original budget was \$9 million. The reduction is a result of the actual Carryforward Fund Balance versus the estimated balance in the original budget. The amended revenues include the following:

<u>Tax Increment</u> ¹	<u>\$ 3,160,372</u>
<u>Investment Earnings</u>	<u>45,000</u>
Carryforward Fund Balance	<u>5,609,924</u>
Total:	\$ 8,815,296

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (est. millage rate: 6.2000 mills) and BCC (est. millage rate: 4.6669 mills) and totals \$3,160,372 for FY 2022 (after adjustment for final 2019 taxroll variations).

Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives. In the original budget, the Carryforward Fund Balance was \$5,819,170 but the actual Carryforward Fund Balance is \$5,609,924.

Expenditures

Expenditures for the CRA total \$8.8 million based on the revised revenues in this Budget Amendment No. 1 and to reconcile the reduction in revenues, there has been a reduction to the District-Wide Improvements line item from \$3,625,000 to \$3,415,754. The expenditures include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>956,679</u>
<u>District-Wide Improvements</u>	<u>3,415,754</u>
<u>Transfers</u>	<u>596,204</u>

¹ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Target Area Initiatives

<u>South of the Canal Target Area</u>	<u>600,000</u>
<u>Civic Commons Target Area</u>	<u>100,000</u>
<u>Branding and Marketing Target Area</u>	<u>75,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
	\$ 8,815,296

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million in this Budget Amendment No. 1 from previous \$3,625,000 allocation and includes the following changes:

- West Dixie Highway Streetscape Improvements (\$210,000 from previous \$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Removal of Container Facility for Seniors project and \$400,000 allocated.
- Grants & Aids (\$2,180,754 from previous \$2,000,000) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs (per County request) are:
 - Façade & Business Site Improvement Program- \$300,000
 - Strategic Investment Program (SIP)- \$300,000
 - Capital Improvement Grant Program- \$50,000
 - Strategic Investment Streetscape Program (SISP)- \$200,000
 - Real Estate Development Accelerator (REDA)- \$930,754
 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000

City of North Miami Beach Community Redevelopment Agency
Fiscal Year 2021-2022
Budget Admendment

Revenues

104-300100	(\$209,246)
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Expenses

104220-552650	10000
104220-552620	-400000
104220-552821	180754
	(\$209,246)



City of North Miami Beach, Florida **Community Redevelopment Agency (CRA)**

CRA Board of Commissioners:

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Commissioner Fortuna Smukler
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For the Fiscal Year Starting on October 1st, 2021 and ending on September 30th, 2022

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The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA’s goals are:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
Fiscal Year 2021-2022 Budget Amendment No. 1	3
Revenues	3
Expenditures.....	3

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(after 7-21-20): Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

Fiscal Year 2021-2022 Budget Amendment No. 1

The following section provides a narrative of the CRA's FY 2022 Budget Amendment No. 1 (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

The amended revenues for the CRA total \$8.8 million, which in the original budget was \$9 million. The reduction is a result of the actual Carryforward Fund Balance versus the estimated balance in the original budget. The amended revenues include the following:

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<u>Investment Earnings</u>	<u>45,000</u>
Carryforward Fund Balance	<u>5,609,924</u>
Total:	\$ 8,815,296

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Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

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Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

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Expenditures for the CRA total \$8.8 million based on the revised revenues in this Budget Amendment No. 1 and to reconcile the reduction in revenues, there has been a reduction to the District-Wide Improvements line item from \$3,625,000 to \$3,415,754. The expenditures include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>956,679</u>
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	\$ 8,815,296

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million in this Budget Amendment No. 1 from previous \$3,625,000 allocation and includes the following changes:

- West Dixie Highway Streetscape Improvements (\$210,000 from previous \$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Removal of Container Facility for Seniors project and \$400,000 allocated.
- Grants & Aids (\$2,180,754 from previous \$2,000,000) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs (per County request) are:
 - Façade & Business Site Improvement Program- \$300,000
 - Strategic Investment Program (SIP)- \$300,000
 - Capital Improvement Grant Program- \$50,000
 - Strategic Investment Streetscape Program (SISP)- \$200,000
 - Real Estate Development Accelerator (REDA)- \$930,754
 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000



City of North Miami Beach, Florida **Community Redevelopment Agency (CRA)**

CRA Board of Commissioners:

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Fiscal Year 2021-2022 Budget

For the Fiscal Year Starting on October 1st, 2021 and ending on September 30th, 2022

Overview

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The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

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The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
FY 2020-2021 Accomplishments.....	3
Tax-Base (5-Year History)	4
Tax-Increment Revenues (5-Year History).....	4
Fiscal Year 2021-2022 Budget.....	5
Revenues	5
Expenditures.....	5

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Vice Mayor Daniela Jean:

RAB Members:

(after 7-21-20): Vladimir Bugera; Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

FY 2020-2021 Accomplishments

- ✓ Strategic Finance Action Plan- Contracted with RMA to start implementing the 5-year Strategic Finance Action Plan approved in 2020.
- ✓ South of the Canal
 - Snake Creek Canal Improvements (Design Analysis) - Contracted with Bermello Ajamil to provide Snake Creek Canal Pedestrian Promenade Conceptual Design and started this project.
 - Hanford Boulevard Streetscape (Design Analysis) - Procured proposal for rendering services and established sidewalk cleaning schedule.
 - West Dixie Highway Road and Bridge Improvements - Coordinated with the City and MDTPW for (5) stamped concrete crosswalks along Dixie Highway to be installed soon.
- ✓ North of the Canal
 - Commercial Property Improvements - Procured proposal for renderings of West Dixie Highway properties.
- ✓ Industrial Arts
 - TECO Site Redevelopment - Established regular contact with property owner regarding project status.
- ✓ 163rd Corridor & Neighborhoods - Adopted a Paint, Plant, Pave program for residential properties.
- ✓ Branding & Marketing
 - Marketing Collateral and Communications - Updated website content, created new Leasing Packages including district cut-sheets.
 - Wayfinding Signage- Created and installed district-branded light pole banners and fence signs for development sites
 - Promotional Activities & Sponsorships - Hosted a networking event to showcase upcoming CRA projects, development, and business opportunities.
- ✓ Land Acquisition/Redevelopment Incentives
 - Adopted six (6) new programs including the Façade & Business Site Improvement Program, Strategic Investment Program, Strategic Investment Streetscape Program, Capital Improvement Grant Program, Real Estate Development Accelerator, and the Paint, Plant, Pave Program.
 - Created list of those interested in incentive programs and established regular contact with potential breweries.
 - Met with developers that have submitted site plans and established regular meetings with some.
- ✓ NMB CRA Extension - Approved moving forward with CRA term extension process.
- ✓ Zoning Initiatives - worked with City on zoning initiatives tied to Sidewalk Cafes and Public Art.

Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1st of each year. The CRA experienced strong tax base growth in 2021 (7%).

TAXABLE PROPERTY VALUES						
		A		B	=A-B	
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE ¹	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2021	2022	549,122,580	6.8%	235,647,509	313,475,071	12.5%
2020	2021	514,212,181	8.0%	235,647,509	278,564,672	15.9%
2019	2020	475,996,139	22.4%	235,647,509	240,348,630	56.9%
2018	2019	388,806,282	7.4%	235,647,509	153,158,773	21.2%
2017	2018	362,047,135	7.5%	235,647,509	126,399,626	24.9%

Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections² for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS					
		A	B	=A+B	
TAX ROLL YEAR	FISCAL YEAR	CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2021	2022	\$ 1,813,518	\$ 1,346,854	\$ 3,160,372	12.8%
2020	2021	1,590,346	1,211,375	2,801,721	12.8%
2019	2020	1,394,273	1,090,387	2,484,660	51.3%
2018	2019	932,099	710,641	1,642,740	24.4%
2017	2018	770,445	550,385	1,320,830	30.3%

¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

² Table represents tax increment revenue collections. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

Fiscal Year 2021-2022 Budget

The following section provides a narrative of the CRA's FY 2022 budget (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

Revenues for the CRA total \$8.8 million and include the following:

<u>Tax Increment</u> ³	<u>\$ 3,160,372</u>
<u>Investment Earnings</u>	<u>45,000</u>
<u>Carryforward Fund Balance</u>	<u>5,609,924</u>
Total:	\$ 8,815,296

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (est. millage rate: 6.2000 mills) and BCC (est. millage rate: 4.6669 mills) and totals \$3,160,372 for FY 2022 (after adjustment for final 2019 taxroll variations).

Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives.

Expenditures

Expenditures for the CRA total \$8.8 million and include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>956,679</u>
<u>District-Wide Improvements</u>	<u>3,415,754</u>
<u>Transfers</u>	<u>596,204</u>
Target Area Initiatives	
<u>South of the Canal Target Area</u>	<u>600,000</u>
<u>Civic Commons Target Area</u>	<u>100,000</u>
<u>Branding and Marketing Target Area</u>	<u>75,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
	\$ 8,815,296

³ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Salaries and Related

Totals \$609,159 for FY 2022 and reflects allocable salary and benefit funding for the following positions: Assistant City Manager; CRA Director; Economic Development Manager; Administrative Assistant; Code Enforcement Officer; Principal Planner; Planner; Police Officer (x2); and City Manager.

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services

Action Plan Implementation	\$ 200,000
Impact Assessment Fees/Analysis	42,000
Architectural Design Guide	18,812
Affordable Housing Study	7,189
Comprehensive Plan Updates	52,813
General Professional Services	100,000

Accounting & Auditing	5,000
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Other Contractual Services

County Administrative Charge (1.5%)	20,203
General Contractual Services	100,000

Travel and Auto Expenses	20,000
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Communication Services	1,100
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Utility Services (Outside)	1,254
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Maintenance & Repair of Vehicles	500
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Fuels & Lubricants	2,250
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Printing and Binding	10,000
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Promotional Activities ⁴	300,000
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Advertising Costs	25,000
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Office Supplies	2,000
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Operating Supplies	28,558
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Books & Memberships	10,000
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Educational Program	10,000
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\$ 956,679

⁴ Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million for the following:

- West Dixie Highway Streetscape Improvements (\$210,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Infrastructure Improvements (\$650,000) – the creation of a signature bridge over the Snake Creek Canal. Coordinate design improvements with other agencies including FDOT.
- Grants & Aids (\$2,180,754) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs are:
 - Façade & Business Site Improvement Program- \$300,000
 - Strategic Investment Program (SIP)- \$300,000
 - Capital Improvement Grant Program- \$50,000
 - Strategic Investment Streetscape Program (SISP)- \$200,000
 - Real Estate Development Accelerator (REDA)- \$930,754
 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000
- Corona Del Mar Sewer Install (\$375,000) – The CRA will assist NMB Water Department with the installation of a sewer system in the Corona Del Mar neighborhood. The project is designed; construction should begin Fall 2021.

Transfers

Represents funding for the following:

- Debt Service on the Series 2007A Notes Payable (\$233,500); and
- Administrative Cost Allocation represents repayment to the City of North Miami Beach for services rendered throughout the year to the CRA and is inclusive of the entire operational life cycle including support services from many departments including Finance, Procurement, Human Resources, Information Technology, City Attorney, City Clerk, etc. (\$362,704).

South of the Canal Target Area

Represents funding totaling \$600,000 for the following initiatives:

- Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal.
- Snake Creek Infrastructure Improvements (\$375,000) – Improvement of the current aesthetic and quality of life to design and implement measures to enhance infrastructure, walkability, lighting, and landscaping.
- Other Contractual Services (\$25,000) – Creation of various recreational and social activities in the area.

Civic Commons Target Area

Represents funding totaling \$100,000 for Professional Services. Specifically, the CRA will create a conceptual design for NE 19th Avenue to have a rich streetscape to mark the approach of the Snake Creek Canal that would span NE 19th Avenue from NE 171st Street to Snake Creek Canal and signal the arrival to Snake Creek Canal with a gateway or other sort of monument.

Branding and Marketing Target Area

- Represents funding totaling \$75,000 for Wayfinding Signage. Specifically, the CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. There will also be place-making improvements including utility, traffic signal, and telephone boxes.

Land Acquisition and Redevelopment Incentives Target Area

Represents funding totaling \$2.5 million for the following:

- Land Acquisition (\$2,000,000) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan
- TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project in which approximately \$434,000 in incentives was paid out in FY 2020.

City of North Miami Beach
Community Redevelopment Agency FY 2021-2022 Budget
(FY 2021-2022 begins October 1, 2021)

	FY19-20 Adopted Budget	FY19-20 Actuals	FY20-21 Adopted Budget	FY20-21 Actuals	FY21-22 Amended Budget
Beginning Carry-Over Balance		\$ 3,161,884		\$ 4,347,874	
Revenues					
City Tax Increment Revenue	\$ 1,394,273	\$ 1,394,273	\$ 1,590,346	\$ 1,590,346	\$ 1,813,518
County Tax Increment Revenue	1,090,388	1,090,387	1,211,375	1,211,375	1,346,854
Carry-Over from prior year (cash & equiv.)	2,050,000	-	3,161,884		5,609,924
Loan Proceeds	-	-	-	-	-
Interest earnings	15,000	116,038	15,000	28,644	45,000
Miscellaneous Revenues	-	-	-	6,464	-
Revenue Total	\$ 4,549,661	\$ 2,600,698	\$ 5,978,605	\$ 2,836,828	\$ 8,815,296
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	\$ 58,017	\$ 17,904	\$ 69,991	\$ 30,408	\$ 152,290
Audits	-	-	-	7,500	5,000
Advertising and notices	10,000	216	7,500	89	25,000
Travel	10,000	-	5,000	1,045	20,000
City Administrative Support	278,855	278,855	318,070	318,070	362,704
Other Administrative Expenditures	28,835	7,237	21,950	10,483	55,662
(A) Subtotal Administrative Expenditures	\$ 385,707	\$ 304,212	\$ 422,511	\$ 367,596	\$ 620,656
County Administrative Charge at 1.5%	16,356	16,356	18,171	18,171	20,203
(B) Subtotal Administrative Expenditures	\$ 402,063	\$ 320,568	\$ 440,682	\$ 385,767	\$ 640,859
Operating Expenditures:					
Employee salary and fringe	\$ 174,051	\$ 53,711	\$ 209,973	\$ 91,225	\$ 456,869
Contractual services	99,500	61,326	827,749	387,802	645,814
Printing and publishing	5,000	130	5,000	-	10,000
Promotional Activities	30,000	13,794	100,000	11,227	300,000
Legal services/court costs	20,000	-	-	-	-
Commercial Improvement Grants	2,015,000	485,617	1,125,000	515,771	2,643,254
Signalized Crosswalks	50,000	-	-	-	-
LED Street Board Replacement	80,000	91,142	-	-	-
Sewer for Corona Del Mar	-	-	-	-	375,000
Amphitheater Security Improvements	65,000	-	-	-	-
Wayfinding Signage, Placemaking, and Branding	150,000	-	75,000	-	75,000
Swale Compacting, Tree Pit, and Landscaping	200,000	-	-	-	-
Targeted Industry Incentive Project	-	-	-	-	-
West Dixie Highway Improvements	200,000	192,926	200,000	-	210,000
Snake Creek Canal Improvements	-	-	100,000	-	200,000
Infrastructure Improvements	-	-	-	-	1,025,000
Land Bank/Redevelopment - Purchase	858,347	-	2,695,001	-	2,000,000
Debt service payments (capital imp.)	200,700	195,494	200,200	182,987	233,500
(C) Subtotal Operating Expenditures	\$ 4,147,598	\$ 1,094,140	\$ 5,537,923	\$ 1,189,011	\$ 8,174,437
(D) Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditure Total (B+C+D)	\$ 4,549,661	\$ 1,414,708.0	\$ 5,978,605	\$ 1,574,778	\$ 8,815,296
Ending Carry-Over Balance		\$ 4,347,874		\$ 5,609,924	

RESOLUTION NO. R2022-60

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY'S FISCAL YEAR 2021-22 AMENDED BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE AMENDED BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE COMMUNITY REDEVELOPMENT AGENCY'S FISCAL YEAR 2021-22 AMENDED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") by and among the North Miami Beach Community Redevelopment Agency (the "CRA"), the City of North Miami Beach (the "City"), and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Commission and the Board of County Commissioners, respectively; and

WHEREAS, the Fiscal Year 2021-2022 CRA Budget was previously approved by the CRA and the City on September 21, 2021, and transmitted to the County; and

WHEREAS, County, City and CRA staff have reviewed the budget and the CRA desires to amend the Fiscal Year 2021-2022 CRA Budget in certain respects; and

WHEREAS, after a duly noticed public hearing held on April 19, 2022, the CRA approved the Fiscal Year 2021-2022 CRA Amended Budget, which is attached hereto as **Exhibit "A"** (the "FY 2021-2022 Amended Budget"); and

WHEREAS, the Mayor and City Commission having considered the FY 2021-2022 Amended Budget, find that it is in the best interest of the City to approve it.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The above recitals are true and correct and incorporated into this Resolution.

Section 2. The FY 2021-2022 Amended Budget, attached hereto as **Exhibit "A,"** is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to transmit the FY 2021-2022 Amended Budget to the County for its review and approval.

Section 4. The City Manager or designee is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2021-2022 Amended Budget with the County. Any major changes to the Fiscal Year 2021-2022 Amended Budget as approved herein, shall require City Commission approval.

Section 5. This Resolution shall take effect immediately upon its approval.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this the 19th day of April, 2022.

ATTEST:




ANDRISE BERNARD, MMC
CITY CLERK

(CITY SEAL)



ANTHONY F. DEFILLIPO
MAYOR

APPROVED AS TO FORM,
LANGUAGE AND FOR EXECUTION



HANS OTTINOT
INTERIM CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

EXHIBIT "A"

FISCAL YEAR 2021-22 CRA AMENDED BUDGET



EXHIBIT "A"



City of North Miami Beach, Florida ***Community Redevelopment Agency (CRA)***

CRA Board of Commissioners:

Chair Anthony DeFillipo
Commissioner McKenzie Fleurimond
Commissioner Michael Joseph
Commissioner Barbara Kramer
Commissioner Daniela Jean
Commissioner Fortuna Smukler
Commissioner Paule Villard

Staff:

Arthur Sorey – Executive Director
Joann Milord – CRA Director
Pamela Ryan – CRA Attorney
Gedel Merzius – Assistant City Manager

Fiscal Year 2021-2022 Budget Amendment No. 1

For the Fiscal Year Starting on October 1st, 2021 and ending on September 30th, 2022

Overview

The North Miami Beach Community Redevelopment Agency ("CRA") was authorized in 2005 by the Miami-Dade County Board of County Commissioners ("BCC") and is a successful partnership between the City of North Miami Beach ("City") and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA's goals are:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
Fiscal Year 2021-2022 Budget Amendment No. 1	3
Revenues	3
Expenditures.....	3

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Vice Mayor Daniela Jean:

RAB Members:

(after 7-21-20): Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

Fiscal Year 2021-2022 Budget Amendment No. 1

The following section provides a narrative of the CRA's FY 2022 Budget Amendment No. 1 (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

The amended revenues for the CRA total \$8.8 million, which in the original budget was \$9 million. The reduction is a result of the actual Carryforward Fund Balance versus the estimated balance in the original budget. The amended revenues include the following:

<u>Tax Increment</u> ¹	<u>\$ 3,160,372</u>
<u>Investment Earnings</u>	<u>45,000</u>
Carryforward Fund Balance	<u>5,609,924</u>
Total:	\$ 8,815,296

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (est. millage rate: 6.2000 mills) and BCC (est. millage rate: 4.6669 mills) and totals \$3,160,372 for FY 2022 (after adjustment for final 2019 taxroll variations).

Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives. In the original budget, the Carryforward Fund Balance was \$5,819,170 but the actual Carryforward Fund Balance is \$5,609,924.

Expenditures

Expenditures for the CRA total \$8.8 million based on the revised revenues in this Budget Amendment No. 1 and to reconcile the reduction in revenues, there has been a reduction to the District-Wide Improvements line item from \$3,625,000 to \$3,415,754. The expenditures include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>956,679</u>
<u>District-Wide Improvements</u>	<u>3,415,754</u>
<u>Transfers</u>	<u>596,204</u>

¹ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Target Area Initiatives

<u>South of the Canal Target Area</u>	<u>600,000</u>
<u>Civic Commons Target Area</u>	<u>100,000</u>
<u>Branding and Marketing Target Area</u>	<u>75,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
	\$ 8,815,296

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million in this Budget Amendment No. 1 from previous \$3,625,000 allocation and includes the following changes:

- West Dixie Highway Streetscape Improvements (\$210,000 from previous \$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Removal of Container Facility for Seniors project and \$400,000 allocated.
- Grants & Aids (\$2,180,754 from previous \$2,000,000) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs (per County request) are:
 - Façade & Business Site Improvement Program- \$300,000
 - Strategic Investment Program (SIP)- \$300,000
 - Capital Improvement Grant Program- \$50,000
 - Strategic Investment Streetscape Program (SISP)- \$200,000
 - Real Estate Development Accelerator (REDA)- \$930,754
 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000



City of North Miami Beach, Florida **Community Redevelopment Agency (CRA)**

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Fiscal Year 2021-2022 Budget

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Overview

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The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA’s goals are:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
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The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

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Table of Contents

Overview	1
Table of Contents	2
FY 2020-2021 Accomplishments.....	3
Tax-Base (5-Year History)	4
Tax-Increment Revenues (5-Year History).....	4
Fiscal Year 2021-2022 Budget.....	5
Revenues	5
Expenditures.....	5

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Vice Mayor Daniela Jean:

RAB Members:

(after 7-21-20): Pradel Vilme; Antonio Ortega; Claudia Gallegos; Wena Sutjapojnukul; Joseph Marmar, Johnathan Cyprien, Hans Mardy

FY 2020-2021 Accomplishments

- ✓ Strategic Finance Action Plan- Contracted with RMA to start implementing the 5-year Strategic Finance Action Plan approved in 2020.
- ✓ South of the Canal
 - Snake Creek Canal Improvements (Design Analysis) - Contracted with Bermello Ajamil to provide Snake Creek Canal Pedestrian Promenade Conceptual Design and started this project.
 - Hanford Boulevard Streetscape (Design Analysis) - Procured proposal for rendering services and established sidewalk cleaning schedule.
 - West Dixie Highway Road and Bridge Improvements - Coordinated with the City and MDTPW for (5) stamped concrete crosswalks along Dixie Highway to be installed soon.
- ✓ North of the Canal
 - Commercial Property Improvements - Procured proposal for renderings of West Dixie Highway properties.
- ✓ Industrial Arts
 - TECO Site Redevelopment - Established regular contact with property owner regarding project status.
- ✓ 163rd Corridor & Neighborhoods - Adopted a Paint, Plant, Pave program for residential properties.
- ✓ Branding & Marketing
 - Marketing Collateral and Communications - Updated website content, created new Leasing Packages including district cut-sheets.
 - Wayfinding Signage- Created and installed district-branded light pole banners and fence signs for development sites
 - Promotional Activities & Sponsorships - Hosted a networking event to showcase upcoming CRA projects, development, and business opportunities.
- ✓ Land Acquisition/Redevelopment Incentives
 - Adopted six (6) new programs including the Façade & Business Site Improvement Program, Strategic Investment Program, Strategic Investment Streetscape Program, Capital Improvement Grant Program, Real Estate Development Accelerator, and the Paint, Plant, Pave Program.
 - Created list of those interested in incentive programs and established regular contact with potential breweries.
 - Met with developers that have submitted site plans and established regular meetings with some.
- ✓ NMB CRA Extension - Approved moving forward with CRA term extension process.
- ✓ Zoning Initiatives - worked with City on zoning initiatives tied to Sidewalk Cafes and Public Art.

Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1st of each year. The CRA experienced strong tax base growth in 2021 (7%).

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2019	2020	475,996,139	22.4%	235,647,509	240,348,630	56.9%
2018	2019	388,806,282	7.4%	235,647,509	153,158,773	21.2%
2017	2018	362,047,135	7.5%	235,647,509	126,399,626	24.9%

Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections² for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS					
		A	B	=A+B	
TAX ROLL YEAR	FISCAL YEAR	CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2021	2022	\$ 1,813,518	\$ 1,346,854	\$ 3,160,372	12.8%
2020	2021	1,590,346	1,211,375	2,801,721	12.8%
2019	2020	1,394,273	1,090,387	2,484,660	51.3%
2018	2019	932,099	710,641	1,642,740	24.4%
2017	2018	770,445	550,385	1,320,830	30.3%

¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

² Table represents tax increment revenue collections. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

Fiscal Year 2021-2022 Budget

The following section provides a narrative of the CRA's FY 2022 budget (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

Revenues for the CRA total \$8.8 million and include the following:

<u>Tax Increment</u> ³	<u>\$ 3,160,372</u>
<u>Investment Earnings</u>	<u>45,000</u>
<u>Carryforward Fund Balance</u>	<u>5,609,924</u>
Total:	\$ 8,815,296

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (est. millage rate: 6.2000 mills) and BCC (est. millage rate: 4.6669 mills) and totals \$3,160,372 for FY 2022 (after adjustment for final 2019 taxroll variations).

Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives.

Expenditures

Expenditures for the CRA total \$8.8 million and include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>956,679</u>
<u>District-Wide Improvements</u>	<u>3,415,754</u>
<u>Transfers</u>	<u>596,204</u>
Target Area Initiatives	
<u>South of the Canal Target Area</u>	<u>600,000</u>
<u>Civic Commons Target Area</u>	<u>100,000</u>
<u>Branding and Marketing Target Area</u>	<u>75,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
	\$ 8,815,296

³ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Salaries and Related

Totals \$609,159 for FY 2022 and reflects allocable salary and benefit funding for the following positions: Assistant City Manager; CRA Director; Economic Development Manager; Administrative Assistant; Code Enforcement Officer; Principal Planner; Planner; Police Officer (x2); and City Manager.

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services

Action Plan Implementation	\$ 200,000
Impact Assessment Fees/Analysis	42,000
Architectural Design Guide	18,812
Affordable Housing Study	7,189
Comprehensive Plan Updates	52,813
General Professional Services	100,000

Accounting & Auditing	5,000
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Other Contractual Services

County Administrative Charge (1.5%)	20,203
General Contractual Services	100,000

Travel and Auto Expenses	20,000
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Communication Services	1,100
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Utility Services (Outside)	1,254
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Maintenance & Repair of Vehicles	500
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Fuels & Lubricants	2,250
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Printing and Binding	10,000
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Promotional Activities ⁴	300,000
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Advertising Costs	25,000
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Office Supplies	2,000
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Operating Supplies	28,558
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Books & Memberships	10,000
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Educational Program	10,000
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\$ 956,679

⁴ Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million for the following:

- West Dixie Highway Streetscape Improvements (\$210,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Infrastructure Improvements (\$650,000) – the creation of a signature bridge over the Snake Creek Canal. Coordinate design improvements with other agencies including FDOT.
- Grants & Aids (\$2,180,754) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs are:
 - Façade & Business Site Improvement Program- \$300,000
 - Strategic Investment Program (SIP)- \$300,000
 - Capital Improvement Grant Program- \$50,000
 - Strategic Investment Streetscape Program (SISP)- \$200,000
 - Real Estate Development Accelerator (REDA)- \$930,754
 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000
- Corona Del Mar Sewer Install (\$375,000) – The CRA will assist NMB Water Department with the installation of a sewer system in the Corona Del Mar neighborhood. The project is designed; construction should begin Fall 2021.

Transfers

Represents funding for the following:

- Debt Service on the Series 2007A Notes Payable (\$233,500); and
- Administrative Cost Allocation represents repayment to the City of North Miami Beach for services rendered throughout the year to the CRA and is inclusive of the entire operational life cycle including support services from many departments including Finance, Procurement, Human Resources, Information Technology, City Attorney, City Clerk, etc. (\$362,704).

South of the Canal Target Area

Represents funding totaling \$600,000 for the following initiatives:

- Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal.
- Snake Creek Infrastructure Improvements (\$375,000) – Improvement of the current aesthetic and quality of life to design and implement measures to enhance infrastructure, walkability, lighting, and landscaping.
- Other Contractual Services (\$25,000) – Creation of various recreational and social activities in the area.

Civic Commons Target Area

Represents funding totaling \$100,000 for Professional Services. Specifically, the CRA will create a conceptual design for NE 19th Avenue to have a rich streetscape to mark the approach of the Snake Creek Canal that would span NE 19th Avenue from NE 171st Street to Snake Creek Canal and signal the arrival to Snake Creek Canal with a gateway or other sort of monument.

Branding and Marketing Target Area

- Represents funding totaling \$75,000 for Wayfinding Signage. Specifically, the CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. There will also be place-making improvements including utility, traffic signal, and telephone boxes.

Land Acquisition and Redevelopment Incentives Target Area

Represents funding totaling \$2.5 million for the following:

- Land Acquisition (\$2,000,000) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan
- TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project in which approximately \$434,000 in incentives was paid out in FY 2020.

EXHIBIT A
City of North Miami Beach
Community Redevelopment Agency FY 2021-2022 Budget
(FY 2021-2022 begins October 1, 2021)

	FY19-20 Adopted Budget	FY19-20 Actuals	FY20-21 Adopted Budget	FY20-21 Actuals	FY21-22 Amended Budget
Beginning Carry-Over Balance		\$ 3,161,884		\$ 4,347,874	
Revenues					
City Tax Increment Revenue	\$ 1,394,273	\$ 1,394,273	\$ 1,590,346	\$ 1,590,346	\$ 1,813,518
County Tax Increment Revenue	1,090,388	1,090,387	1,211,375	1,211,375	1,346,854
Carry-Over from prior year (cash & equiv.)	2,050,000	-	3,161,884		5,609,924
Loan Proceeds	-	-	-	-	-
Interest earnings	15,000	116,038	15,000	28,644	45,000
Miscellaneous Revenues	-	-	-	6,464	-
Revenue Total	\$ 4,549,661	\$ 2,600,698	\$ 5,978,605	\$ 2,836,828	\$ 8,815,296
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	\$ 58,017	\$ 17,904	\$ 69,991	\$ 30,408	\$ 152,290
Audits	-	-	-	7,500	5,000
Advertising and notices	10,000	216	7,500	89	25,000
Travel	10,000	-	5,000	1,045	20,000
City Administrative Support	278,855	278,855	318,070	318,070	362,704
Other Administrative Expenditures	28,835	7,237	21,950	10,483	55,662
(A) Subtotal Administrative Expenditures	\$ 385,707	\$ 304,212	\$ 422,511	\$ 367,596	\$ 620,656
County Administrative Charge at 1.5%	16,356	16,356	18,171	18,171	20,203
(B) Subtotal Administrative Expenditures	\$ 402,063	\$ 320,568	\$ 440,682	\$ 385,767	\$ 640,859
Operating Expenditures:					
Employee salary and fringe	\$ 174,051	\$ 53,711	\$ 209,973	\$ 91,225	\$ 456,869
Contractual services	99,500	61,326	827,749	387,802	645,814
Printing and publishing	5,000	130	5,000	-	10,000
Promotional Activities	30,000	13,794	100,000	11,227	300,000
Legal services/court costs	20,000	-	-	-	-
Commercial Improvement Grants	2,015,000	485,617	1,125,000	515,771	2,643,254
Signalized Crosswalks	50,000	-	-	-	-
LED Street Board Replacement	80,000	91,142	-	-	-
Sewer for Corona Del Mar	-	-	-	-	375,000
Amphitheater Security Improvements	65,000	-	-	-	-
Wayfinding Signage, Placemaking, and Branding	150,000	-	75,000	-	75,000
Swale Compacting, Tree Pit, and Landscaping	200,000	-	-	-	-
Targeted Industry Incentive Project	-	-	-	-	-
West Dixie Highway Improvements	200,000	192,926	200,000	-	210,000
Snake Creek Canal Improvements	-	-	100,000	-	200,000
Infrastructure Improvements	-	-	-	-	1,025,000
Land Bank/Redevelopment - Purchase	858,347	-	2,695,001	-	2,000,000
Debt service payments (capital imp.)	200,700	195,494	200,200	182,987	233,500
(C) Subtotal Operating Expenditures	\$ 4,147,598	\$ 1,094,140	\$ 5,537,923	\$ 1,189,011	\$ 8,174,437
(D) Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditure Total (B+C+D)	\$ 4,549,661	\$ 1,414,708.0	\$ 5,978,605	\$ 1,574,778	\$ 8,815,296
Ending Carry-Over Balance		\$ 4,347,874		\$ 5,609,924	

CRA POLICY RESOLUTION NO. 2023-17

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI BEACH, FLORIDA ("CRA"), APPROVING THE CRA FISCAL YEAR 2022-2023 AMENDED BUDGET; AUTHORIZING STAFF TO TRANSMIT THE AMENDED BUDGET TO THE CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO COMPLETE THE APPROVAL PROCESS; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Beach Community Redevelopment Agency (the "CRA"), the City of North Miami Beach (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Commission and Board of County Commissioners, respectively; and

WHEREAS, the Fiscal Year 2022-2023 CRA Budget was previously approved by the CRA and the City, and transmitted to the County; and

WHEREAS, the CRA desires to amend the Fiscal Year 2022-2023 CRA Budget in certain respects; and

WHEREAS, the Fiscal Year 2022-2023 CRA Amended Budget is attached hereto as **Exhibit "A"** (the "FY 2022-2023 Amended Budget"); and

WHEREAS, the CRA Board desires to approve the FY 2022-2023 Amended Budget.

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

Section 1. **Recitals.** The foregoing recitals are confirmed, adopted, and incorporated into this Resolution.

Section 2. **Approval.** The FY 2022-2023 Amended Budget, attached as **Exhibit "A,"** is hereby approved.

Section 3. **Transmittal.** The Executive Director is hereby authorized and directed to transmit the FY 2022-2023 Amended Budget to the City and County for review and approval.

Section 4. **Authority of Executive Director.** The CRA Executive Director is authorized to take all action necessary to complete the approval process for the Fiscal Year 2022-2023 Amended Budget with the City and the County.

Section 5. **Conflicts.** That all resolutions or parts of resolutions in conflict with this Resolution shall be repealed to the extent of such conflict.


Section 6. **Effective Date.** This Resolution shall become effective immediately upon approval.

APPROVED AND ADOPTED by the Board of the Community Redevelopment Agency of the City of North Miami Beach at public meeting assembled this 21 day of March, 2023.

ATTEST:



ANDRISE BERNARD
CITY CLERK



ANTHONY DEFILLIPO
CHAIRPERSON

(CITY SEAL)

APPROVED AS TO FORM,
LANGUAGE & FOR EXECUTION



CRA ATTORNEY



City of North Miami Beach, Florida **Community Redevelopment Agency (CRA)**

CRA Board of Directors :

Chair Anthony DeFillipo
Vice Chair McKenzie Fleurimond
Board Member Michael Joseph
Board Member Jay Chernoff
Board Member Daniela Jean
Board Member Fortuna Smukler
Board Member Phyllis Smith

Staff:

Steven Zelkowitz – Executive Director
Joann Milord – CRA Director
Pamela Ryan – CRA Attorney

Fiscal Year 2022-2023 Budget

For the fiscal year starting on October 1, 2022 and ending on September 30, 2023

Overview

The North Miami Beach Community Redevelopment Agency (CRA) was authorized in 2005 by the Miami-Dade County Board of County Commissioners (BCC) and is a successful partnership between the City of North Miami Beach (City) and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA's goals are to:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
FY 2021-2022 Accomplishments.....	3
Tax-Base (5-Year History).....	6
Tax-Increment Revenues (5-Year History).....	6
Fiscal Year 2022-2023 Budget.....	7
Revenues	7
Expenditures.....	7

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Commissioner Daniela Jean:

RAB Members:

Pradel Vilme (Chair); Maria Claudia Gallegos; Joseph Marmar; Johnathan Cyprien; Hans Mardy

FY 2021-2022 Accomplishments

- ✓ South of the Canal
 - Snake Creek Canal Improvements (Design Analysis) – Bermello Ajamil (BA) developed conceptual design options for the Snake Creek Canal Pedestrian Promenade and conducted a public input meeting about the Snake Creek Canal Pedestrian Promenade Conceptual Design (CRA Plan pgs. 28, 38).
 - Hanford Boulevard Streetscape (Design Analysis) –BA made recommendations for sidewalk color palette and pattern, crosswalk pattern, and street furnishings, altogether referred to as the Kit of Parts, along Hanford Boulevard and the CBA Board approved selections. BA also created renderings for some existing buildings and vacant properties on Hanford Boulevard to provide an illustrative vision for the main street (CRA Plan pg. 27).
 - West Dixie Highway Road and Bridge Improvements – Awaited agreement review by Miami Dade County for 5 stamped concrete crosswalks along Dixie Highway (CRA Plan pg. 15).
- ✓ North of the Canal
 - Commercial Property Improvements – Saltz Michelson completed renderings of West Dixie Highway plaza and the CRA shared them with the property owners. So far, one of the property owners has recently submitted a Façade and Business Site Improvement Program application (CRA Plan pgs. 24-26).
- ✓ 163rd Corridor & Neighborhoods – CRA received and reviewed 52 applications submitted for the Paint, Plant, Pave Program for residential properties (CRA Plan pg. 27).
- ✓ Branding & Marketing
 - Marketing Collateral and Communications (CRA Plan pg. 26)
 - Established social media and monthly electronic newsletter to educate residents, small businesses and property owners regarding CRA resources
 - Completed over 20 graphic design/content development projects including business attraction and retention event marketing signs and collateral, promotional brochures, and community engagement collateral for CRA projects.
 - Wayfinding Signage- Began analysis of previous wayfinding study and started process to make the recommended updates and provide at least 2 additional design options for entry feature signs (CRA Plan pg. 17).
 - Promotional Activities & Sponsorships (CRA Plan pg. 26)
 - Hosted a networking event targeted to Bankers, Brokers, and Developers to showcase upcoming CRA projects, development, and business opportunities.
 - Created and produced two NMB Bites, an event series showcasing NMB's local restaurants representing a multitude of cultures, while promoting economic development initiatives, small business resources and incentive programs.

- Partnered with the City to host two economic development events including a Small Business Expo targeting local entrepreneurs and a job fair.
 - Partnered with Small Business Development Center at FIU to provide one-on-one business consulting to local entrepreneurs and small business owners, trainings, and workshops of interest to local businesses and an outreach campaign to increase awareness among businesses in each community about the business assistance program.
 - Conducted commercial retail opportunities tour of vacant spaces available for purchase or lease to those interested in establishing businesses within NMBCRA boundaries.
 - Partnered with the City to host a pre-solicitation event announcing an Invitation to Negotiate for a mixed-use development on city-owned Diefenbach Preserve.
 - Participated in the City's pilot program to provide Free on-demand transportation within the CRA's commercial corridors via Freebee.
 - Sponsored the 3rd Annual Soup & Champagne Event to promote the historical Ancient Spanish Monastery as event and cultural destination
 - Held a six-week street market with local vendors, food, and entertainment during the holiday 2021 winter season.
- ✓ Land Acquisition/Redevelopment Incentives (CRA Plan pgs. 18, 24-26)
- Provided \$1.2 Million contribution towards the acquisition of real estate to house the administrative offices of the CRA
 - Made all incentive program applications available online
 - Revised and updated Strategic Investment Program to cover 50% of eligible renovation expenses
 - Reviewed 10 Façade & Business Site Improvement program applications, 3 Strategic Investment Program (SIP) applications, 1 Strategic Investment Streetscape Program (SISP) application, and 4 Wastewater Program applications
 - CRA Board approved 2 Strategic Investment Program (SIP) applications totaling \$521,260 in project costs
 - Created the Pop-Up Business Incubator Program to attract new retail, restaurant and service sector businesses within the NMBCRA
 - Developed a new Merchant Assistance Grant Program providing funding for operational business expenses that was approved by the CRA Board in August 2022
 - Met with developers that have submitted site plans including NMB Place, Venus, and Skygarden, to discuss the Real Estate Development Accelerator (REDA) Program.
 - Negotiated lease terms with property owner for pop-up business incubator space to be utilized as an economic development opportunity for small business

owners looking for commercial retail space within NMBCRA

✓ NMB CRA Extension (CRA Plan pg. 14)

- Completed a site visit with county staff including upcoming development and infrastructure projects in justification for pending NMBCRA extension request.
- Consultant prepared draft of updated Finding of Necessity requested by the County, a Community Redevelopment Plan modification, and produced various financial scenarios for projected TIF revenue

Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1st of each year. The CRA experienced strong tax base growth in 2022 (8%).

TAXABLE PROPERTY VALUES						
		A		B	=A-B	
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE ¹	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2022	2023	593,558,721	8.1%	235,647,509	357,911,212	14.2%
2021	2022	549,122,580	6.8%	235,647,509	313,475,071	12.6%
2020	2021	514,155,280	8.0%	235,647,509	278,507,771	15.9%
2019	2020	475,996,139	22.4%	235,647,509	240,348,630	57.0%
2018	2019	388,764,490	7.4%	235,647,509	153,116,981	21.1%

Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections² for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS					
		A	B	=A+B	
TAX ROLL YEAR	FISCAL YEAR	CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2022	2023	\$ 1,936,184	\$ 1,547,787	\$ 3,483,971	10.2%
2021	2022	1,813,518	1,346,643	3,160,161	12.8%
2020	2021	1,590,346	1,211,375	2,801,721	12.8%
2019	2020	1,394,273	1,090,387	2,484,660	51.3%
2018	2019	932,099	710,641	1,642,740	24.4%

¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

² Table represents budget forecast for fiscal year 2023 and actual tax increment revenue collections for all other years. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

Fiscal Year 2022-2023 Budget

The following section provides a narrative of the CRA's FY 2023 budget (attached as Exhibit A).

Revenues

Revenues for the CRA total \$8.1 million and include the following:

Tax Increment ³	
City of North Miami Beach	\$ 1,936,184
Miami-Dade County	1,547,787
Investment Earnings	40,000
Carryforward Fund Balance	4,537,027
Total:	\$ 8,060,998

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (millage rate: 6.1000 mills) and BCC (millage rate: 4.6202 mills) and totals \$3,483,971 for FY 2023 (after adjustments for final 2020 and 2021 taxroll variations).

Property values within the CRA (July certification) for FY 2023 increased 8% to \$594 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$40,000 for FY 2023.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives.

Expenditures

Expenditures for the CRA total \$8.1 million and include the following:

Salaries and Related	\$ 489,659
Operating Expenditures	1,199,754
District-Wide Initiatives	5,213,970
Transfers	1,157,615
	\$ 8,060,998

Salaries and Related

Totals \$489,659 for FY 2023 and reflects allocable salary and benefit funding as follows:

- Full-Time CRA Staffing: CRA Director, CRA Specialist, Code Enforcement Officer, and Administrative Assistant.

³ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment). The Miami-Dade County tax increment contribution for fiscal year 2023 totals \$1,572,513 less \$24,726 representing the 2020 tax roll valuation adjustments (preliminary vis-à-vis final tax roll valuations) for calculated net contribution of \$1,547,787.

- Partial-Time CRA Staffing: Economic Development Specialist, Principal Planner, City Manager/CRA Executive Director (through February 1, 2023; CRA Executive Director duties are funded through the professional services line-item moving forward), and Assistant City Manager (through February 1, 2023).

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services

<u>Action Plan Implementation</u>	<u>\$ 200,000</u>
<u>Comp Plan/LDR Amendment (CRA share)</u>	<u>75,000</u>
<u>Architectural Design Guide (CRA share)</u>	<u>30,000</u>
<u>Comprehensive Plan Updates (CRA share)</u>	<u>43,756</u>
<u>General Professional Services</u>	<u>268,000</u>

<u>Accounting & Auditing</u>	<u>5,000</u>
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Other Contractual Services

<u>County Administrative Charge (1.5%)</u>	<u>23,217</u>
<u>Marketing & Communications Branding (CRA share)</u>	<u>24,696</u>
<u>General Contractual Services</u>	<u>120,000</u>

<u>Travel and Auto Expenses</u>	<u>20,000</u>
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<u>Postage & Mailing Expenses</u>	<u>1,500</u>
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<u>Utility Services (Outside)</u>	<u>1,254</u>
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<u>Maintenance & Repair of Vehicles</u>	<u>500</u>
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<u>Fuels & Lubricants</u>	<u>2,250</u>
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<u>Printing and Binding</u>	<u>10,000</u>
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<u>Promotional Activities⁴</u>	<u>300,000</u>
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<u>Advertising Costs</u>	<u>25,000</u>
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<u>Office Supplies</u>	<u>5,860</u>
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Operating Supplies

<u>Equipment for Police</u>	<u>10,000</u>
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<u>Board Meetings and other Events</u>	<u>3,000</u>
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<u>General Operating Supplies</u>	<u>11,746</u>
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<u>Books & Memberships</u>	<u>8,975</u>
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<u>Educational Programs</u>	<u>10,000</u>
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\$ 1,199,754

District-Wide Improvements (capital outlay/non-operating expenditures)

⁴ Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.

Represents funding totaling \$5.2 million for the following:

- Land Acquisition (\$301,470) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan (CRA Plan pgs. 18 & 25, Land Acquisition Policy, Strategy and Protocols & Economic Development and Job Creation Programs- Rehabilitation of Vacant Commercial Buildings).
- Buildings (\$400,000) – Renovation of CRA's administrative office space (CRA Plan pg. 25, Economic Development and Job Creation Programs- Rehabilitation of Vacant Commercial Buildings).
- Improvements Other Than Buildings (\$825,000):
 - Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal (CRA Plan pgs. 28 & 38, Specific Projects and Programs to Advance- Snake Creek Parks/Open Space, Policy 1.2.9).
 - Taylor Park Improvements (\$350,000) - CRA will assist in beautification of the park to include public amenities and greenspace (CRA Plan pg. 33, Housing Policies and Programs).
 - Wayfinding Signage (\$75,000) - CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. (CRA Plan pg. 17, Capital Improvement Program-Wayfinding Signage for the CRA).
 - Art in Public Places (\$200,000) – Installation of an artistic projects in the CRA district including utility box artwork (CRA Plan pg. 27, Areawide Programs and Tools-Art in Public Places).
- Infrastructure Improvements (\$1,225,000):
 - West Dixie Highway Streetscape Improvements (\$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies (CRA Plan pg. 15, Capital Improvement Program-West Dixie Highway Road and Bridge Improvements).
 - Infrastructure Improvements (\$1,025,000) – Funding for infrastructure improvements to various publicly or privately owned properties throughout the CRA (CRA Plan pg. 30, Areawide Programs and Tools-Infrastructure Improvement Programs).

- Grants & Aids (\$2,462,500):
 - Grants & Aids (\$2,000,000) - Since FY 2021, the CRA Board has approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), Merchant Assistance Program, Pop-Up Business Incubator Program, and the Paint, Plant, Pave Program (CRA Plan pgs. 24-26, Areawide Programs and Tools-Direct Financial Incentives to Generate New Private Development & Property Improvements). To allow for maximum flexibility, this funding is open to the nine incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs are:
 - Façade & Business Site Improvement Program- \$450,000
 - Strategic Investment Program (SIP)- \$500,000
 - Capital Improvement Grant Program- \$100,000
 - Strategic Investment Streetscape Program (SISP)- \$150,000
 - Real Estate Development Accelerator (REDA)- \$0 (Program is funded through reimbursement of taxes created from REDA projects)
 - Paint, Plant, Pave Program- \$250,000
 - Wastewater Impact and Connection Fee Assistance Program- \$50,000
 - Merchant Assistance Program- \$250,000
 - Pop-Up Business Incubator Program- \$250,000
 - TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project.

Transfers

Represents funding for the following:

- Debt Service, including full pre-payment, on the Series 2007A Notes Payable (\$770,378). Bank of America has notified the City that the current interest rate index on the Series 2007A Note is transitioning from LIBOR, which is unsecured, to SOFR which is a secured rate. LIBOR (benchmark interest rate) is being phased out and will no longer be used in new financings, renewals, or for modified contracts. This transition would require documentation and, potentially, refinancing costs. As such, staff recommends full pre-payment of the obligation in FY 2023. There is no pre-payment penalty.

- Administrative Cost Allocation represents repayment to the City of North Miami Beach for services rendered throughout the year to the CRA and is inclusive of the entire operational life cycle including support services from many departments including Finance, Procurement, Human Resources, Information Technology, City Attorney, City Clerk, etc. (\$387,237).

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
REVENUES					
DIVISION: REDEVELOPMENT					
Local Grants					
104	337500	LOCAL GRANTS - ECONOMIC ENVIRONMENT	1,211,375.00	1,346,643.00	1,547,787.00
		subtotal	1,211,375.00	1,346,643.00	1,547,787.00
Interest and Other Earnings					
104	361102	INTEREST - PRG	87,050.00	48,506.53	40,000.00
104	361300	UNREALIZED GAIN/LOSS OF INVESTMENTS	(58,406.34)	-	-
104	364000	SURPLUS EQUIPMENT DISPOSALS	3,125.00	-	-
		subtotal	31,768.66	48,506.53	40,000.00
Interfund Transfers					
104	381010	TRANSFER FROM GENERAL FUND	1,590,346.00	1,813,518.00	1,936,184.00
		subtotal	1,590,346.00	1,813,518.00	1,936,184.00
Miscellaneous Revenues					
104	369903	REFUND OF PY EXPENDITURES	3,088.66	-	-
104	369985	CRA WASTEWATER ADMIN FEE	250.00	-	-
		subtotal	3,338.66	-	-
Carryover					
104	300100	PRIOR YEAR CARRYOVER	-	-	4,537,027.00
		subtotal	-	-	4,537,027.00
			2,836,828.32	3,208,667.53	8,060,998.00

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
EXPENDITURES					
DIVISION: REDEVELOPMENT					
Salaries and Related					
104220	552120	SALARIES-FULL-TIME	74,373.89	209,352.50	343,169.00
104220	552121	SALARY-DISABILITY PAYMENTS	-	218.75	-
104220	552130	SALARIES-TEMP & PART-TIME	-	50,257.50	-
104220	552140	OVERTIME-REGULAR EMPLOYEES	-	245.45	-
104220	552150	EXECUTIVE EXPENSE	352.80	1,009.40	392.00
104220	552154	AUTO ALLOWANCE	924.33	3.13	450.00
104220	552155	CELL PHONE ALLOWANCE	394.42	1,284.42	1,884.00
104220	552210	FICA TAXES-EMPLOYER'S CONTRIBUTION	6,505.54	19,216.30	25,176.00
104220	552219	RETIREMENT-401A	7,770.07	17,645.06	15,484.00
104220	552221	LEAVE PAYOUTS	18,779.97	-	-
104220	552223	RETIREMENT-GENERAL PLAN	-	-	41,144.00
104220	552225	RETIREMENT-OTHER PLANS	4,914.00	-	-
104220	552235	HEALTH INSURANCE	6,873.22	32,579.52	58,699.00
104220	552236	GROUP LIFE INSURANCE	240.23	1,074.46	2,045.00
104220	552238	ACCIDENTAL DEATH & DISMEMBERMENT	58.81	172.14	190.00
104220	552240	WORKERS COMP SELF-INSURANCE	446.00	989.00	1,026.00
		subtotal	121,633.28	334,047.63	489,659.00

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
				YTD ACTUAL (8-18-2022)	AMENDED BUDGET
ORG	OBJ	ACCOUNT DESCRIPTION	ACTUAL		
Operating Expenditures					
104220	552310	PROFESSIONAL SERVICES	354,179.00	399,486.60	616,756.00
104220	552320	ACCOUNTING AND AUDITING	7,500.00	4,500.00	5,000.00
104220	552347	OTHER CONTRACTUAL SERVICES	51,793.50	62,024.40	167,913.00
104220	552405	TRAVEL AND AUTO EXPENSES	1,045.00	17,846.39	20,000.00
104220	552410	COMMUNICATION SERVICES	41.38	-	-
104220	552420	POSTAGE & MAILING EXPENSES	-	602.92	1,500.00
104220	552430	UTILITY SERVICES (OUTSIDE)	1,042.36	376.57	1,254.00
104220	552461	MAINT. & REPAIR OF VEHICLES	-	-	500.00
104220	552463	FUELS & LUBRICANTS	-	-	2,250.00
104220	552470	PRINTING AND BINDING	-	1,857.25	10,000.00
104220	552480	PROMOTIONAL ACTIVITES	10,701.80	187,430.94	300,000.00
104220	552481	ADVERTISING COSTS	88.80	1,319.18	25,000.00
104220	552510	OFFICE SUPPLIES	-	4,408.12	5,860.00
104220	552520	OPERATING SUPPLIES	3,770.29	7,988.25	24,746.00
104220	552540	BOOKS & MEMBERSHIPS	4,969.40	6,030.54	8,975.00
104220	552559	EDUCATIONAL PROGRAM	660.00	12,870.00	10,000.00
104220	599999	P-CARD CHARGE CLEARING-ACCOUNT	-	82.18	-
subtotal			435,791.53	706,823.34	1,199,754.00
Capital Outlay					
104220	552610	LAND	-	-	301,470.00
104220	552620	BUILDINGS	-	-	400,000.00
104220	552630	IMPROVEMENTS OTHER THAN BLDG	-	-	825,000.00
104220	552650	INFRASTRUCTURE (CRA)	-	10,000.00	1,225,000.00
subtotal			-	10,000.00	2,751,470.00
Non-Operating Expenditures					
104220	552821	GRANTS & AID TO PRIVATE ORGANIZATIONS	-	375,000.00	2,462,500.00
subtotal			-	375,000.00	2,462,500.00
Transfers					
104220	552915	TRF TO FUND 218-2007A CRA DS	182,986.89	90,373.33	770,378.00
104220	552982	TRF TO FUND 010 GENERAL FUND	318,070.00	272,028.00	387,237.00
subtotal			501,056.89	362,401.33	1,157,615.00
TOTAL: REDEVELOPMENT DIVISION			1,058,481.70	1,788,272.30	8,060,998.00
DIVISION: BRANDING AND MARKETING (TARGET AREA)					
Operating Expenditures					
104224	552480	PROMOTIONAL ACTIVITES	525.00	-	-
subtotal			525.00	-	-
TOTAL: BRANDING AND MARKETING DIVISION			525.00	-	-

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
DIVISION: LAND ACQ./REDEVELOPMENT INCENTIVES (TARGET AREA)					
Capital Outlay					
104225	552610	LAND	-	1,200,000.61	-
		subtotal	-	1,200,000.61	-
Non-Operating Expenditures					
104225	552821	GRANTS & AID TO PRIVATE ORGANIZATIONS	515,770.84	474,157.34	-
		subtotal	515,770.84	474,157.34	-
		TOTAL: LAND ACQ./REDEVELOPMENT INCENTIVES DIVISION	515,770.84	1,674,157.95	-
Reflects budgetary line-items included in the budget amendment			TOTAL REVENUES		8,060,998.00
			TOTAL EXPENDITURES		8,060,998.00

City of North Miami Beach
Community Redevelopment Agency FY 2022-2023 Budget
(FY 2022-2023 begins October 1, 2022)

	FY20-21 Adopted Budget	FY20-21 Actuals	FY21-22 Amended Budget	FY21-22 Actuals Estimated	FY22-23 Amended Budget	Redevelopment Plan Page #
Beginning Carry-Over Balance		\$ 4,347,874		\$ 5,609,924		
Revenues						
City Tax Increment Revenue	\$ 1,590,346	\$ 1,590,346	\$ 1,813,518	\$ 1,813,518	\$ 1,936,184	
County Tax Increment Revenue	1,211,375	1,211,375	1,346,854	1,346,643	1,547,787	
Carry-Over from prior year (cash & equiv.)	3,161,884		5,609,924		4,537,027	
Interest earnings	15,000	28,644	45,000	48,507	40,000	
Miscellaneous Revenues	-	6,464	-	-	-	
Revenue Total	\$ 5,978,605	\$ 2,836,828	\$ 8,815,296	\$ 3,208,668	\$ 8,060,998	
Expenditures						
Administrative Expenditures:						
Employee salary and fringe	\$ 69,991	\$ 30,408	\$ 152,290	\$ 152,290	\$ 122,413	14
Audits	-	7,500	5,000	5,625	5,000	14
Advertising and notices	7,500	89	25,000	1,649	25,000	14
Travel	5,000	1,045	20,000	22,308	20,000	14
City Administrative Support	318,070	318,070	362,704	362,704	387,237	14
Other Administrative Expenditures	21,950	10,483	55,662	42,748	55,085	14
(A) Subtotal Administrative Expenditures	\$ 422,511	\$ 367,596	\$ 620,656	\$ 587,325	\$ 614,735	
County Administrative Charge at 1.5%	18,171	18,171	20,203	20,203	23,217	14
(B) Subtotal Administrative Expenditures	\$ 440,682	\$ 385,767	\$ 640,859	\$ 607,528	\$ 637,952	
Operating Expenditures:						
Employee salary and fringe	\$ 209,973	\$ 91,225	\$ 456,869	\$ 456,869	\$ 367,246	14
Contractual services	827,749	387,802	645,814	684,801	761,452	14
Printing and publishing	5,000	-	10,000	2,321	10,000	14
Promotional Activities	100,000	11,227	300,000	237,389	300,000	26
Commercial Improvement Grants	1,125,000	515,771	2,643,254	474,157	2,462,500	24-26
Sewer for Corona Del Mar	-	-	375,000	375,000	-	30
Wayfinding Signage, Placemaking, and Branding	75,000	-	75,000	-	75,000	17
West Dixie Highway Improvements	200,000	-	210,000	10,000	200,000	15
Snake Creek Canal Improvements	100,000	-	200,000	-	200,000	28, 38
Infrastructure Improvements	-	-	1,025,000	-	1,025,000	30
Land Bank/Redevelopment - Purchase	2,695,001	-	2,000,000	1,200,001	301,470	18, 25
Buildings (renovation of CRA admin office space)	-	-	-	-	400,000	25
Taylor Park Improvements	-	-	-	-	350,000	33
Art in Public Places	-	-	-	-	200,000	27
Debt service payments (capital imp.)*	200,200	182,987	233,500	233,500	770,378	13-14
(C) Subtotal Operating Expenditures	\$ 5,537,923	\$ 1,189,011	\$ 8,174,437	\$ 3,674,038	\$ 7,423,046	
(D) Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenditure Total (B+C+D)	\$ 5,978,605	\$ 1,574,778	\$ 8,815,296	\$ 4,281,565	\$ 8,060,998	
Ending Carry-Over Balance		\$ 5,609,924		\$ 4,537,027		
<i>Reflects budgetary line-items included in the budget amendment.</i>						

** FY 22-23 Debt service payment reflects full pre-payment of the Series 2007A Bank of America note.*

MDC060

Employee Salary and Fringe (Administrative Expenditures):

RESOLUTION NO. R2023-30

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, APPROVING THE NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY'S FISCAL YEAR 2022-23 AMENDED BUDGET; AUTHORIZING THE CITY CLERK OR DESIGNEE TO TRANSMIT THE BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE COMMUNITY REDEVELOPMENT AGENCY'S FISCAL YEAR 2022-23 AMENDED BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") by and among the North Miami Beach Community Redevelopment Agency (the "CRA"), the City of North Miami Beach (the "City"), and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Commission and Board of County Commissioners, respectively; and

WHEREAS, the Fiscal Year 2022-2023 CRA Budget was previously approved by the CRA and the City, and transmitted to the County; and

WHEREAS, after a duly noticed public hearing held on March 21, 2023, the CRA Board approved certain amendments to the FY 2022-2023 CRA Budget as attached hereto as **Exhibit "A"** (the "FY 2022-2023 CRA Amended Budget"); and

WHEREAS, the Mayor and City Commission have considered the FY 2022-2023 CRA Amended Budget and find that it is in the best interest of the City to approve the FY 2022-2023 CRA Amended Budget.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Commission of the City of North Miami Beach, Florida, as follows:

Section 1. The above recitals are true and correct and incorporated into this Resolution.

Section 2. The FY 2022-2023 CRA Amended Budget, attached hereto as Exhibit "A," is hereby approved and adopted.

Section 3. The City Clerk or designee is hereby authorized to transmit the FY 2022-2023 CRA Amended Budget to the County for its review and approval.

Section 4. The City Manager or designee is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2022-2023 CRA Amended Budget with the County. Any major changes to the Fiscal Year 2022-2023 CRA Amended Budget as approved herein, shall require City Commission approval.

Section 5. This Resolution shall take effect immediately upon its approval.

APPROVED AND ADOPTED by the City of North Miami Beach City Commission at the regular meeting assembled this **21st day of March, 2023**.

ATTEST:



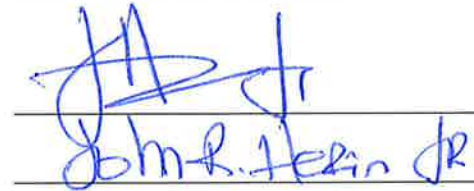
ANDRISE BERNARD, MMC
CITY CLERK

(CITY SEAL)



ANTHONY F. DEFILLIPO
MAYOR

APPROVED AS TO FORM, LANGUAGE
AND FOR EXECUTION



CITY ATTORNEY

SPONSORED BY: Mayor and City Commission

RESOLUTION NO. R2023-30

MDC062



City of North Miami Beach, Florida **Community Redevelopment Agency (CRA)**

CRA Board of Directors :

Chair Anthony DeFillipo
Vice Chair McKenzie Fleurimond
Board Member Michael Joseph
Board Member Jay Chernoff
Board Member Daniela Jean
Board Member Fortuna Smukler
Board Member Phyllis Smith

Staff:

Steven Zelkowitz – Executive Director
Joann Milord – CRA Director
Pamela Ryan – CRA Attorney

Fiscal Year 2022-2023 Budget

For the fiscal year starting on October 1, 2022 and ending on September 30, 2023

Overview

The North Miami Beach Community Redevelopment Agency (CRA) was authorized in 2005 by the Miami-Dade County Board of County Commissioners (BCC) and is a successful partnership between the City of North Miami Beach (City) and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA's goals are to:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
FY 2021-2022 Accomplishments.....	3
Tax-Base (5-Year History).....	6
Tax-Increment Revenues (5-Year History).....	6
Fiscal Year 2022-2023 Budget.....	7
Revenues	7
Expenditures.....	7

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Commissioner Daniela Jean:

RAB Members:

Pradel Vilme (Chair); Maria Claudia Gallegos; Joseph Marmar; Johnathan Cyprien; Hans Mardy

FY 2021-2022 Accomplishments

- ✓ South of the Canal
 - Snake Creek Canal Improvements (Design Analysis) – Bermello Ajamil (BA) developed conceptual design options for the Snake Creek Canal Pedestrian Promenade and conducted a public input meeting about the Snake Creek Canal Pedestrian Promenade Conceptual Design (CRA Plan pgs. 28, 38).
 - Hanford Boulevard Streetscape (Design Analysis) –BA made recommendations for sidewalk color palette and pattern, crosswalk pattern, and street furnishings, altogether referred to as the Kit of Parts, along Hanford Boulevard and the CBA Board approved selections. BA also created renderings for some existing buildings and vacant properties on Hanford Boulevard to provide an illustrative vision for the main street (CRA Plan pg. 27).
 - West Dixie Highway Road and Bridge Improvements – Awaited agreement review by Miami Dade County for 5 stamped concrete crosswalks along Dixie Highway (CRA Plan pg. 15).
- ✓ North of the Canal
 - Commercial Property Improvements – Saltz Michelson completed renderings of West Dixie Highway plaza and the CRA shared them with the property owners. So far, one of the property owners has recently submitted a Façade and Business Site Improvement Program application (CRA Plan pgs. 24-26).
- ✓ 163rd Corridor & Neighborhoods – CRA received and reviewed 52 applications submitted for the Paint, Plant, Pave Program for residential properties (CRA Plan pg. 27).
- ✓ Branding & Marketing
 - Marketing Collateral and Communications (CRA Plan pg. 26)
 - Established social media and monthly electronic newsletter to educate residents, small businesses and property owners regarding CRA resources
 - Completed over 20 graphic design/content development projects including business attraction and retention event marketing signs and collateral, promotional brochures, and community engagement collateral for CRA projects.
 - Wayfinding Signage- Began analysis of previous wayfinding study and started process to make the recommended updates and provide at least 2 additional design options for entry feature signs (CRA Plan pg. 17).
 - Promotional Activities & Sponsorships (CRA Plan pg. 26)
 - Hosted a networking event targeted to Bankers, Brokers, and Developers to showcase upcoming CRA projects, development, and business opportunities.
 - Created and produced two NMB Bites, an event series showcasing NMB's local restaurants representing a multitude of cultures, while promoting economic development initiatives, small business resources and incentive programs.

- Partnered with the City to host two economic development events including a Small Business Expo targeting local entrepreneurs and a job fair.
 - Partnered with Small Business Development Center at FIU to provide one-on-one business consulting to local entrepreneurs and small business owners, trainings, and workshops of interest to local businesses and an outreach campaign to increase awareness among businesses in each community about the business assistance program.
 - Conducted commercial retail opportunities tour of vacant spaces available for purchase or lease to those interested in establishing businesses within NMBCRA boundaries.
 - Partnered with the City to host a pre-solicitation event announcing an Invitation to Negotiate for a mixed-use development on city-owned Diefenbach Preserve.
 - Participated in the City's pilot program to provide Free on-demand transportation within the CRA's commercial corridors via Freebee.
 - Sponsored the 3rd Annual Soup & Champagne Event to promote the historical Ancient Spanish Monastery as event and cultural destination
 - Held a six-week street market with local vendors, food, and entertainment during the holiday 2021 winter season.
- ✓ Land Acquisition/Redevelopment Incentives (CRA Plan pgs. 18, 24-26)
- Provided \$1.2 Million contribution towards the acquisition of real estate to house the administrative offices of the CRA
 - Made all incentive program applications available online
 - Revised and updated Strategic Investment Program to cover 50% of eligible renovation expenses
 - Reviewed 10 Façade & Business Site Improvement program applications, 3 Strategic Investment Program (SIP) applications, 1 Strategic Investment Streetscape Program (SISP) application, and 4 Wastewater Program applications
 - CRA Board approved 2 Strategic Investment Program (SIP) applications totaling \$521,260 in project costs
 - Created the Pop-Up Business Incubator Program to attract new retail, restaurant and service sector businesses within the NMBCRA
 - Developed a new Merchant Assistance Grant Program providing funding for operational business expenses that was approved by the CRA Board in August 2022
 - Met with developers that have submitted site plans including NMB Place, Venus, and Skygarden, to discuss the Real Estate Development Accelerator (REDA) Program.
 - Negotiated lease terms with property owner for pop-up business incubator space to be utilized as an economic development opportunity for small business

owners looking for commercial retail space within NMBCRA

✓ NMB CRA Extension (CRA Plan pg. 14)

- Completed a site visit with county staff including upcoming development and infrastructure projects in justification for pending NMBCRA extension request.
- Consultant prepared draft of updated Finding of Necessity requested by the County, a Community Redevelopment Plan modification, and produced various financial scenarios for projected TIF revenue

Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1st of each year. The CRA experienced strong tax base growth in 2022 (8%).

TAXABLE PROPERTY VALUES						
	A		B	=A-B		
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE ¹	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2022	2023	593,558,721	8.1%	235,647,509	357,911,212	14.2%
2021	2022	549,122,580	6.8%	235,647,509	313,475,071	12.6%
2020	2021	514,155,280	8.0%	235,647,509	278,507,771	15.9%
2019	2020	475,996,139	22.4%	235,647,509	240,348,630	57.0%
2018	2019	388,764,490	7.4%	235,647,509	153,116,981	21.1%

Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections² for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS					
	A	B	=A+B		
TAX ROLL YEAR	FISCAL YEAR	CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2022	2023	\$ 1,936,184	\$ 1,547,787	\$ 3,483,971	10.2%
2021	2022	1,813,518	1,346,643	3,160,161	12.8%
2020	2021	1,590,346	1,211,375	2,801,721	12.8%
2019	2020	1,394,273	1,090,387	2,484,660	51.3%
2018	2019	932,099	710,641	1,642,740	24.4%

¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

² Table represents budget forecast for fiscal year 2023 and actual tax increment revenue collections for all other years. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

Fiscal Year 2022-2023 Budget

The following section provides a narrative of the CRA's FY 2023 budget (attached as Exhibit A).

Revenues

Revenues for the CRA total \$8.1 million and include the following:

Tax Increment ³	
City of North Miami Beach	\$ 1,936,184
Miami-Dade County	1,547,787
Investment Earnings	40,000
Carryforward Fund Balance	4,537,027
Total:	\$ 8,060,998

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (millage rate: 6.1000 mills) and BCC (millage rate: 4.6202 mills) and totals \$3,483,971 for FY 2023 (after adjustments for final 2020 and 2021 taxroll variations).

Property values within the CRA (July certification) for FY 2023 increased 8% to \$594 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$40,000 for FY 2023.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives.

Expenditures

Expenditures for the CRA total \$8.1 million and include the following:

Salaries and Related	\$ 489,659
Operating Expenditures	1,199,754
District-Wide Initiatives	5,213,970
Transfers	1,157,615
	\$ 8,060,998

Salaries and Related

Totals \$489,659 for FY 2023 and reflects allocable salary and benefit funding as follows:

- Full-Time CRA Staffing: CRA Director, CRA Specialist, Code Enforcement Officer, and Administrative Assistant.

³ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment). The Miami-Dade County tax increment contribution for fiscal year 2023 totals \$1,572,513 less \$24,726 representing the 2020 tax roll valuation adjustments (preliminary vis-à-vis final tax roll valuations) for calculated net contribution of \$1,547,787.

- Partial-Time CRA Staffing: Economic Development Specialist, Principal Planner, City Manager/CRA Executive Director (through February 1, 2023; CRA Executive Director duties are funded through the professional services line-item moving forward), and Assistant City Manager (through February 1, 2023).

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services

<u>Action Plan Implementation</u>	<u>\$ 200,000</u>
<u>Comp Plan/LDR Amendment (CRA share)</u>	<u>75,000</u>
<u>Architectural Design Guide (CRA share)</u>	<u>30,000</u>
<u>Comprehensive Plan Updates (CRA share)</u>	<u>43,756</u>
<u>General Professional Services</u>	<u>268,000</u>

<u>Accounting & Auditing</u>	<u>5,000</u>
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Other Contractual Services

<u>County Administrative Charge (1.5%)</u>	<u>23,217</u>
<u>Marketing & Communications Branding (CRA share)</u>	<u>24,696</u>
<u>General Contractual Services</u>	<u>120,000</u>

<u>Travel and Auto Expenses</u>	<u>20,000</u>
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<u>Postage & Mailing Expenses</u>	<u>1,500</u>
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<u>Utility Services (Outside)</u>	<u>1,254</u>
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<u>Maintenance & Repair of Vehicles</u>	<u>500</u>
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<u>Fuels & Lubricants</u>	<u>2,250</u>
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<u>Printing and Binding</u>	<u>10,000</u>
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<u>Promotional Activities⁴</u>	<u>300,000</u>
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<u>Advertising Costs</u>	<u>25,000</u>
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<u>Office Supplies</u>	<u>5,860</u>
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Operating Supplies

<u>Equipment for Police</u>	<u>10,000</u>
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<u>Board Meetings and other Events</u>	<u>3,000</u>
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<u>General Operating Supplies</u>	<u>11,746</u>
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<u>Books & Memberships</u>	<u>8,975</u>
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<u>Educational Programs</u>	<u>10,000</u>
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\$ 1,199,754

District-Wide Improvements (capital outlay/non-operating expenditures)

⁴ Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.

Represents funding totaling \$5.2 million for the following:

- Land Acquisition (\$301,470) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan (CRA Plan pgs. 18 & 25, Land Acquisition Policy, Strategy and Protocols & Economic Development and Job Creation Programs- Rehabilitation of Vacant Commercial Buildings).
- Buildings (\$400,000) – Renovation of CRA's administrative office space (CRA Plan pg. 25, Economic Development and Job Creation Programs- Rehabilitation of Vacant Commercial Buildings).
- Improvements Other Than Buildings (\$825,000):
 - Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal (CRA Plan pgs. 28 & 38, Specific Projects and Programs to Advance- Snake Creek Parks/Open Space, Policy 1.2.9).
 - Taylor Park Improvements (\$350,000) - CRA will assist in beautification of the park to include public amenities and greenspace (CRA Plan pg. 33, Housing Policies and Programs).
 - Wayfinding Signage (\$75,000) - CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. (CRA Plan pg. 17, Capital Improvement Program-Wayfinding Signage for the CRA).
 - Art in Public Places (\$200,000) – Installation of an artistic projects in the CRA district including utility box artwork (CRA Plan pg. 27, Areawide Programs and Tools-Art in Public Places).
- Infrastructure Improvements (\$1,225,000):
 - West Dixie Highway Streetscape Improvements (\$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies (CRA Plan pg. 15, Capital Improvement Program-West Dixie Highway Road and Bridge Improvements).
 - Infrastructure Improvements (\$1,025,000) – Funding for infrastructure improvements to various publicly or privately owned properties throughout the CRA (CRA Plan pg. 30, Areawide Programs and Tools-Infrastructure Improvement Programs).

- Grants & Aids (\$2,462,500):
 - Grants & Aids (\$2,000,000) - Since FY 2021, the CRA Board has approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), Merchant Assistance Program, Pop-Up Business Incubator Program, and the Paint, Plant, Pave Program (CRA Plan pgs. 24-26, Areawide Programs and Tools-Direct Financial Incentives to Generate New Private Development & Property Improvements). To allow for maximum flexibility, this funding is open to the nine incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs are:
 - Façade & Business Site Improvement Program- \$450,000
 - Strategic Investment Program (SIP)- \$500,000
 - Capital Improvement Grant Program- \$100,000
 - Strategic Investment Streetscape Program (SISP)- \$150,000
 - Real Estate Development Accelerator (REDA)- \$0 (Program is funded through reimbursement of taxes created from REDA projects)
 - Paint, Plant, Pave Program- \$250,000
 - Wastewater Impact and Connection Fee Assistance Program- \$50,000
 - Merchant Assistance Program- \$250,000
 - Pop-Up Business Incubator Program- \$250,000
 - TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project.

Transfers

Represents funding for the following:

- Debt Service, including full pre-payment, on the Series 2007A Notes Payable (\$770,378). Bank of America has notified the City that the current interest rate index on the Series 2007A Note is transitioning from LIBOR, which is unsecured, to SOFR which is a secured rate. LIBOR (benchmark interest rate) is being phased out and will no longer be used in new financings, renewals, or for modified contracts. This transition would require documentation and, potentially, refinancing costs. As such, staff recommends full pre-payment of the obligation in FY 2023. There is no pre-payment penalty.

- Administrative Cost Allocation represents repayment to the City of North Miami Beach for services rendered throughout the year to the CRA and is inclusive of the entire operational life cycle including support services from many departments including Finance, Procurement, Human Resources, Information Technology, City Attorney, City Clerk, etc. (\$387,237).

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
REVENUES					
DIVISION: REDEVELOPMENT					
Local Grants					
104	337500	LOCAL GRANTS - ECONOMIC ENVIRONMENT	1,211,375.00	1,346,643.00	1,547,787.00
		subtotal	1,211,375.00	1,346,643.00	1,547,787.00
Interest and Other Earnings					
104	361102	INTEREST - PRG	87,050.00	48,506.53	40,000.00
104	361300	UNREALIZED GAIN/LOSS OF INVESTMENTS	(58,406.34)	-	-
104	364000	SURPLUS EQUIPMENT DISPOSALS	3,125.00	-	-
		subtotal	31,768.66	48,506.53	40,000.00
Interfund Transfers					
104	381010	TRANSFER FROM GENERAL FUND	1,590,346.00	1,813,518.00	1,936,184.00
		subtotal	1,590,346.00	1,813,518.00	1,936,184.00
Miscellaneous Revenues					
104	369903	REFUND OF PY EXPENDITURES	3,088.66	-	-
104	369985	CRA WASTEWATER ADMIN FEE	250.00	-	-
		subtotal	3,338.66	-	-
Carryover					
104	300100	PRIOR YEAR CARRYOVER	-	-	4,537,027.00
		subtotal	-	-	4,537,027.00
			2,836,828.32	3,208,667.53	8,060,998.00

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
EXPENDITURES					
DIVISION: REDEVELOPMENT					
Salaries and Related					
104220	552120	SALARIES-FULL-TIME	74,373.89	209,352.50	343,169.00
104220	552121	SALARY-DISABILITY PAYMENTS	-	218.75	-
104220	552130	SALARIES-TEMP & PART-TIME	-	50,257.50	-
104220	552140	OVERTIME-REGULAR EMPLOYEES	-	245.45	-
104220	552150	EXECUTIVE EXPENSE	352.80	1,009.40	392.00
104220	552154	AUTO ALLOWANCE	924.33	3.13	450.00
104220	552155	CELL PHONE ALLOWANCE	394.42	1,284.42	1,884.00
104220	552210	FICA TAXES-EMPLOYER'S CONTRIBUTION	6,505.54	19,216.30	25,176.00
104220	552219	RETIREMENT-401A	7,770.07	17,645.06	15,484.00
104220	552221	LEAVE PAYOUTS	18,779.97	-	-
104220	552223	RETIREMENT-GENERAL PLAN	-	-	41,144.00
104220	552225	RETIREMENT-OTHER PLANS	4,914.00	-	-
104220	552235	HEALTH INSURANCE	6,873.22	32,579.52	58,699.00
104220	552236	GROUP LIFE INSURANCE	240.23	1,074.46	2,045.00
104220	552238	ACCIDENTAL DEATH & DISMEMBERMENT	58.81	172.14	190.00
104220	552240	WORKERS COMP SELF-INSURANCE	446.00	989.00	1,026.00
		subtotal	121,633.28	334,047.63	489,659.00

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
				YTD ACTUAL (8-	AMENDED
ORG	OBJ	ACCOUNT DESCRIPTION	ACTUAL	18-2022)	BUDGET
Operating Expenditures					
104220	552310	PROFESSIONAL SERVICES	354,179.00	399,486.60	616,756.00
104220	552320	ACCOUNTING AND AUDITING	7,500.00	4,500.00	5,000.00
104220	552347	OTHER CONTRACTUAL SERVICES	51,793.50	62,024.40	167,913.00
104220	552405	TRAVEL AND AUTO EXPENSES	1,045.00	17,846.39	20,000.00
104220	552410	COMMUNICATION SERVICES	41.38	-	-
104220	552420	POSTAGE & MAILING EXPENSES	-	602.92	1,500.00
104220	552430	UTILITY SERVICES (OUTSIDE)	1,042.36	376.57	1,254.00
104220	552461	MAINT. & REPAIR OF VEHICLES	-	-	500.00
104220	552463	FUELS & LUBRICANTS	-	-	2,250.00
104220	552470	PRINTING AND BINDING	-	1,857.25	10,000.00
104220	552480	PROMOTIONAL ACTIVITES	10,701.80	187,430.94	300,000.00
104220	552481	ADVERTISING COSTS	88.80	1,319.18	25,000.00
104220	552510	OFFICE SUPPLIES	-	4,408.12	5,860.00
104220	552520	OPERATING SUPPLIES	3,770.29	7,988.25	24,746.00
104220	552540	BOOKS & MEMBERSHIPS	4,969.40	6,030.54	8,975.00
104220	552559	EDUCATIONAL PROGRAM	660.00	12,870.00	10,000.00
104220	599999	P-CARD CHARGE CLEARING-ACCOUNT	-	82.18	-
subtotal			435,791.53	706,823.34	1,199,754.00
Capital Outlay					
104220	552610	LAND	-	-	301,470.00
104220	552620	BUILDINGS	-	-	400,000.00
104220	552630	IMPROVEMENTS OTHER THAN BLDG	-	-	825,000.00
104220	552650	INFRASTRUCTURE (CRA)	-	10,000.00	1,225,000.00
subtotal			-	10,000.00	2,751,470.00
Non-Operating Expenditures					
104220	552821	GRANTS & AID TO PRIVATE ORGANIZATIONS	-	375,000.00	2,462,500.00
subtotal			-	375,000.00	2,462,500.00
Transfers					
104220	552915	TRF TO FUND 218-2007A CRA DS	182,986.89	90,373.33	770,378.00
104220	552982	TRF TO FUND 010 GENERAL FUND	318,070.00	272,028.00	387,237.00
subtotal			501,056.89	362,401.33	1,157,615.00
TOTAL: REDEVELOPMENT DIVISION			1,058,481.70	1,788,272.30	8,060,998.00
DIVISION: BRANDING AND MARKETING (TARGET AREA)					
Operating Expenditures					
104224	552480	PROMOTIONAL ACTIVITES	525.00	-	-
subtotal			525.00	-	-
TOTAL: BRANDING AND MARKETING DIVISION			525.00	-	-

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
DIVISION: LAND ACQ./REDEVELOPMENT INCENTIVES (TARGET AREA)					
Capital Outlay					
104225	552610	LAND	-	1,200,000.61	-
		subtotal	-	1,200,000.61	-
Non-Operating Expenditures					
104225	552821	GRANTS & AID TO PRIVATE ORGANIZATIONS	515,770.84	474,157.34	-
		subtotal	515,770.84	474,157.34	-
		TOTAL: LAND ACQ./REDEVELOPMENT INCENTIVES DIVISION	515,770.84	1,674,157.95	-
Reflects budgetary line-items included in the budget amendment			TOTAL REVENUES		8,060,998.00
			TOTAL EXPENDITURES		8,060,998.00

City of North Miami Beach
Community Redevelopment Agency FY 2022-2023 Budget
(FY 2022-2023 begins October 1, 2022)

	FY20-21 Adopted Budget	FY20-21 Actuals	FY21-22 Amended Budget	FY21-22 Actuals Estimated	FY22-23 Amended Budget	Redevelopment Plan Page #
Beginning Carry-Over Balance		\$ 4,347,874		\$ 5,609,924		
Revenues						
City Tax Increment Revenue	\$ 1,590,346	\$ 1,590,346	\$ 1,813,518	\$ 1,813,518	\$ 1,936,184	
County Tax Increment Revenue	1,211,375	1,211,375	1,346,854	1,346,643	1,547,787	
Carry-Over from prior year (cash & equiv.)	3,161,884		5,609,924		4,537,027	
Interest earnings	15,000	28,644	45,000	48,507	40,000	
Miscellaneous Revenues	-	6,464	-	-	-	
Revenue Total	\$ 5,978,605	\$ 2,836,828	\$ 8,815,296	\$ 3,208,668	\$ 8,060,998	
Expenditures						
Administrative Expenditures:						
Employee salary and fringe	\$ 69,991	\$ 30,408	\$ 152,290	\$ 152,290	\$ 122,413	14
Audits	-	7,500	5,000	5,625	5,000	14
Advertising and notices	7,500	89	25,000	1,649	25,000	14
Travel	5,000	1,045	20,000	22,308	20,000	14
City Administrative Support	318,070	318,070	362,704	362,704	387,237	14
Other Administrative Expenditures	21,950	10,483	55,662	42,748	55,085	14
(A) Subtotal Administrative Expenditures	\$ 422,511	\$ 367,596	\$ 620,656	\$ 587,325	\$ 614,735	
County Administrative Charge at 1.5%	18,171	18,171	20,203	20,203	23,217	14
(B) Subtotal Administrative Expenditures	\$ 440,682	\$ 385,767	\$ 640,859	\$ 607,528	\$ 637,952	
Operating Expenditures:						
Employee salary and fringe	\$ 209,973	\$ 91,225	\$ 456,869	\$ 456,869	\$ 367,246	14
Contractual services	827,749	387,802	645,814	684,801	761,452	14
Printing and publishing	5,000	-	10,000	2,321	10,000	14
Promotional Activities	100,000	11,227	300,000	237,389	300,000	26
Commercial Improvement Grants	1,125,000	515,771	2,643,254	474,157	2,462,500	24-26
Sewer for Corona Del Mar	-	-	375,000	375,000	-	30
Wayfinding Signage, Placemaking, and Branding	75,000	-	75,000	-	75,000	17
West Dixie Highway Improvements	200,000	-	210,000	10,000	200,000	15
Snake Creek Canal Improvements	100,000	-	200,000	-	200,000	28, 38
Infrastructure Improvements	-	-	1,025,000	-	1,025,000	30
Land Bank/Redevelopment - Purchase	2,695,001	-	2,000,000	1,200,001	301,470	18, 25
Buildings (renovation of CRA admin office space)	-	-	-	-	400,000	25
Taylor Park Improvements	-	-	-	-	350,000	33
Art in Public Places	-	-	-	-	200,000	27
Debt service payments (capital imp.)*	200,200	182,987	233,500	233,500	770,378	13-14
(C) Subtotal Operating Expenditures	\$ 5,537,923	\$ 1,189,011	\$ 8,174,437	\$ 3,674,038	\$ 7,423,046	
(D) Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenditure Total (B+C+D)	\$ 5,978,605	\$ 1,574,778	\$ 8,815,296	\$ 4,281,565	\$ 8,060,998	
Ending Carry-Over Balance		\$ 5,609,924		\$ 4,537,027		
<i>Reflects budgetary line-items included in the budget amendment.</i>						

** FY 22-23 Debt service payment reflects full pre-payment of the Series 2007A Bank of America note.*

FY 2023 Preliminary Budget
Detail of Salaries & Related Category

Full-Time CRA Staffing										Allocable CRA Staffing							
Administrative				Code Enforcement		General Health Insurance		Unfunded Liability		City Manager (salary 14% funded by CRA)		Assistant City Specialist (salary 25% funded by CRA)		Economic Specialist (salary 25% funded by CRA)		Principal Planner (salary 25% funded by CRA)	
CRA Director	Assistant	CRA Specialist	Officer	Growth													



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 3, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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)(3)
6-3-25

RESOLUTION NO. _____

RESOLUTION APPROVING THE AMENDED FISCAL YEAR
2021-2022 BUDGET AND FISCAL YEAR 2022-2023 BUDGET
FOR THE NORTH MIAMI BEACH COMMUNITY
REDEVELOPMENT AGENCY AND THE NORTH MIAMI
BEACH COMMUNITY REDEVELOPMENT AREA TOTALING
\$8,815,296.00 AND \$8,060,998.00, RESPECTIVELY

WHEREAS, the Interlocal Cooperation Agreement (“interlocal”) between Miami-Dade County, Florida, the City of North Miami Beach, and the North Miami Beach Community Redevelopment Agency (the “Agency”) and section 163.387, Florida Statutes, require that the Agency transmit its adopted annual budget to this Board for approval; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budgets are allowable under the redevelopment plan, the interlocal and chapter 163, part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Agency’s amended annual budget for Fiscal Year 2021-22 and the Agency’s annual budget for Fiscal Year 2022-23 for the North Miami Beach Community Redevelopment Area, totaling \$8,815,296.00 and \$8,060,998.00 respectively; 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 and the memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the amended Fiscal Year 2021-22 budget and Fiscal Year 2022-23 budget for the North Miami Community Redevelopment Agency and the North Miami Community Redevelopment Area in the total amounts of \$8,815,296.00 and \$8,060,998.00, respectively, which are attached hereto as Exhibits “1” and “2” 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2025. 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.



Shannon D. Summerset-Williams



City of North Miami Beach, Florida
Community Redevelopment Agency (CRA)

CRA Board of Commissioners:

Chair Anthony DeFillipo
 Commissioner McKenzie Fleurimond
 Commissioner Michael Joseph
 Commissioner Barbara Kramer
 Commissioner Daniela Jean
 Commissioner Fortuna Smukler
 Commissioner Paule Villard

Staff:

Arthur Sorey – Executive Director
 Joann Milord – CRA Director
 Pamela Ryan – CRA Attorney
 Gedel Merzius – Assistant City Manager

Fiscal Year 2021-2022 Budget Amendment No. 1

For the Fiscal Year Starting on October 1st, 2021 and ending on September 30th, 2022

Overview

The North Miami Beach Community Redevelopment Agency ("CRA") was authorized in 2005 by the Miami-Dade County Board of County Commissioners ("BCC") and is a successful partnership between the City of North Miami Beach ("City") and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA's goals are:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
Fiscal Year 2021-2022 Budget Amendment No. 1	3
Revenues	3
Expenditures.....	3

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Vice Mayor Daniela Jean:

RAB Members:

(after 7-21-20): Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

Fiscal Year 2021-2022 Budget Amendment No. 1

The following section provides a narrative of the CRA's FY 2022 Budget Amendment No. 1 (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

The amended revenues for the CRA total \$8.8 million, which in the original budget was \$9 million. The reduction is a result of the actual Carryforward Fund Balance versus the estimated balance in the original budget. The amended revenues include the following:

<u>Tax Increment</u> ¹	<u>\$ 3,160,372</u>
<u>Investment Earnings</u>	<u>45,000</u>
Carryforward Fund Balance	<u>5,609,924</u>
Total:	\$ 8,815,296

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (est. millage rate: 6.2000 mills) and BCC (est. millage rate: 4.6669 mills) and totals \$3,160,372 for FY 2022 (after adjustment for final 2019 taxroll variations).

Property values within the CRA (July certification) for FY 2022 increased 6.8% to \$549 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$45,000 for FY 2022.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives. In the original budget, the Carryforward Fund Balance was \$5,819,170 but the actual Carryforward Fund Balance is \$5,609,924.

Expenditures

Expenditures for the CRA total \$8.8 million based on the revised revenues in this Budget Amendment No. 1 and to reconcile the reduction in revenues, there has been a reduction to the District-Wide Improvements line item from \$3,625,000 to \$3,415,754. The expenditures include the following:

<u>Salaries and Related</u>	<u>\$ 609,159</u>
<u>Operating Expenditures</u>	<u>956,679</u>
<u>District-Wide Improvements</u>	<u>3,415,754</u>
<u>Transfers</u>	<u>596,204</u>

¹ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Target Area Initiatives

<u>South of the Canal Target Area</u>	<u>600,000</u>
<u>Civic Commons Target Area</u>	<u>100,000</u>
<u>Branding and Marketing Target Area</u>	<u>75,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
	\$ 8,815,296

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million in this Budget Amendment No. 1 from previous \$3,625,000 allocation and includes the following changes:

- West Dixie Highway Streetscape Improvements (\$210,000 from previous \$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Removal of Container Facility for Seniors project and \$400,000 allocated.
- Grants & Aids (\$2,180,754 from previous \$2,000,000) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs (per County request) are:
 - Façade & Business Site Improvement Program- \$300,000
 - Strategic Investment Program (SIP)- \$300,000
 - Capital Improvement Grant Program- \$50,000
 - Strategic Investment Streetscape Program (SISP)- \$200,000
 - Real Estate Development Accelerator (REDA)- \$930,754
 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000

City of North Miami Beach Community Redevelopment Agency
Fiscal Year 2021-2022
Budget Admendment

Revenues

104-300100	(\$209,246)
------------	-------------

Expenses

104220-552650	10000
104220-552620	-400000
104220-552821	180754
	(\$209,246)



City of North Miami Beach, Florida **Community Redevelopment Agency (CRA)**

CRA Board of Commissioners:

Chair Anthony DeFillipo
Commissioner McKenzie Fleurimond
Commissioner Michael Joseph
Commissioner Barbara Kramer
Commissioner Daniela Jean
Commissioner Fortuna Smukler
Commissioner Paule Villard

Staff:

Arthur Sorey – Executive Director
Joann Milord – CRA Director
Pamela Ryan – CRA Attorney
Gedel Merzius – Assistant City Manager

Fiscal Year 2021-2022 Budget Amendment No. 1

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Table of Contents

Overview 1

Table of Contents 2

Fiscal Year 2021-2022 Budget Amendment No. 1 3

Revenues 3

Expenditures..... 3

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(after 7-21-20): Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

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Fiscal Year 2021-2022 Budget

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Table of Contents

Overview	1
Table of Contents	2
FY 2020-2021 Accomplishments.....	3
Tax-Base (5-Year History).....	4
Tax-Increment Revenues (5-Year History).....	4
Fiscal Year 2021-2022 Budget.....	5
Revenues	5
Expenditures.....	5

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RAB Members:

(after 7-21-20): Vladimir Bugera; Pradel Vilme; Antonio Ortega; Maria Gallegos; Robert Kriebs; Wena Sutjapojnukul; Joseph Marmar

FY 2020-2021 Accomplishments

- ✓ Strategic Finance Action Plan- Contracted with RMA to start implementing the 5-year Strategic Finance Action Plan approved in 2020.
- ✓ South of the Canal
 - Snake Creek Canal Improvements (Design Analysis) - Contracted with Bermello Ajamil to provide Snake Creek Canal Pedestrian Promenade Conceptual Design and started this project.
 - Hanford Boulevard Streetscape (Design Analysis) - Procured proposal for rendering services and established sidewalk cleaning schedule.
 - West Dixie Highway Road and Bridge Improvements - Coordinated with the City and MDTPW for (5) stamped concrete crosswalks along Dixie Highway to be installed soon.
- ✓ North of the Canal
 - Commercial Property Improvements - Procured proposal for renderings of West Dixie Highway properties.
- ✓ Industrial Arts
 - TECO Site Redevelopment - Established regular contact with property owner regarding project status.
- ✓ 163rd Corridor & Neighborhoods - Adopted a Paint, Plant, Pave program for residential properties.
- ✓ Branding & Marketing
 - Marketing Collateral and Communications - Updated website content, created new Leasing Packages including district cut-sheets.
 - Wayfinding Signage- Created and installed district-branded light pole banners and fence signs for development sites
 - Promotional Activities & Sponsorships - Hosted a networking event to showcase upcoming CRA projects, development, and business opportunities.
- ✓ Land Acquisition/Redevelopment Incentives
 - Adopted six (6) new programs including the Façade & Business Site Improvement Program, Strategic Investment Program, Strategic Investment Streetscape Program, Capital Improvement Grant Program, Real Estate Development Accelerator, and the Paint, Plant, Pave Program.
 - Created list of those interested in incentive programs and established regular contact with potential breweries.
 - Met with developers that have submitted site plans and established regular meetings with some.
- ✓ NMB CRA Extension - Approved moving forward with CRA term extension process.
- ✓ Zoning Initiatives - worked with City on zoning initiatives tied to Sidewalk Cafes and Public Art.

Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1st of each year. The CRA experienced strong tax base growth in 2021 (7%).

TAXABLE PROPERTY VALUES						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE ¹	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2021	2022	549,122,580	6.8%	235,647,509	313,475,071	12.5%
2020	2021	514,212,181	8.0%	235,647,509	278,564,672	15.9%
2019	2020	475,996,139	22.4%	235,647,509	240,348,630	56.9%
2018	2019	388,806,282	7.4%	235,647,509	153,158,773	21.2%
2017	2018	362,047,135	7.5%	235,647,509	126,399,626	24.9%

Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections² for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS					
TAX ROLL YEAR	FISCAL YEAR	A		B	
		CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2021	2022	\$ 1,813,518	\$ 1,346,854	\$ 3,160,372	12.8%
2020	2021	1,590,346	1,211,375	2,801,721	12.8%
2019	2020	1,394,273	1,090,387	2,484,660	51.3%
2018	2019	932,099	710,641	1,642,740	24.4%
2017	2018	770,445	550,385	1,320,830	30.3%

¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

² Table represents tax increment revenue collections. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

Fiscal Year 2021-2022 Budget

The following section provides a narrative of the CRA's FY 2022 budget (attached as Exhibit A) which is substantially in alignment with the 5-Year Strategic Finance Action Plan.

Revenues

Revenues for the CRA total \$8.8 million and include the following:

<u>Tax Increment</u> ³	<u>\$ 3,160,372</u>
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Target Area Initiatives	
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<u>Branding and Marketing Target Area</u>	<u>75,000</u>
<u>Land Acq./Redevelopment Incentives Target Area</u>	<u>2,462,500</u>
	\$ 8,815,296

³ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment).

Salaries and Related

Totals \$609,159 for FY 2022 and reflects allocable salary and benefit funding for the following positions: Assistant City Manager; CRA Director; Economic Development Manager; Administrative Assistant; Code Enforcement Officer; Principal Planner; Planner; Police Officer (x2); and City Manager.

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services

Action Plan Implementation	\$ 200,000
Impact Assessment Fees/Analysis	42,000
Architectural Design Guide	18,812
Affordable Housing Study	7,189
Comprehensive Plan Updates	52,813
General Professional Services	100,000

Accounting & Auditing	5,000
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Other Contractual Services

County Administrative Charge (1.5%)	20,203
General Contractual Services	100,000

Travel and Auto Expenses	20,000
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Communication Services	1,100
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Utility Services (Outside)	1,254
----------------------------	-------

Maintenance & Repair of Vehicles	500
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Fuels & Lubricants	2,250
--------------------	-------

Printing and Binding	10,000
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Promotional Activities ⁴	300,000
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Advertising Costs	25,000
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Office Supplies	2,000
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Operating Supplies	28,558
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Books & Memberships	10,000
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Educational Program	10,000
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\$ 956,679

⁴ Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.

District-Wide Improvements (capital outlay/non-operating expenditures)

Represents funding totaling \$3.4 million for the following:

- West Dixie Highway Streetscape Improvements (\$210,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies.
- Infrastructure Improvements (\$650,000) – the creation of a signature bridge over the Snake Creek Canal. Coordinate design improvements with other agencies including FDOT.
- Grants & Aids (\$2,180,754) – In FY 2021, the CRA Board approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), and Paint, Plant, Pave Program. To allow for maximum flexibility, this funding is open to the seven incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs are:
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 - Paint, Plant, Pave Program- \$200,000
 - Wastewater Impact and Connection Fee Assistance Program- \$200,000
- Corona Del Mar Sewer Install (\$375,000) – The CRA will assist NMB Water Department with the installation of a sewer system in the Corona Del Mar neighborhood. The project is designed; construction should begin Fall 2021.

Transfers

Represents funding for the following:

- Debt Service on the Series 2007A Notes Payable (\$233,500); and
- Administrative Cost Allocation represents repayment to the City of North Miami Beach for services rendered throughout the year to the CRA and is inclusive of the entire operational life cycle including support services from many departments including Finance, Procurement, Human Resources, Information Technology, City Attorney, City Clerk, etc. (\$362,704).

South of the Canal Target Area

Represents funding totaling \$600,000 for the following initiatives:

- Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal.
- Snake Creek Infrastructure Improvements (\$375,000) – Improvement of the current aesthetic and quality of life to design and implement measures to enhance infrastructure, walkability, lighting, and landscaping.
- Other Contractual Services (\$25,000) – Creation of various recreational and social activities in the area.

Civic Commons Target Area

Represents funding totaling \$100,000 for Professional Services. Specifically, the CRA will create a conceptual design for NE 19th Avenue to have a rich streetscape to mark the approach of the Snake Creek Canal that would span NE 19th Avenue from NE 171st Street to Snake Creek Canal and signal the arrival to Snake Creek Canal with a gateway or other sort of monument.

Branding and Marketing Target Area

- Represents funding totaling \$75,000 for Wayfinding Signage. Specifically, the CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. There will also be place-making improvements including utility, traffic signal, and telephone boxes.

Land Acquisition and Redevelopment Incentives Target Area

Represents funding totaling \$2.5 million for the following:

- Land Acquisition (\$2,000,000) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan
- TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project in which approximately \$434,000 in incentives was paid out in FY 2020.

City of North Miami Beach
Community Redevelopment Agency FY 2021-2022 Budget
(FY 2021-2022 begins October 1, 2021)

	FY19-20 Adopted Budget	FY19-20 Actuals	FY20-21 Adopted Budget	FY20-21 Actuals	FY21-22 Amended Budget
Beginning Carry-Over Balance		\$ 3,161,884		\$ 4,347,874	
Revenues					
City Tax Increment Revenue	\$ 1,394,273	\$ 1,394,273	\$ 1,590,346	\$ 1,590,346	\$ 1,813,518
County Tax Increment Revenue	1,090,388	1,090,387	1,211,375	1,211,375	1,346,854
Carry-Over from prior year (cash & equiv.)	2,050,000	-	3,161,884		5,609,924
Loan Proceeds	-	-	-	-	-
Interest earnings	15,000	116,038	15,000	28,644	45,000
Miscellaneous Revenues	-	-	-	6,464	-
Revenue Total	\$ 4,549,661	\$ 2,600,698	\$ 5,978,605	\$ 2,836,828	\$ 8,815,296
Expenditures					
Administrative Expenditures:					
Employee salary and fringe	\$ 58,017	\$ 17,904	\$ 69,991	\$ 30,408	\$ 152,290
Audits	-	-	-	7,500	5,000
Advertising and notices	10,000	216	7,500	89	25,000
Travel	10,000	-	5,000	1,045	20,000
City Administrative Support	278,855	278,855	318,070	318,070	362,704
Other Administrative Expenditures	28,835	7,237	21,950	10,483	55,662
(A) Subtotal Administrative Expenditures	\$ 385,707	\$ 304,212	\$ 422,511	\$ 367,596	\$ 620,656
County Administrative Charge at 1.5%	16,356	16,356	18,171	18,171	20,203
(B) Subtotal Administrative Expenditures	\$ 402,063	\$ 320,568	\$ 440,682	\$ 385,767	\$ 640,859
Operating Expenditures:					
Employee salary and fringe	\$ 174,051	\$ 53,711	\$ 209,973	\$ 91,225	\$ 456,869
Contractual services	99,500	61,326	827,749	387,802	645,814
Printing and publishing	5,000	130	5,000	-	10,000
Promotional Activities	30,000	13,794	100,000	11,227	300,000
Legal services/court costs	20,000	-	-	-	-
Commercial Improvement Grants	2,015,000	485,617	1,125,000	515,771	2,643,254
Signalized Crosswalks	50,000	-	-	-	-
LED Street Board Replacement	80,000	91,142	-	-	-
Sewer for Corona Del Mar	-	-	-	-	375,000
Amphitheater Security Improvements	65,000	-	-	-	-
Wayfinding Signage, Placemaking, and Branding	150,000	-	75,000	-	75,000
Swale Compacting, Tree Pit, and Landscaping	200,000	-	-	-	-
Targeted Industry Incentive Project	-	-	-	-	-
West Dixie Highway Improvements	200,000	192,926	200,000	-	210,000
Snake Creek Canal Improvements	-	-	100,000	-	200,000
Infrastructure Improvements	-	-	-	-	1,025,000
Land Bank/Redevelopment - Purchase	858,347	-	2,695,001	-	2,000,000
Debt service payments (capital imp.)	200,700	195,494	200,200	182,987	233,500
(C) Subtotal Operating Expenditures	\$ 4,147,598	\$ 1,094,140	\$ 5,537,923	\$ 1,189,011	\$ 8,174,437
(D) Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditure Total (B+C+D)	\$ 4,549,661	\$ 1,414,708.0	\$ 5,978,605	\$ 1,574,778	\$ 8,815,296
Ending Carry-Over Balance		\$ 4,347,874		\$ 5,609,924	

FY 2022 Adopted Budget
Detail of Salaries & Related Category

Full-Time CRA Staffing										Allocable CRA Staffing																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Administrative Assistant					Police Officer					Code Enforcement Officer					General Health Insurance Growth					City Manager (salary 14% funded by CRA)					Assistant City Manager (salary 25% funded by CRA)					Economic Development Manager (salary 25% funded by CRA)					Principal Planner (salary 25% funded by CRA)					CM (3% Annual Contract)					SUBTOTAL					TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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\$ 135,158
2253.2
\$ 137,411

\$ 111,100
2253.2
\$ 113,353

\$ 41,022
1126.6
\$ 42,149

\$ 1,127
292,913



City of North Miami Beach, Florida ***Community Redevelopment Agency (CRA)***



CRA Board of Directors :

Chair Anthony DeFillipo
Vice Chair McKenzie Fleurimond
Board Member Michael Joseph
Board Member Jay Chernoff
Board Member Daniela Jean
Board Member Fortuna Smukler
Board Member Phyllis Smith

Staff:

Steven Zelkowitz – Executive Director
Joann Milord – CRA Director
Pamela Ryan – CRA Attorney

Fiscal Year 2022-2023 Budget

For the fiscal year starting on October 1, 2022 and ending on September 30, 2023

Overview

The North Miami Beach Community Redevelopment Agency (CRA) was authorized in 2005 by the Miami-Dade County Board of County Commissioners (BCC) and is a successful partnership between the City of North Miami Beach (City) and the BCC. The Redevelopment Area consists of approximately 468 acres and contains commercial, institutional, recreational, mixed-use, and multi-family residential uses.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA's goals are to:

- Eliminate and prevent blight,
- Improve the public infrastructure, and
- Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7th, 2017 through Resolution R-213-17. The CRA will sunset on October 11th, 2028.

Table of Contents

Overview	1
Table of Contents	2
FY 2021-2022 Accomplishments.....	3
Tax-Base (5-Year History).....	6
Tax-Increment Revenues (5-Year History).....	6
Fiscal Year 2022-2023 Budget.....	7
Revenues	7
Expenditures.....	7

Special thanks to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Commissioner Daniela Jean:

RAB Members:

Pradel Vilme (Chair); Maria Claudia Gallegos; Joseph Marmar; Johnathan Cyprien; Hans Mardy

FY 2021-2022 Accomplishments

- ✓ South of the Canal
 - Snake Creek Canal Improvements (Design Analysis) – Bermello Ajamil (BA) developed conceptual design options for the Snake Creek Canal Pedestrian Promenade and conducted a public input meeting about the Snake Creek Canal Pedestrian Promenade Conceptual Design (CRA Plan pgs. 28, 38).
 - Hanford Boulevard Streetscape (Design Analysis) –BA made recommendations for sidewalk color palette and pattern, crosswalk pattern, and street furnishings, altogether referred to as the Kit of Parts, along Hanford Boulevard and the CBA Board approved selections. BA also created renderings for some existing buildings and vacant properties on Hanford Boulevard to provide an illustrative vision for the main street (CRA Plan pg. 27).
 - West Dixie Highway Road and Bridge Improvements – Awaited agreement review by Miami Dade County for 5 stamped concrete crosswalks along Dixie Highway (CRA Plan pg. 15).
- ✓ North of the Canal
 - Commercial Property Improvements – Saltz Michelson completed renderings of West Dixie Highway plaza and the CRA shared them with the property owners. So far, one of the property owners has recently submitted a Façade and Business Site Improvement Program application (CRA Plan pgs. 24-26).
- ✓ 163rd Corridor & Neighborhoods – CRA received and reviewed 52 applications submitted for the Paint, Plant, Pave Program for residential properties (CRA Plan pg. 27).
- ✓ Branding & Marketing
 - Marketing Collateral and Communications (CRA Plan pg. 26)
 - Established social media and monthly electronic newsletter to educate residents, small businesses and property owners regarding CRA resources
 - Completed over 20 graphic design/content development projects including business attraction and retention event marketing signs and collateral, promotional brochures, and community engagement collateral for CRA projects.
 - Wayfinding Signage- Began analysis of previous wayfinding study and started process to make the recommended updates and provide at least 2 additional design options for entry feature signs (CRA Plan pg. 17).
 - Promotional Activities & Sponsorships (CRA Plan pg. 26)
 - Hosted a networking event targeted to Bankers, Brokers, and Developers to showcase upcoming CRA projects, development, and business opportunities.
 - Created and produced two NMB Bites, an event series showcasing NMB's local restaurants representing a multitude of cultures, while promoting economic development initiatives, small business resources and incentive programs.

- Partnered with the City to host two economic development events including a Small Business Expo targeting local entrepreneurs and a job fair.
 - Partnered with Small Business Development Center at FIU to provide one-on-one business consulting to local entrepreneurs and small business owners, trainings, and workshops of interest to local businesses and an outreach campaign to increase awareness among businesses in each community about the business assistance program.
 - Conducted commercial retail opportunities tour of vacant spaces available for purchase or lease to those interested in establishing businesses within NMBCRA boundaries.
 - Partnered with the City to host a pre-solicitation event announcing an Invitation to Negotiate for a mixed-use development on city-owned Diefenbach Preserve.
 - Participated in the City's pilot program to provide Free on-demand transportation within the CRA's commercial corridors via Freebee.
 - Sponsored the 3rd Annual Soup & Champagne Event to promote the historical Ancient Spanish Monastery as event and cultural destination
 - Held a six-week street market with local vendors, food, and entertainment during the holiday 2021 winter season.
- ✓ Land Acquisition/Redevelopment Incentives (CRA Plan pgs. 18, 24-26)
- Provided \$1.2 Million contribution towards the acquisition of real estate to house the administrative offices of the CRA
 - Made all incentive program applications available online
 - Revised and updated Strategic Investment Program to cover 50% of eligible renovation expenses
 - Reviewed 10 Façade & Business Site Improvement program applications, 3 Strategic Investment Program (SIP) applications, 1 Strategic Investment Streetscape Program (SISP) application, and 4 Wastewater Program applications
 - CRA Board approved 2 Strategic Investment Program (SIP) applications totaling \$521,260 in project costs
 - Created the Pop-Up Business Incubator Program to attract new retail, restaurant and service sector businesses within the NMBCRA
 - Developed a new Merchant Assistance Grant Program providing funding for operational business expenses that was approved by the CRA Board in August 2022
 - Met with developers that have submitted site plans including NMB Place, Venus, and Skygarden, to discuss the Real Estate Development Accelerator (REDA) Program.
 - Negotiated lease terms with property owner for pop-up business incubator space to be utilized as an economic development opportunity for small business

owners looking for commercial retail space within NMBCRA

✓ NMB CRA Extension (CRA Plan pg. 14)

- Completed a site visit with county staff including upcoming development and infrastructure projects in justification for pending NMBCRA extension request.
- Consultant prepared draft of updated Finding of Necessity requested by the County, a Community Redevelopment Plan modification, and produced various financial scenarios for projected TIF revenue

Tax-Base (5-Year History)

The following table provides a 5-year summary of the historical assessment (taxable) and increment values for the CRA as of January 1st of each year. The CRA experienced strong tax base growth in 2022 (8%).

TAXABLE PROPERTY VALUES						
	A		B	=A-B		
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE ¹	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2022	2023	593,558,721	8.1%	235,647,509	357,911,212	14.2%
2021	2022	549,122,580	6.8%	235,647,509	313,475,071	12.6%
2020	2021	514,155,280	8.0%	235,647,509	278,507,771	15.9%
2019	2020	475,996,139	22.4%	235,647,509	240,348,630	57.0%
2018	2019	388,764,490	7.4%	235,647,509	153,116,981	21.1%

Tax-Increment Revenues (5-Year History)

The Taxing Authorities which are obligated to make annual deposits into the CRA Trust Fund include the City of North Miami Beach and Miami-Dade County. The following table provides a 5-year summary of tax increment revenue collections² for the CRA segmented by Taxing Authority.

TAX INCREMENT REVENUE COLLECTIONS					
	A	B	=A+B		
TAX ROLL YEAR	FISCAL YEAR	CITY OF NORTH MIAMI BEACH	MIAMI-DADE COUNTY	TOTAL (ROUNDED)	% CHANGE OVER PRIOR YEAR
2022	2023	\$ 1,936,184	\$ 1,547,787	\$ 3,483,971	10.2%
2021	2022	1,813,518	1,346,643	3,160,161	12.8%
2020	2021	1,590,346	1,211,375	2,801,721	12.8%
2019	2020	1,394,273	1,090,387	2,484,660	51.3%
2018	2019	932,099	710,641	1,642,740	24.4%

¹ F.S. § 163.387 defines the base-year value as the value associated with the most recent assessment tax-roll used in connection with the taxation of property within the redevelopment area by each applicable Taxing Authority prior to the effective date of the Ordinance providing for the funding of the redevelopment trust fund. For the North Miami Beach CRA, the base-year tax-roll is 2004 and totaled \$235,647,509. Miami-Dade County utilizes a different base-year taxable value that adjusts for county-specific exemptions and totals \$235,289,177.

² Table represents budget forecast for fiscal year 2023 and actual tax increment revenue collections for all other years. These figures may differ from calculated tax increment revenues based on most recent reported taxable values (DR420TIF) due to revenue adjustments to reflect fluctuations in prior-year taxable values (and associated tax increment revenues).

Fiscal Year 2022-2023 Budget

The following section provides a narrative of the CRA's FY 2023 budget (attached as Exhibit A).

Revenues

Revenues for the CRA total \$8.1 million and include the following:

Tax Increment ³	
City of North Miami Beach	\$ 1,936,184
Miami-Dade County	1,547,787
Investment Earnings	40,000
Carryforward Fund Balance	4,537,027
Total:	\$ 8,060,998

Tax Increment

The primary source of revenue for the CRA is derived of tax increment received from the City (millage rate: 6.1000 mills) and BCC (millage rate: 4.6202 mills) and totals \$3,483,971 for FY 2023 (after adjustments for final 2020 and 2021 taxroll variations).

Property values within the CRA (July certification) for FY 2023 increased 8% to \$594 million.

Investment Earnings

Earnings on the CRA's invested cash is conservatively estimated at \$40,000 for FY 2023.

Carryforward Fund Balance

Represents the carryforward of fund balance (i.e. unspent cash balance) within the CRA that is available for investment in redevelopment initiatives.

Expenditures

Expenditures for the CRA total \$8.1 million and include the following:

Salaries and Related	\$ 489,659
Operating Expenditures	1,199,754
District-Wide Initiatives	5,213,970
Transfers	1,157,615
	\$ 8,060,998

Salaries and Related

Totals \$489,659 for FY 2023 and reflects allocable salary and benefit funding as follows:

- Full-Time CRA Staffing: CRA Director, CRA Specialist, Code Enforcement Officer, and Administrative Assistant.

³ Annual budget categorizes the tax increment as a "Transfer from General Fund" (City tax increment) and "Local Grants" (BCC tax increment). The Miami-Dade County tax increment contribution for fiscal year 2023 totals \$1,572,513 less \$24,726 representing the 2020 tax roll valuation adjustments (preliminary vis-à-vis final tax roll valuations) for calculated net contribution of \$1,547,787.

- Partial-Time CRA Staffing: Economic Development Specialist, Principal Planner, City Manager/CRA Executive Director (through February 1, 2023; CRA Executive Director duties are funded through the professional services line-item moving forward), and Assistant City Manager (through February 1, 2023).

Operating Expenditures

Represents funding for operational expenses and includes the following:

Professional Services

<u>Action Plan Implementation</u>	<u>\$ 200,000</u>
<u>Comp Plan/LDR Amendment (CRA share)</u>	<u>75,000</u>
<u>Architectural Design Guide (CRA share)</u>	<u>30,000</u>
<u>Comprehensive Plan Updates (CRA share)</u>	<u>43,756</u>
<u>General Professional Services</u>	<u>268,000</u>

<u>Accounting & Auditing</u>	<u>5,000</u>
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Other Contractual Services

<u>County Administrative Charge (1.5%)</u>	<u>23,217</u>
<u>Marketing & Communications Branding (CRA share)</u>	<u>24,696</u>
<u>General Contractual Services</u>	<u>120,000</u>

<u>Travel and Auto Expenses</u>	<u>20,000</u>
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<u>Postage & Mailing Expenses</u>	<u>1,500</u>
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<u>Utility Services (Outside)</u>	<u>1,254</u>
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<u>Maintenance & Repair of Vehicles</u>	<u>500</u>
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<u>Fuels & Lubricants</u>	<u>2,250</u>
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<u>Printing and Binding</u>	<u>10,000</u>
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<u>Promotional Activities⁴</u>	<u>300,000</u>
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<u>Advertising Costs</u>	<u>25,000</u>
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<u>Office Supplies</u>	<u>5,860</u>
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Operating Supplies

<u>Equipment for Police</u>	<u>10,000</u>
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<u>Board Meetings and other Events</u>	<u>3,000</u>
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<u>General Operating Supplies</u>	<u>11,746</u>
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<u>Books & Memberships</u>	<u>8,975</u>
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<u>Educational Programs</u>	<u>10,000</u>
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\$ 1,199,754

District-Wide Improvements (capital outlay/non-operating expenditures)

⁴ Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions.

Represents funding totaling \$5.2 million for the following:

- Land Acquisition (\$301,470) - Purchase of property for redevelopment purposes (such as parking, development, blight elimination, public-private partnership) as opportunities arise in accordance with the CRA's objectives as stated in the Redevelopment Plan (CRA Plan pgs. 18 & 25, Land Acquisition Policy, Strategy and Protocols & Economic Development and Job Creation Programs- Rehabilitation of Vacant Commercial Buildings).
- Buildings (\$400,000) – Renovation of CRA's administrative office space (CRA Plan pg. 25, Economic Development and Job Creation Programs- Rehabilitation of Vacant Commercial Buildings).
- Improvements Other Than Buildings (\$825,000):
 - Snake Creek Canal Improvements (\$200,000) - Complete conceptual design, then select consultant to develop construction drawings for the area improvements focusing on this unique asset to attract additional private investment along a portion of Snake Creek Canal (CRA Plan pgs. 28 & 38, Specific Projects and Programs to Advance- Snake Creek Parks/Open Space, Policy 1.2.9).
 - Taylor Park Improvements (\$350,000) - CRA will assist in beautification of the park to include public amenities and greenspace (CRA Plan pg. 33, Housing Policies and Programs).
 - Wayfinding Signage (\$75,000) - CRA will assist in the creation of wayfinding signage to identify public parking, public and historic facilities, landmarks, places of interest, bicycle lane improvements, etc. (CRA Plan pg. 17, Capital Improvement Program-Wayfinding Signage for the CRA).
 - Art in Public Places (\$200,000) – Installation of an artistic projects in the CRA district including utility box artwork (CRA Plan pg. 27, Areawide Programs and Tools-Art in Public Places).
- Infrastructure Improvements (\$1,225,000):
 - West Dixie Highway Streetscape Improvements (\$200,000) – Streetscape improvements to the West Dixie Highway Corridor including (5) stamped concrete crosswalks. Coordinate design improvements and execution with other agencies (CRA Plan pg. 15, Capital Improvement Program-West Dixie Highway Road and Bridge Improvements).
 - Infrastructure Improvements (\$1,025,000) – Funding for infrastructure improvements to various publicly or privately owned properties throughout the CRA (CRA Plan pg. 30, Areawide Programs and Tools-Infrastructure Improvement Programs).

- Grants & Aids (\$2,462,500):
 - Grants & Aids (\$2,000,000) - Since FY 2021, the CRA Board has approved new incentive programs to help increase the tax base which include the following programs: Façade & Business Site Improvement Program, Strategic Investment Program (SIP), Capital Improvement Grant Program, Strategic Investment Streetscape Program (SISP), Real Estate Development Accelerator (REDA), Merchant Assistance Program, Pop-Up Business Incubator Program, and the Paint, Plant, Pave Program (CRA Plan pgs. 24-26, Areawide Programs and Tools-Direct Financial Incentives to Generate New Private Development & Property Improvements). To allow for maximum flexibility, this funding is open to the nine incentive programs offered by the CRA, including the Wastewater Impact and Connection Fee Assistance Program, on a first-come, first-serve basis although anticipated allocations for the programs are:
 - Façade & Business Site Improvement Program- \$450,000
 - Strategic Investment Program (SIP)- \$500,000
 - Capital Improvement Grant Program- \$100,000
 - Strategic Investment Streetscape Program (SISP)- \$150,000
 - Real Estate Development Accelerator (REDA)- \$0 (Program is funded through reimbursement of taxes created from REDA projects)
 - Paint, Plant, Pave Program- \$250,000
 - Wastewater Impact and Connection Fee Assistance Program- \$50,000
 - Merchant Assistance Program- \$250,000
 - Pop-Up Business Incubator Program- \$250,000
 - TIF Repayment Incentive Programs (\$462,500) –TIF based incentive for the Lazul redevelopment project.

Transfers

Represents funding for the following:

- Debt Service, including full pre-payment, on the Series 2007A Notes Payable (\$770,378). Bank of America has notified the City that the current interest rate index on the Series 2007A Note is transitioning from LIBOR, which is unsecured, to SOFR which is a secured rate. LIBOR (benchmark interest rate) is being phased out and will no longer be used in new financings, renewals, or for modified contracts. This transition would require documentation and, potentially, refinancing costs. As such, staff recommends full pre-payment of the obligation in FY 2023. There is no pre-payment penalty.

- Administrative Cost Allocation represents repayment to the City of North Miami Beach for services rendered throughout the year to the CRA and is inclusive of the entire operational life cycle including support services from many departments including Finance, Procurement, Human Resources, Information Technology, City Attorney, City Clerk, etc. (\$387,237).

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
REVENUES					
DIVISION: REDEVELOPMENT					
Local Grants					
104	337500	LOCAL GRANTS - ECONOMIC ENVIRONMENT	1,211,375.00	1,346,643.00	1,547,787.00
		subtotal	1,211,375.00	1,346,643.00	1,547,787.00
Interest and Other Earnings					
104	361102	INTEREST - PRG	87,050.00	48,506.53	40,000.00
104	361300	UNREALIZED GAIN/LOSS OF INVESTMENTS	(58,406.34)	-	-
104	364000	SURPLUS EQUIPMENT DISPOSALS	3,125.00	-	-
		subtotal	31,768.66	48,506.53	40,000.00
Interfund Transfers					
104	381010	TRANSFER FROM GENERAL FUND	1,590,346.00	1,813,518.00	1,936,184.00
		subtotal	1,590,346.00	1,813,518.00	1,936,184.00
Miscellaneous Revenues					
104	369903	REFUND OF PY EXPENDITURES	3,088.66	-	-
104	369985	CRA WASTEWATER ADMIN FEE	250.00	-	-
		subtotal	3,338.66	-	-
Carryover					
104	300100	PRIOR YEAR CARRYOVER	-	-	4,537,027.00
		subtotal	-	-	4,537,027.00
			2,836,828.32	3,208,667.53	8,060,998.00

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
EXPENDITURES					
DIVISION: REDEVELOPMENT					
Salaries and Related					
104220	552120	SALARIES-FULL-TIME	74,373.89	209,352.50	343,169.00
104220	552121	SALARY-DISABILITY PAYMENTS	-	218.75	-
104220	552130	SALARIES-TEMP & PART-TIME	-	50,257.50	-
104220	552140	OVERTIME-REGULAR EMPLOYEES	-	245.45	-
104220	552150	EXECUTIVE EXPENSE	352.80	1,009.40	392.00
104220	552154	AUTO ALLOWANCE	924.33	3.13	450.00
104220	552155	CELL PHONE ALLOWANCE	394.42	1,284.42	1,884.00
104220	552210	FICA TAXES-EMPLOYER'S CONTRIBUTION	6,505.54	19,216.30	25,176.00
104220	552219	RETIREMENT-401A	7,770.07	17,645.06	15,484.00
104220	552221	LEAVE PAYOUTS	18,779.97	-	-
104220	552223	RETIREMENT-GENERAL PLAN	-	-	41,144.00
104220	552225	RETIREMENT-OTHER PLANS	4,914.00	-	-
104220	552235	HEALTH INSURANCE	6,873.22	32,579.52	58,699.00
104220	552236	GROUP LIFE INSURANCE	240.23	1,074.46	2,045.00
104220	552238	ACCIDENTAL DEATH & DISMEMBERMENT	58.81	172.14	190.00
104220	552240	WORKERS COMP SELF-INSURANCE	446.00	989.00	1,026.00
		subtotal	121,633.28	334,047.63	489,659.00

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
				YTD ACTUAL (8-	AMENDED
ORG	OBJ	ACCOUNT DESCRIPTION	ACTUAL	18-2022)	BUDGET
Operating Expenditures					
104220	552310	PROFESSIONAL SERVICES	354,179.00	399,486.60	616,756.00
104220	552320	ACCOUNTING AND AUDITING	7,500.00	4,500.00	5,000.00
104220	552347	OTHER CONTRACTUAL SERVICES	51,793.50	62,024.40	167,913.00
104220	552405	TRAVEL AND AUTO EXPENSES	1,045.00	17,846.39	20,000.00
104220	552410	COMMUNICATION SERVICES	41.38	-	-
104220	552420	POSTAGE & MAILING EXPENSES	-	602.92	1,500.00
104220	552430	UTILITY SERVICES (OUTSIDE)	1,042.36	376.57	1,254.00
104220	552461	MAINT. & REPAIR OF VEHICLES	-	-	500.00
104220	552463	FUELS & LUBRICANTS	-	-	2,250.00
104220	552470	PRINTING AND BINDING	-	1,857.25	10,000.00
104220	552480	PROMOTIONAL ACTIVITES	10,701.80	187,430.94	300,000.00
104220	552481	ADVERTISING COSTS	88.80	1,319.18	25,000.00
104220	552510	OFFICE SUPPLIES	-	4,408.12	5,860.00
104220	552520	OPERATING SUPPLIES	3,770.29	7,988.25	24,746.00
104220	552540	BOOKS & MEMBERSHIPS	4,969.40	6,030.54	8,975.00
104220	552559	EDUCATIONAL PROGRAM	660.00	12,870.00	10,000.00
104220	599999	P-CARD CHARGE CLEARING-ACCOUNT	-	82.18	-
subtotal			435,791.53	706,823.34	1,199,754.00
Capital Outlay					
104220	552610	LAND	-	-	301,470.00
104220	552620	BUILDINGS	-	-	400,000.00
104220	552630	IMPROVEMENTS OTHER THAN BLDG	-	-	825,000.00
104220	552650	INFRASTRUCTURE (CRA)	-	10,000.00	1,225,000.00
subtotal			-	10,000.00	2,751,470.00
Non-Operating Expenditures					
104220	552821	GRANTS & AID TO PRIVATE ORGANIZATIONS	-	375,000.00	2,462,500.00
subtotal			-	375,000.00	2,462,500.00
Transfers					
104220	552915	TRF TO FUND 218-2007A CRA DS	182,986.89	90,373.33	770,378.00
104220	552982	TRF TO FUND 010 GENERAL FUND	318,070.00	272,028.00	387,237.00
subtotal			501,056.89	362,401.33	1,157,615.00
TOTAL: REDEVELOPMENT DIVISION			1,058,481.70	1,788,272.30	8,060,998.00
DIVISION: BRANDING AND MARKETING (TARGET AREA)					
Operating Expenditures					
104224	552480	PROMOTIONAL ACTIVITES	525.00	-	-
subtotal			525.00	-	-
TOTAL: BRANDING AND MARKETING DIVISION			525.00	-	-

North Miami Beach Community Redevelopment Agency
Fund 104: Community Redevelopment Agency Trust Fund
FY 2023 Budget Worksheet

			FY 2021	FY 2022	FY 2023
			ACTUAL	YTD ACTUAL (8-18-2022)	AMENDED BUDGET
DIVISION: LAND ACQ./REDEVELOPMENT INCENTIVES (TARGET AREA)					
Capital Outlay					
104225	552610	LAND	-	1,200,000.61	-
		subtotal	-	1,200,000.61	-
Non-Operating Expenditures					
104225	552821	GRANTS & AID TO PRIVATE ORGANIZATIONS	515,770.84	474,157.34	-
		subtotal	515,770.84	474,157.34	-
		TOTAL: LAND ACQ./REDEVELOPMENT INCENTIVES DIVISION	515,770.84	1,674,157.95	-
Reflects budgetary line-items included in the budget amendment			TOTAL REVENUES		8,060,998.00
			TOTAL EXPENDITURES		8,060,998.00

City of North Miami Beach
Community Redevelopment Agency FY 2022-2023 Budget
(FY 2022-2023 begins October 1, 2022)

	FY20-21 Adopted Budget	FY20-21 Actuals	FY21-22 Amended Budget	FY21-22 Actuals Estimated	FY22-23 Amended Budget	Redevelopment Plan Page #
Beginning Carry-Over Balance		\$ 4,347,874		\$ 5,609,924		
Revenues						
City Tax Increment Revenue	\$ 1,590,346	\$ 1,590,346	\$ 1,813,518	\$ 1,813,518	\$ 1,936,184	
County Tax Increment Revenue	1,211,375	1,211,375	1,346,854	1,346,643	1,547,787	
Carry-Over from prior year (cash & equiv.)	3,161,884		5,609,924		4,537,027	
Interest earnings	15,000	28,644	45,000	48,507	40,000	
Miscellaneous Revenues	-	6,464	-	-	-	
Revenue Total	\$ 5,978,605	\$ 2,836,828	\$ 8,815,296	\$ 3,208,668	\$ 8,060,998	
Expenditures						
Administrative Expenditures:						
Employee salary and fringe	\$ 69,991	\$ 30,408	\$ 152,290	\$ 152,290	\$ 122,413	14
Audits	-	7,500	5,000	5,625	5,000	14
Advertising and notices	7,500	89	25,000	1,649	25,000	14
Travel	5,000	1,045	20,000	22,308	20,000	14
City Administrative Support	318,070	318,070	362,704	362,704	387,237	14
Other Administrative Expenditures	21,950	10,483	55,662	42,748	55,085	14
(A) Subtotal Administrative Expenditures	\$ 422,511	\$ 367,596	\$ 620,656	\$ 587,325	\$ 614,735	
County Administrative Charge at 1.5%	18,171	18,171	20,203	20,203	23,217	14
(B) Subtotal Administrative Expenditures	\$ 440,682	\$ 385,767	\$ 640,859	\$ 607,528	\$ 637,952	
Operating Expenditures:						
Employee salary and fringe	\$ 209,973	\$ 91,225	\$ 456,869	\$ 456,869	\$ 367,246	14
Contractual services	827,749	387,802	645,814	684,801	761,452	14
Printing and publishing	5,000	-	10,000	2,321	10,000	14
Promotional Activities	100,000	11,227	300,000	237,389	300,000	26
Commercial Improvement Grants	1,125,000	515,771	2,643,254	474,157	2,462,500	24-26
Sewer for Corona Del Mar	-	-	375,000	375,000	-	30
Wayfinding Signage, Placemaking, and Branding	75,000	-	75,000	-	75,000	17
West Dixie Highway Improvements	200,000	-	210,000	10,000	200,000	15
Snake Creek Canal Improvements	100,000	-	200,000	-	200,000	28, 38
Infrastructure Improvements	-	-	1,025,000	-	1,025,000	30
Land Bank/Redevelopment - Purchase	2,695,001	-	2,000,000	1,200,001	301,470	18, 25
Buildings (renovation of CRA admin office space)	-	-	-	-	400,000	25
Taylor Park Improvements	-	-	-	-	350,000	33
Art in Public Places	-	-	-	-	200,000	27
Debt service payments (capital imp.)*	200,200	182,987	233,500	233,500	770,378	13-14
(C) Subtotal Operating Expenditures	\$ 5,537,923	\$ 1,189,011	\$ 8,174,437	\$ 3,674,038	\$ 7,423,046	
(D) Reserve/Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	
Expenditure Total (B+C+D)	\$ 5,978,605	\$ 1,574,778	\$ 8,815,296	\$ 4,281,565	\$ 8,060,998	
Ending Carry-Over Balance		\$ 5,609,924		\$ 4,537,027		
<i>Reflects budgetary line-items included in the budget amendment.</i>						

** FY 22-23 Debt service payment reflects full pre-payment of the Series 2007A Bank of America note.*

FY 2023 Preliminary Budget
Detail of Salaries & Related Category

Full-Time CRA Staffing										Allocable CRA Staffing					
Administrative				Code	General Health		Assistant City			Economic		Principal Planner			
CRA Director	Assistant	CRA Specialist	Enforcement Officer		Insurance	Growth	Unfunded Liability	City Manager (salary 14% funded by CRA)	Manager (salary 25% funded by CRA)	Specialist (salary 25% funded by CRA)	Development Specialist (salary 25% funded by CRA)				
												SUBTOTAL			
104220	552120 Salaries (full time)	\$ 116,481	\$ 45,000	\$ 70,000	\$ 47,543	-	\$ -	\$ -	\$ 11,882	\$ 13,904	\$ 18,118	\$ 20,241	\$ 64,145	\$ 343,169	
104220	552150 Executive Expense	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ 392	\$ -	\$ -	\$ -	\$ 392	\$ 392	
104220	552154 Auto Allowance	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 450	\$ 450	
104220	552155 Cell Phone Allowance	\$ 600	\$ -	\$ 600	\$ 600	-	\$ -	\$ -	\$ 84	\$ -	\$ -	\$ -	\$ 84	\$ 1,884	
104220	552210 FICA Taxes	\$ 8,577	\$ 3,443	\$ 5,247	\$ 3,449	-	\$ -	\$ -	\$ 604	\$ 965	\$ 1,351	\$ 1,540	\$ 4,460	\$ 25,176	
104220	552219 Retirement - 401A	\$ 11,648	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ 2,455	\$ 1,381	\$ -	\$ -	\$ 3,836	\$ 15,484	
104220	552235 Retirement - General Plan	\$ -	\$ -	\$ 8,401	\$ 5,456	-	\$ -	\$ -	\$ -	\$ -	\$ 2,175	\$ -	\$ 2,175	\$ 41,144	
104220	552235 Health Insurance	\$ 24,008	\$ 9,723	\$ 8,909	\$ 9,723	-	\$ -	\$ -	\$ 1,677	\$ 2,263	\$ 2,431	\$ 6,336	\$ 6,336	\$ 58,699	
104220	552236 Group Life Insurance	\$ 841	\$ -	\$ 589	\$ 186	-	\$ -	\$ -	\$ 40	\$ 70	\$ 148	\$ 171	\$ 429	\$ 2,045	
104220	552238 Accidental Death & Dismemberment	\$ 63	\$ -	\$ 44	\$ 14	-	\$ -	\$ -	\$ 39	\$ 6	\$ 11	\$ 13	\$ 69	\$ 190	
104220	552240 Workers Comp Self Insurance	\$ 234	\$ -	\$ 142	\$ 93	-	\$ -	\$ -	\$ 25	\$ 29	\$ 37	\$ 466	\$ 557	\$ 1,026	
Total (Salaries & Related category)								\$ 15,521	\$ 18,482	\$ 24,068	\$ 24,862	\$ 82,933	\$ 489,659		
Employee Salary and Fringe (Administrative Expenditures):															
								\$ 3,880	\$ 4,621	\$ 6,017	\$ 6,214	\$ 20,732	\$ 122,413		
Employee Salary and Fringe (Operating Expenditures):															
								\$ 11,641	\$ 13,862	\$ 18,051	\$ 18,647	\$ 62,201	\$ 367,246		
Total Reported Employee Salary and Fringe								\$ 15,521	\$ 18,483	\$ 24,068	\$ 24,861	\$ 82,933	\$ 489,659		