

MEMORANDUM

Agenda Item No. 8(G)(2)

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

DATE: March 2, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the budget
for Fiscal Year 2020-21 for the
Homestead Community
Redevelopment Agency and the
Homestead Community
Redevelopment Area totaling
\$4,633,756.00

Resolution No. R-155-21

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: March 2, 2021

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

From: Daniella Levine Cava
Mayor 

Subject: Homestead Community Redevelopment Agency FY 2020-21 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Homestead Community Redevelopment Agency’s (Agency) FY 2020-21 budget for the Homestead Community Redevelopment Area (area) in the amount of \$4,633,756.

The Interlocal Cooperation Agreement (interlocal) between the County, the City of Homestead (City), and the Agency requires the Agency to submit an annual budget for County approval, but does not require Board approval prior to expending funds on allowable activities.

Scope of Agenda Item

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

Fiscal Impact / Funding Source

The Agency’s revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in section 163.387, Florida Statutes. The countywide TIF payment into the Agency’s trust fund is \$1,688,079 and the City’s TIF payment into the trust fund is \$2,228,974.

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

Track Record / Monitor

This item does not provide for contracting with any specific entity. It only approves the Agency’s FY 2020-21 Budget of \$4,633,756, as detailed in Exhibit 1 to the resolution.

Background

On March 2, 1993 the Board adopted Resolution No. R-288-93 adopting a finding of necessity study declaring a certain geographical area in the City as slum and blight. On June 7, 1994, the Board approved the establishment of the Agency when it adopted the Agency’s community redevelopment plan (plan) pursuant to Resolution No. R-915-94, and funded the plan when it enacted Ordinance No. 94-125 (trust fund). An interlocal agreement between Miami-Dade County and the Agency was also approved by the Board on June 7, 1994, and was later amended on July 27, 2004 to include a community policing program. On October 20, 2020 the Board adopted Resolution No. R-1072-20, amended the Agency’s plan to extend the life of the Agency and the area until September 30, 2051, and which further amended the interlocal

agreement. The amended interlocal includes a provision, among other things, that requires the Agency to refund a portion of County TIF funding for Strategic Miami Rapid Transit (SMART) projects in the area. Additionally, beginning in FY 2020-21, the Agency will refund 25 percent of the County’s TIF payment in order to reimburse the County’s Transportation Infrastructure Improvement District (TIID) for a \$5.7 million advance to the City for expenses associated with the development of the Homestead Multimodal Center. The Board also adopted Ordinance No. 20-113 on October 20, 2020, extending the County’s and the City’s obligations to fund the trust fund.

FY 2020-21 Budget

The Agency’s FY 2020-21 budget of \$4,633,756 was approved by the Agency through Resolution No. CRA 2019-09-08 (Attachment A) on September 8, 2020 and by the City through Ordinance 2020-09-05 (Attachment B) on September 8, 2020. The budget includes \$1,688,079 in County TIF, \$2,228,974 in City TIF, carryover funds of \$695,703, and \$21,000 in interest earnings.

Administrative expenditures total \$660,791 and represent 14 percent of the funds contemplated to be expended, excluding the 1.5 percent County administrative charge of \$25,321, satisfying the 20 percent cap in administrative expenditures required by the interlocal agreement.

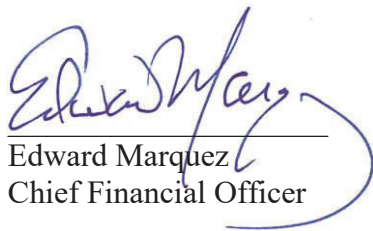
Operating Expenditures total \$3,916,384 including:

- \$1,030,368 for general operating expenditures that include:
 - Seminole Theatre, to create an environment that is conducive to the expansion of performing and visual arts as a critical component of economic development (\$467,443)
 - Maintenance of Agency’s properties and ground maintenance/renovation of landscapes to enhance area aesthetics (\$440,000)
 - Special events held at Losner Park and Roby George Park to support and promote the businesses in the Downtown Historic District and the SW Neighborhood (\$50,000)
 - Building repairs and maintenance as needed on Agency’s properties (\$45,000)
 - Cleaning services, utilities, and telephone (\$27,925)
- \$500,000 for grant programs:
 - Commercial Incentives Program, an initiative seeking to increase economic development in the downtown area (\$150,000)
 - Emergency Grants Program to assist small business affected by the mandatory closing or reduce operations due to the COVID-19 pandemic (\$150,000)
 - Façade Improvements for businesses located on Krome Avenue (\$100,000)
 - Residential Façade Grant for the improvement of curb appeal and necessary emergency repairs to make homes safe and secure (\$50,000)
 - Down payment assistance program targeting first-time home buyers to give low to moderate income people an opportunity to buy a home (\$50,000)
- \$488,000 for building construction and improvements:
 - Cybrarium, a 22nd century cutting edge library and educational center (\$353,000)
 - Krome beautification, upgrade pole connection along Krome Avenue to install year-round decorative lights for a safer environment within Downtown area (\$75,000)
 - Unsafe structures demolition, (\$60,000)
- \$422,020 to reimburse the TIID for the \$5.7 million advance to the City;
- \$352,500 for contractual services that include:

- Professional and consultant services necessary for the operation of the Agency such as engineering, consultants and management agreements (\$265,000)
- Painting over graffiti, mowing alley ways and rights-of-way and trash removal with the State of Florida (\$87,500)
- \$300,000 set aside for debt service payments on a new Bond to finance the construction of public improvements which will be presented to the Board at a later date;
- \$252,484 for the cost of one police officer, one code compliance officer and related expenses;
- \$191,899 for a portion of the salary and fringes for five employees related to redevelopment projects;
- \$166,313 for land / building acquisition;
- \$162,800 for other operating expenditures, including insurance, equipment and legal services, and
- \$50,000 for marketing-related expenses to promote Agency programs.

The budget also includes a contingency reserve of \$31,260.

Attachment



Edward Marquez
Chief Financial Officer

**CITY OF HOMESTEAD, FLORIDA
CRA BOARD
RESOLUTION NO. CRA2020-10-09**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, **AMENDING THE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2020-2021**; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency (the "CRA") adopted the CRA Fiscal Year 2020/2021 Budget on September 8, 2020; and

WHEREAS, the CRA Board wishes to amend the 2020/2021 Fiscal Year Budget for the transfer of funds consistent with the action of City Council.

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

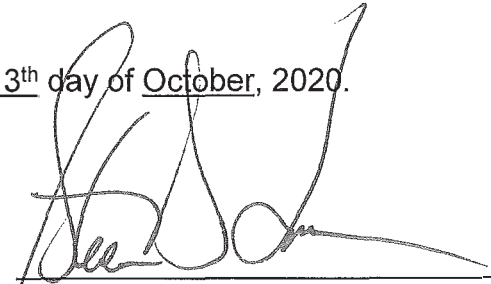
Section 1. Amended Budget Approved. That the amended budget for Fiscal Year 2020-2021 of the City of Homestead CRA, a copy of which is attached hereto as Exhibit "A", is hereby adopted and that the expenditures in the City of Homestead CRA under the adopted Fiscal Year 2020/2021 CRA Budget are allowable under the CRA's Redevelopment Plan, Interlocal Cooperation Agreement with Miami-Dade County, and Chapter 163, Part III, Florida Statutes.

Section 2. Implementation. That the City Manager or her designee is hereby authorized to do all things necessary to effectuate the intent of this Resolution.

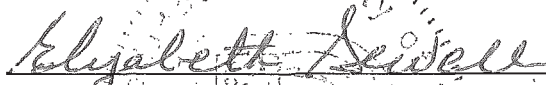
Section 3. Effective Date. That this Resolution shall become effective immediately upon its adoption and shall be applicable retroactively from and after

October 1, 2020.

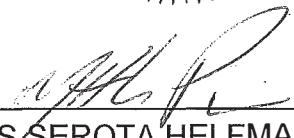
PASSED AND ADOPTED THIS 13th day of October, 2020.


STEVEN D. LOSNER,
Chairman

ATTEST:


ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

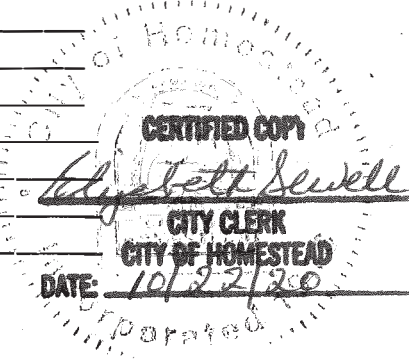

WEISS SEROTA HELFMAN COLE & BIERMAN P.L.
City Attorney

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

FINAL VOTE AT ADOPTION

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

_____	YES
_____	YES
_____	YES
_____	YES
_____	YES
_____	YES
_____	YES


CITY CLERK
CITY OF HOMESTEAD
DATE 10/22/20

CITY OF HOMESTEAD, FLORIDA

ORDINANCE 2020-09-05

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING THE BUDGET FOR EACH OF THE SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; APPROVING CAPITAL IMPROVEMENT PLAN; PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, City Staff has prepared a tentative Fiscal Year 2021 Budget, attached as Exhibit "1" for each of the funds that the City maintains.

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

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

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

Section 3. That the adopted budget for the General Fund of the City of Homestead shall be \$52,226,103 in revenues and expenditures.

Section 4. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be \$64,373,895 in revenues and expenditures.

Section 5. That the adopted budget of the Electric Utility Bond Debt Service Fund of the City of Homestead shall be \$270,752 in revenues and expenditures.

Section 6. That the adopted budget of the Water and Sewer Utilities Enterprise Fund for the City of Homestead shall be \$22,070,106 in revenues and expenditures.

Section 7. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be \$1,879,891 in revenues and expenditures.

Section 8. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be \$13,237,531 in revenues and expenditures.

Section 9. That the adopted budget for the Impact Fees Fund of the City of Homestead shall be \$8,111,254 in revenues and expenditures.

Section 10. That the adopted budget for the Confiscated Property Fund of the City of Homestead shall be \$790,246 in revenues and expenditures.

Section 11. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be \$4,633,756 in revenues and expenditures. All expenses associated with the CRA budget are in accordance with State law and with the CRA's redevelopment plan.

Section 12. That the adopted budget of the Homestead Miami Speedway Fund of the City of Homestead shall be \$1,077,186 in revenues and expenditures.

Section 13. That the adopted budget for the People's Transportation Plan Fund of the City of Homestead shall be \$2,420,487 in revenues and expenditures.

Section 14. That the adopted budget of the Capital Improvement Plan Fund of the City of Homestead shall be \$606,540 in revenues and expenditures.

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

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

Section 17. That the adopted budget of the GOB Debt Service Fund of the City of Homestead shall be \$1,484,567 in revenues and expenditures.

Section 18. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be \$4,479,916 in revenues and expenditures.

Section 19. That the adopted budget of the Fleet Maintenance Internal Service Fund of the City of Homestead shall be \$1,003,264 in revenues and expenditures.

Section 20. That the adopted budget for the Self Insurance Internal Service Funds of the City of Homestead shall be \$12,133,015 in revenues and expenditures.

Section 21. That the adopted budget for the Utility Repair, Replacement and Improvement Fund (RR&I) of the City of Homestead shall be \$300,000 in revenues and expenditures.

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

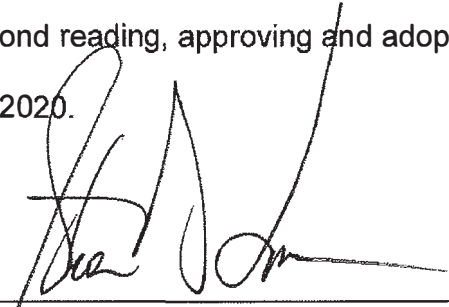
Section 23. That any ordinance or portion of an ordinance in conflict with this ordinance or any portion of this ordinance is hereby repealed to the extent of any conflict.

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

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

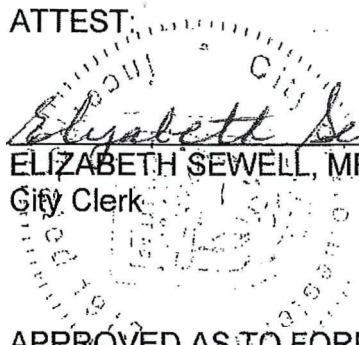
PASSED first reading, approving and adopting the tentative budget, this 8th day of September, 2020.

PASSED AND ADOPTED on second reading, approving and adopting the final budget, this 23rd day of September, 2020.



STEVEN D. LOSNER
Mayor

ATTEST:


Elizabeth Sewell
ELIZABETH SEWELL, MPA, MMC
City Clerk

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

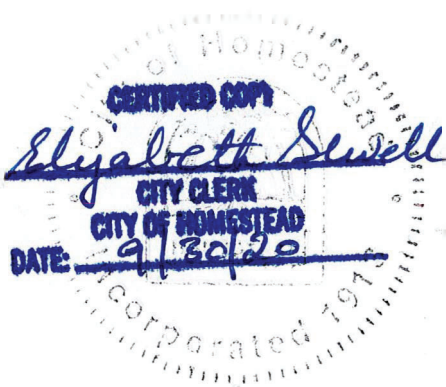


WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

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

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	<u>YES</u>
Vice Mayor Patricia D. Fairclough-Staggers	<u>NO</u>
Councilwoman Erica G. Ávila	<u>YES</u>
Councilwoman Jenifer N. Bailey	<u>YES</u>
Councilman Sean L. Fletcher	<u>YES</u>
Councilman Larry Roth	<u>YES</u>
Councilman Stephen R. Shelley	<u>YES</u>



2020-09-05



MEMORANDUM

(Revised)

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

DATE: March 2, 2021

FROM: 
Geri Bonzon-Keenan
County Attorney

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

Please note any items checked.

- _____ "3-Day Rule" for committees applicable if raised
- _____ 6 weeks required between first reading and public hearing
- _____ 4 weeks notification to municipal officials required prior to public hearing
- _____ Decreases revenues or increases expenditures without balancing budget
- _____ Budget required
- _____ Statement of fiscal impact required
- _____ Statement of social equity required
- _____ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- _____ No committee review
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's 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)(2)
3-2-21

RESOLUTION NO. _____ R-155-21

RESOLUTION APPROVING THE BUDGET FOR FISCAL
YEAR 2020-21 FOR THE HOMESTEAD COMMUNITY
REDEVELOPMENT AGENCY AND THE HOMESTEAD
COMMUNITY REDEVELOPMENT AREA TOTALING
\$4,633,756.00

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the “County”) and the Homestead Community Redevelopment Agency (the “Agency”) requires that the Agency transmit its adopted annual budget for the Homestead Community Redevelopment Area (the “area”) to this Board for approval; and

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

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2020-21 in the total amount of \$4,633,756.00 for the area; and

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

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

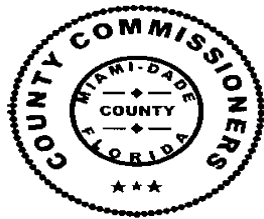
Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Agency’s and the area’s annual adopted budget for Fiscal Year 2020-21 totaling \$4,633,756.00 in substantially the form attached hereto as Exhibit A and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Keon Hardemon** , who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of March, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "BKN", is written over a horizontal line.

Brenda Kuhns Neuman

FY 2020–2021

EXHIBIT 1

Community Redevelopment Agency

ADOPTED BUDGET



CITY OF HOMESTEAD



212 NW 1st Avenue, Homestead FL 33030



CRA BOARD

Steven D. Losner
Chairman

Stephen R. Shelley
Board Member

Patricia Fairclough-Staggers
Vice-Chairman

Erica G. Ávila
Board Member

Larry Roth
Board Member

Jenifer N. Bailey
Board Member

Sean L. Fletcher
Board Member

City Manager's Office

Cate McCaffrey
City Manager

Assistant City Manager

Ana Alvarez

Assistant City Manager

Jerry Estrada

Administrative Staff

Kametra Driver
CRA Director

Elizabeth Mangual
Assistant Director

Marie Figueroa
Administrative Assistant

Maliqua Carter
Administrative Assistant



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

**MISSION
SERVICES
& GOALS**

**FY 2020
ACCOMPLISHMENTS**

**OCED BUDGET
FORMAT**

**BUDGET
EXPLANATIONS**

**CRA RESOLUTION
COH ORDINANCE**

MISSION SERVICES & GOALS

MISSION, SERVICES AND GOALS

MISSION STATEMENT

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

SERVICES, FUNCTIONS AND ACTIVITIES

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

GOALS AND MEASUREMENTS

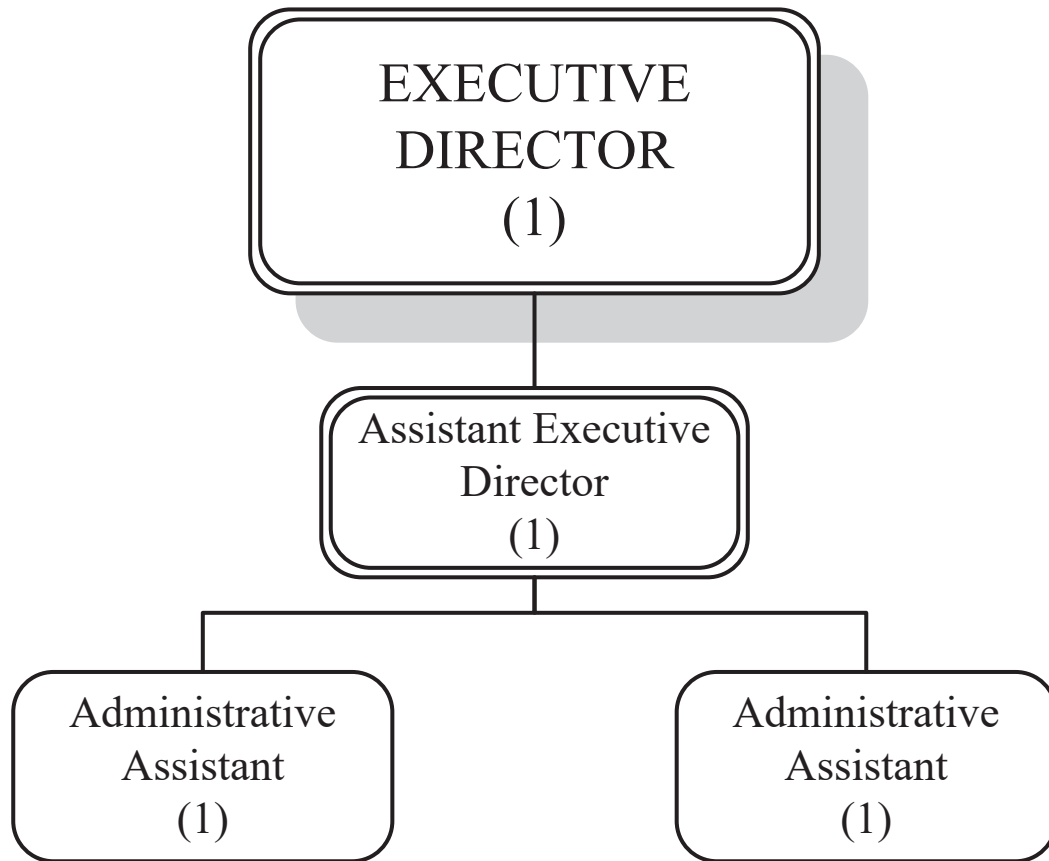
Promote Economic Development

- Facilitate Commercial Grants and committed, at least, 75% of budgeted funds
- Facilitate Business Incentives to, at least, two (2) companies that want to move or expand in the Area

Promote Quality of Life

- Reduce blighted conditions in the Area by demolishing, at least, one (1) abandoned and unsafe structure
- installing five (5) dumpster enclosures
- Installing five (5) cameras in targeted areas to monitor illegal dumping

MISSION, SERVICES AND GOALS



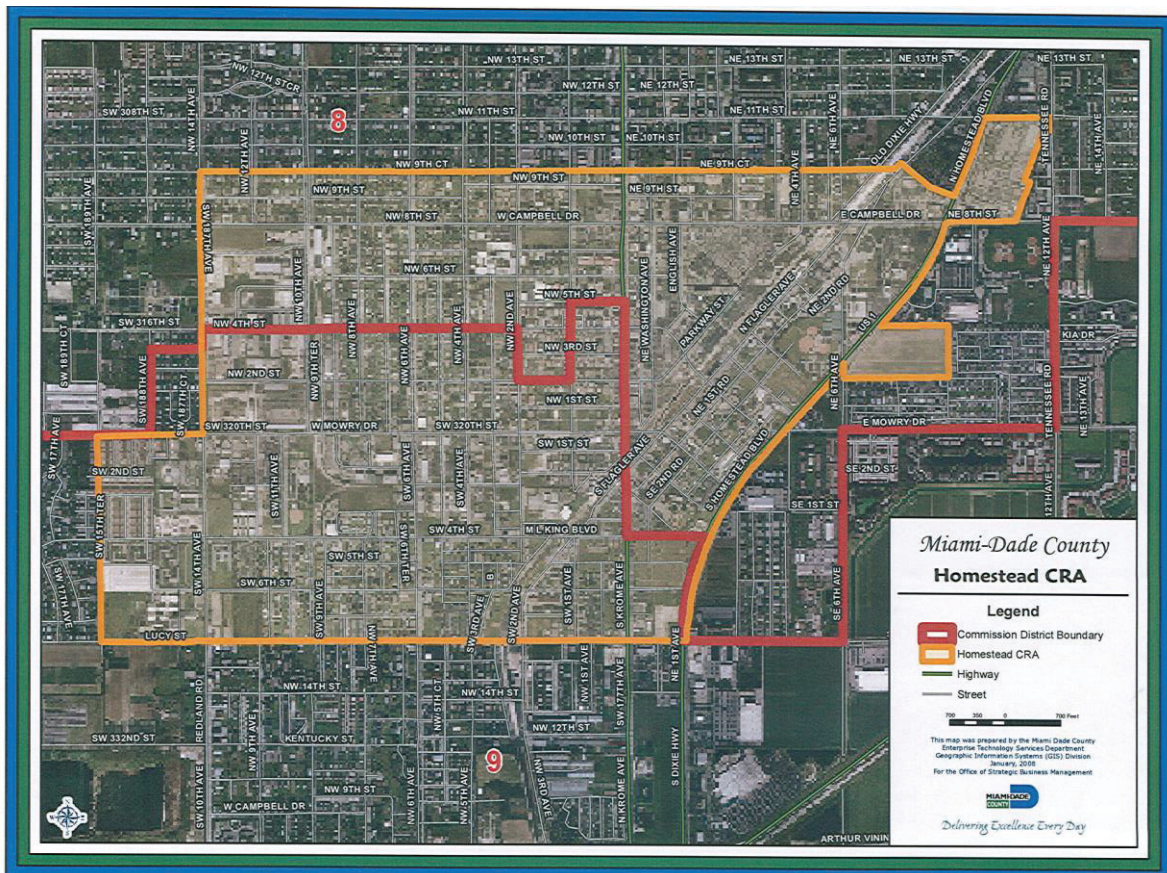
FY 2020 ACCOMPLISHMENTS

CRA ACCOMPLISHMENTS

FY 2019 – 2020

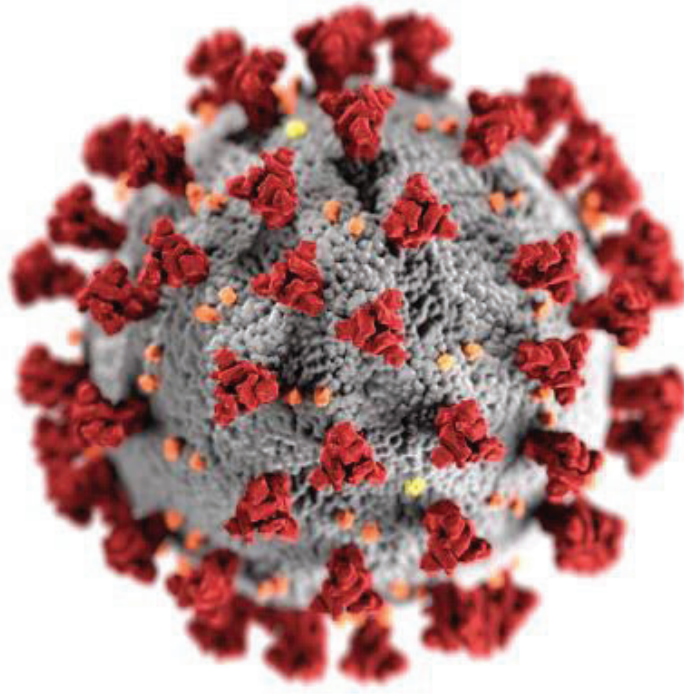
CRA BOUNDARIES

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



CRA ACCOMPLISHMENTS

FY 2019 – 2020



COVID-19 PANDEMIA

During Fiscal Year 2020, United States faced a challenged that changed the core of the nation, moreover, the world. Everything was altered and affected equally. Governments are trying to handle the difficult situation, businesses are trying to survive and, millions of citizens are trying to figure out what to do. Most of the projects and programs planning for the year, have been delayed, reduced or cancelled and, as a result, an unforeseen surplus in the budget will be reflected.

CRA ACCOMPLISHMENTS

FY 2019 – 2020

ECONOMIC DEVELOPMENT



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

Construction began on the Homestead Cybrarium in 2019 and will be completed by fall 2020. The CRA funded management consultants, professional, legal services and, part of the construction costs. The Cybrarium promises to bring excitement back to literacy and learning.

CRA ACCOMPLISHMENTS

FY 2019 – 2020

COMMUNITY EVENTS

CRA NEIGHBORHOOD MEETING



In March 2020, the Homestead CRA hosted a Neighborhood Meeting. This was an excellent opportunity for citizens to meet their Councilwoman Jenifer Bailey, meet the CRA staff, express their concerns, and make suggestions, asked questions and report problems that are affecting the community.

MARTIN LUTHER KING JR. CELEBRATIONS



CRA sponsored the Homestead's Annual Martin Luther King, Jr. Celebrations held on Saturday, January 18, 2020. The celebrations included a breakfast, the traditional MLK day parade, and a Gospel music festival.

HOLIDAY LIGHT DISPLAY

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

CRA ACCOMPLISHMENTS

FY 2019 – 2020

GRANTS PROGRAM

CRA Response to COVID-19



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

Small Business Recovery GRANT

The CRA created a Small Businesses Recovery Grant up to \$5,000 for COVID relief assistance. The CRA Small Business Emergency Recovery Grant is available to eligible existing small businesses located within the CRA. The purpose of this one-time grant is to serve as gap funding until the business owner is able to receive a Small Business Administration and/or Bridge Loan, Payroll Protection Program funding or funds from other sources. Also, a consultant was hired to assist small businesses to complete applications for federal assistance and to offer workshops and recommendations to recover from COVID-19.

Rent and Utilities Assistance GRANT

The CRA created the COVID-19 Rent & Utilities Assistance Grant Program designed to provide residents who reside within the CRA boundaries with a one-time assistance of up to \$1,500 for one month's rent and/or utilities costs.

CRA ACCOMPLISHMENTS

FY 2019 – 2020

PROPERTY ACQUISITION

Two properties were purchased for future development. The properties are located across from Homestead Station. The structure located at 51 West Mowry Drive was demolished.

37 WEST MOWRY DRIVE



51 WEST MOWRY DRIVE



CRA ACCOMPLISHMENTS

FY 2019 – 2020

PUBLIC SAFETY

During Fiscal Year 2020, the Code Enforcement Department cited 344 CRA residents. Some of the most frequent violations were:

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

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

- 1 community events
- 75 business were contacted
- 83 primary calls were received from the CRA Area
- 39 backup calls were responded
- 3 arrests were made
- 10 field interview reports
- 4 incident reports were generated

OCED BUDGET FORMAT

**City of Homestead
Community Redevelopment Agency
FY 2020- 2021 Proposed Budget**

October 2020 through September 2021

	FY 18-19	FY 18-19	FY 19-20	FY 19-20	FY 20-21
	Budget Adopted	Budget Actuals	Budget Adopted	Budget Projected	Budget Proposed
Revenues					
City Tax Increment Revenue	\$1,540,034	\$1,540,034	\$1,757,814	\$1,757,814	\$2,228,974
County Tax Increment Revenue	\$1,200,948	\$1,200,948	\$1,383,820	\$1,383,820	\$1,688,079
Approp/Retain Earnings	\$923,153	\$0	\$545,970	\$0	\$695,703
Interest on Investment	\$18,000	\$28,412	\$24,000	\$29,905	\$21,000
Unrealized Gain (Loss)	\$0	\$10,097	\$0	\$0	\$0
Miscellaneous Revenues	\$9,000	\$75,791	\$0	\$46,184	\$0
Revenues Total	\$3,691,135	\$2,855,282	\$3,711,604	\$3,217,723	\$4,633,756
Expenditures					
Administrative Expenditures:					
Employee Salary and Fringe	\$276,007	\$268,826	\$283,103	\$268,826	\$287,848
Contractual Services	\$63,000	\$29,158	\$50,000	\$50,000	\$50,000
Insurance	\$24,799	\$22,927	\$23,737	\$23,737	\$25,320
Audits and Studies	\$0	\$0	\$0	\$0	\$15,000
Printing and publishing	\$1,000	\$984	\$1,000	\$800	\$1,000
Marketing	\$0	\$0	\$0	\$0	\$0
Advertising and Notices	\$7,000	\$1,323	\$5,000	\$1,600	\$3,000
Travel & Training	\$10,000	\$19,494	\$25,000	\$35	\$15,000
Rent/Lease Costs	\$3,583	\$3,449	\$3,000	\$3,140	\$3,000
Equipment (Other than Office)	\$0	\$0	\$0	\$0	\$0
Office Equipment and Furniture	\$0	\$0	\$0	\$8,231	\$0
Other Administrative Expenses	\$187,959	\$180,981	\$213,348	\$211,798	\$260,623
Subtotal Admin. Expenses	\$573,348	\$527,142	\$604,188	\$568,167	\$660,791
County Administrative Charge at 1.5%	\$18,014	\$18,014	\$20,757	\$20,757	\$25,321
(A) Total Adm Exp & County Charges	\$591,362	\$545,156	\$624,945	\$588,924	\$686,112
Operating Expenditures:					
Employee Salary and Fringe	\$184,005	\$179,218	\$188,736	\$179,218	\$191,899
Contractual Services	\$247,500	\$346,923	\$337,500	\$300,107	\$352,500
Insurance	\$21,506	\$21,506	\$29,995	\$30,695	\$32,800
Audits and Studies	\$0	\$0	\$0	\$0	\$0
Printing and Publishing	\$0	\$0	\$0	\$0	\$0
Marketing	\$60,000	\$13,859	\$60,000	\$14,000	\$50,000
Legal Services/Court Costs	\$50,000	\$453,450	\$50,000	\$116,000	\$80,000
Architect/Engineer Fees	\$0	\$0	\$0	\$0	\$0
Land/Building Acquisitions	\$0	\$25,000	\$250,000	\$439,400	\$166,313
Infrastructure Improvements	\$0	\$0	\$350,000	\$58,000	\$0
Building Construction & Improvement	\$1,765,000	\$66,880	\$500,000	\$0	\$488,000
Debt Service Payments	\$0	\$0	\$0	\$0	\$300,000
Grants Programs	\$150,000	\$150,000	\$575,000	\$310,350	\$500,000
Public Safety	\$269,424	\$256,511	\$267,293	\$242,058	\$252,484
Equipment (Other than Office)	\$0	\$0	\$0	\$44,978	\$50,000
County SMART TIF Rebate	\$0	\$0	\$0	\$0	\$422,020
Other Operating Expenses	\$335,645	\$294,704	\$461,159	\$198,290	\$1,030,368
(B) Total Operating Expenses	\$3,083,080	\$1,808,051	\$3,069,683	\$1,933,096	\$3,916,384
(C) Reserve/Contingency	\$16,693	\$0	\$16,976	\$0	\$31,260
Expenditures Total (A+B+C)	\$3,691,135	\$2,353,207	\$3,711,604	\$2,522,020	\$4,633,756
**Cash Position	\$0	\$502,075	\$0	\$695,703	\$0

Capital Projects List

CAPITAL PROJECTS					AMOUNT
1	Cybrary				\$353,000
2	Land Acquisition				\$166,313
3	Flagler Avenue Clean-Up				\$150,000
4	Blight Removal				\$60,000
5	Krome Avenue Beutification & Lighting Project				\$75,000
6	Cameras for Illegal Dumping				\$50,000
7	Dumpster Enclosures				\$50,000
TOTAL CAPITAL PROJECTS					\$904,313

BUDGET EXPLANATIONS

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

BUDGET VARIANCE

Cash Position FY 2019–2020 - (\$695,703)

The FY 2019-2020 net surplus rollover was estimated to be \$695,703.

Interest on Investment - (\$21,000)

The FY 2020-2021 Interest on Investment amount has been forecasted by the Finance Department.

Overhead/Indirect Expenses - \$235,023

The City's indirect cost allocation plan calculates the cost of central services such as the City Manager, City Clerk, Finance, Fleet, ITS, Procurement and Human Resources across user departments based on the percentage of usage of the central services by the user department. Measurement data includes such items as number of agenda items, number of full time employees and the number of transactions, among others. For fiscal year 2020-2021 the CRA Cost Allocation is 6% of the total budget as stipulated in the Interlocal Agreement with Miami-Dade County.

Debt Service Payment - \$300,000

For FY 2021, \$300,000 were allocated to cover for a new Bond to be used to finance the costs of acquisition, clearing and/or rehabilitation of certain properties, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead.

County SMART TIF Rebate – \$422,020

Commencing with Fiscal Year 2020-21, the Homestead Community Redevelopment Agency (HCRA) shall segregate 25% of the County's tax increment fund contribution (the "Transportation TIF") for the purpose of funding the County's Strategic Miami Area Rapid Transit Transportation Plan (the "SMART Plan"), such funding shall be deposited in the County's SMART Transportation Infrastructure Improvement District (the "SMART TIID") for use along the South Dade Corridor.

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

REVENUES

Tax Increment Revenue **\$3,917,053**

TIF City of Homestead (COH) Contribution - \$2,228,974

TIF Miami-Dade County Contribution - \$1,688,079

Miscellaneous **\$ 716,703**

Appropriation of Fund Balance - \$695,703

Projected cash position at the end of FY 2019-2020

Interest on Investment - \$21,000

Accumulated interest earned on cash balance

TOTAL CRA REVENUES	\$4,633,756
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BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

ADMINISTRATIVE EXPENSES

Employee Salary and Fringe Benefits - \$287,848

POSITION		Administrative 60%	Operational 40%
Executive Director	\$ 166,255	\$ 99,753	\$ 66,502
Assistant Executive Director	\$ 153,763	\$ 92,258	\$ 61,505.20
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Planning & Zoning Assistant	\$ 20,345	\$ 12,207	\$ 8,138
TOTAL	\$ 479,747	\$ 287,848	\$ 191,899

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

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

Contractual Services - \$50,000

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

Liability Insurance - \$25,320

This allocation will cover the CRA liability insurance costs.

Audits and Studies - \$15,000

Each community redevelopment agency with revenues and expenses in excess of \$100,000, as reported on the trust fund financial statements, shall provide a financial audit each fiscal year by an independent certified public accountant or firm. Each financial audit conducted pursuant to this subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General.

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

Printing and Publishing - \$1,000

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

Advertising & Notices - \$3,000

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

Travel & Training - \$15,000

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

Rent/Lease Cost (Equipment) - \$3,000

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

Other Administrative Expenses - \$260,623

Other Administrative Expenses are itemized as follows:

Supplies - \$8,000

This amount will cover office supplies for CRA staff. Some of these items includes: copier paper, folders, pens and pencils, postal stamps, ink cartridges, and other office supplies. Also, will cover all other supplies not directly related to the office. Some of these items are bathroom and break room supplies, electrical supplies, paint, tools, and hardware.

Dues & Subscriptions - \$4,100

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

- *Florida Redevelopment Association*
- *American Society for Public Administrators*
- *The Miami Herald*
- *South Dade News Leader*
- *Department of Economic Opportunities*
- *Florida Trust for Historic Preservation*
- *National Trust for Historic Preservation*

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

- *Notary Public Underwriters, Inc.*
- *International City Management Association (ICMA)*
- *International Economic Development Council*
- *International Council of Shopping Centers (ICSC)*
- *South Dade Chamber of Commerce*
- *Adobe Software Program*

Maintenance Contracts and Licenses - \$13,500

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

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

Overhead/Indirect Expenses - \$235,023

For fiscal year 2020-2021 the CRA Cost Allocation will be \$235,023 of new CRA revenues totaling \$3,917,053 in compliance with the 6% maximum stipulated in the Interlocal Agreement. This amount is used to pay for overhead charges in accordance with the Interlocal Cooperation Agreement dated June 7th, 1994 between the City of Homestead CRA & Miami-Dade County which provides that “no more than 20% of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6) (a), Florida statutes, (including indirect and overhead expenses which may not exceed 6% of such funds contemplated to be spent under the plan)”. This allocation will include, but is not limited to, the following services: Human Resources, Finance, Fleet, City Manager’s Office, City Clerk, and Procurement.

County Administrative Charge - \$25,321

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

Sub-Total Administrative Expenses \$686,112

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

OPERATING EXPENSES

Employee Salary and Fringe Benefits - \$191,899

POSITION		Administrative 60%	Operational 40%
Executive Director	\$ 166,255	\$ 99,753	\$ 66,502
Assistant Executive Director	\$ 153,763	\$ 92,258	\$ 61,505.20
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Administrative Assistant	\$ 69,692	\$ 41,815	\$ 27,876.80
Planning & Zoning Assistant	\$ 20,345	\$ 12,207	\$ 8,138
TOTAL	\$ 479,747	\$ 287,848	\$ 191,899

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

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

Contractual Services - \$352,500

Professional and Consultant Services are itemized as follow:

Professional & Consultant Services - \$265,000

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

State of Florida Contract Agreement - \$87,500

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

Insurance - \$32,800

This allocation will cover property building insurance for the CRA office building and other CRA structures.

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

Marketing - \$50,000

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

Legal Services - \$80,000

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

Land/Building Acquisition - \$166,313

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

Building Construction & Improvements - \$488,000

Demolition of Unsafe Structures - \$60,000

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

Krome Beautification - \$75,000

The CRA will upgrade the pole connection in Krome Avenue to install year-round decorative lights. This project will create a lighter and safer place for residents and visitors within the Downtown Area.

Cybrarium - \$353,000

These funds will support the administration, buildout and construction of one of the major projects in the Downtown Area that the CRA is heavily involved in. The Cybrarium, a 22nd century cutting edge library and educational center which will be located in the CRA's Pioneer Quarter that truly brings reading and education to life. The Cybrarium, will bring audiences back to the library by creating a unique, fun and inimitable experience. The Homestead Cybrarium will advance the goals set forth in the CRA plan: 1) to "design and build a unique business and community environment to serve as the heart of the City and be complementary to shopping centers"; 2) to "build upon the current business foundation of Downtown and expand into new retailing and entertainment areas"; 3) for "the improvement of social institutions, [and] the expansion of economic activities..."; and, 4) be "keenly aware of the critical importance of

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

institutions of education, social services, recreation and job training in the fabric of the community".

Debt Service Payments – \$300,000

For FY 2021, \$300,000 were allocated to cover for a new Bond to finance the costs of acquisition, clearing and/or rehabilitation of certain properties, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead.

Grant Programs - \$500,000

Residential Façade Grants - \$50,000

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

Commercial Incentives – \$150,000

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

Façade Improvements Krome - \$100,000

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

Emergency Grants - \$150,000

After the damage caused by the COVID-19 pandemic, these grants were created to help small businesses affected due to the mandatory closing or reduce of activity.

Down Payment Assistance - \$50,000

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

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

Public Safety - \$252,484

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

PAYROLL	
<i>Police Officer (1)</i>	\$143,706
<i>Code Enforcement (1)</i>	<u>\$79,895</u>
Total Payroll	\$223,601
OPERATING EXPENSES	
Overtime	\$10,000
Car Expenses	<u>\$18,883</u>
Total Operating Expenses	\$28,883
TOTAL	<u>\$252,484</u>

Equipment (Other than Office) - \$50,000

The CRA allocate \$50,000 for the purchase of cameras be strategically located to address illegal dumping.

County SMART TIF Rebate – \$422,020

Commencing with Fiscal Year 2020-21, the HCRA shall segregate 25% of the County's tax increment fund contribution (the "Transportation TIF") for the purpose of funding the County's Strategic Miami Area Rapid Transit Transportation Plan (the "SMART Plan"), such funding shall be deposited in the County's SMART Transportation Infrastructure Improvement District (the "SMART TIID") for use along the South Dade Corridor.

BUDGET EXPLANATIONS

CRA FY 2020 - 2021 BUDGET

Other Operational Expenses - \$1,030,368

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

Seminole Theatre - \$467,443

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

Special Events - \$50,000

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

Building Repairs and Maintenance – \$45,000

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

Ground Maintenance- \$440,000

These line items are to upkeep grounds within the District, including CRA owned properties. In addition to regularly scheduled grounds maintenance, the CRA will renovate existing landscapes that have deteriorated and install new landscaping to enhance to aesthetics of the CRA. A detailed report of the list of lots and properties to be maintained can be found on Attachment I at the end of this section. Also, the CRA is committed to clean up the Flagler Avenue Lot arsenic contaminated for future development.

Miscellaneous - \$27,925

This will cover miscellaneous expenses such as cleaning services, utilities on CRA properties, car maintenance and, telephones.

Sub-Total Operating Expenses ***\$3,916,384***

Contingency **\$31,260**

TOTAL CRA EXPENSES **\$4,633,756**

ATTACHMENT I

PARKING LOTS						
Folio Number	Location	Size	Folio Number	Location	Size	
1	10 7813 023 0140 121 NW 2nd Street	17,264	3	10 7918 000 0290 South Flagler Avenue Parking Lot	37,031	
2	10 7813 039 0040 203 SW 4th Street	5,180				
SQ FT Sub-Total		22,444	SQ FT Sub-Total		37,031	
SQ FT TOTAL						59,475

BUILDING STRUCTURES						
Folio Number	Location	Size	Folio Number	Location	Size	
1	10 7813 020 0011 16 N Krome Avenue (Adjusted Area)	5,033	2	10-7813-023-0150 212 NW 1st Avenue	21,414	
SQ FT Sub-Total		5,033	SQ FT Sub-Total		21,414	
SQ FT TOTAL						26,447