

MEMORANDUM

Agenda Item No. 8(G)(3)

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

DATE: April 5, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2021-2022 Budget for the
N.W. 7th Avenue Corridor
Community Redevelopment Agency
and the N.W. 7th Avenue Corridor
Community Redevelopment Area in
the total amount of \$4,813,371.00

Resolution No. R-317-22

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: April 5, 2022

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

From: Daniella Levine-Cava 
Mayor

Subject: NW 7th Avenue Corridor Community Redevelopment Agency FY 2021-22 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the NW 7th Avenue Corridor Community Redevelopment Agency’s (Agency) FY 2021-22 budget for the NW 7th Avenue Corridor Community Redevelopment Area (redevelopment area). The Agency’s budget includes revenues and expenditures in the amount of \$4,813,371. The Board must approve the Agency’s budget prior to the Agency expending any funds as required by the Interlocal Cooperation Agreement (interlocal) between the County and the Agency and section 163.387, Florida Statutes.

Scope of Agenda Item

The redevelopment area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Commissioner Keon Hardemon, 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. For FY 2021-22, the countywide TIF payment to the Agency’s trust fund is \$682,424 and the unincorporated municipal service area (UMSA) TIF payment to the trust fund is \$281,969.

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 until 2034 when the Agency and the redevelopment area sunsets.

Delegation of Authority

The approval of this item by the Board does not delegate any authority to the County Mayor or the County Mayor’s designee.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency and the redevelopment area’s FY 2021-22 Budget.

Background

On March 16, 2004, the Board adopted Resolution No. R-293-04, which established the boundaries of the redevelopment area, and declared the redevelopment area to be slum or blighted. On June 7, 2005, the Board approved the establishment of the Agency by adopting the Agency’s community redevelopment plan (plan), through Resolution No. R-780-04, and the funding of the activities set forth in the plan when the Board enacted Ordinance No. 04-124, which created the Agency’s trust fund.

On December 1, 2009, the Board adopted Resolution No. R-1360-09, which authorized interlocal between the Agency and the County. The interlocal grants to the Agency certain redevelopment powers. The interlocal requires the Agency to submit, for the County’s approval, an annual budget for the implementation of the plan. On August 4, 2011, the Board adopted Resolution No. R-223-11, which approved a finding of necessity to expand the redevelopment area to include a new redevelopment area north of the existing redevelopment area. Further, on September 6, 2012, the Board adopted Resolution No. R-661-12, which revised the Plan to include the new expanded redevelopment area and broadened the redevelopment strategies for the redevelopment area.

On November 3, 2021, the Agency adopted Resolution No. CRA-02-2021 (Attachment A), which approved the Agency’s FY 2021-22 budget of \$4,813,371 for the redevelopment area. The budget includes \$682,424 in revenue sources of County TIF, \$281,969 in UMSA TIF, carryover funds of \$3,842,978, and \$6,000 in interest earnings.

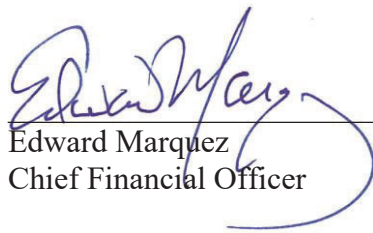
Administrative expenditures total \$196,938, excluding the 1.5 percent County administrative charge of \$14,466, and they represent five percent of TIF revenues, which satisfies the 20 percent cap in administrative expenditures stipulated by the Interlocal. Administrative expenses include direct County support (\$148,438); external audits (\$30,000); advertising, printing/publishing and meeting costs (\$13,500); and travel/conferences (\$5,000).

Operating expenditures total \$4,601,967 and include:

- \$2,588,467 available for development opportunities;
- \$835,000 for a Commercial Improvement Program to help existing/new businesses;
- \$279,500 for a Business Innovation and Investment Grant Program;
- \$205,000 for infrastructure improvements;
- \$200,000 for landscape and streetscape improvements;
- \$200,000 for Marketing, Website Development and Outreach;
- \$100,000 for an Economic Development Coordinator;
- \$90,000 for Grants Administrator;
- \$75,000 for Marketing Services;
- \$25,000 for Legal services; and
- \$4,000 for memberships, fees and meeting room expenses.

All expenditures are detailed in Exhibit 1 to the attached resolution.

Attachments



Edward Marquez
Chief Financial Officer

RESOLUTION NO. CRA-02-2021

RESOLUTION APPROVING THE FISCAL YEAR 2021-22 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$4,838,620.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2021-22 budget for the Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area ("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 COMMISSIONERS OF THE N.W. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY, that:

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

Section 2. This Board approves the Agency's and the area's budget for Fiscal Year 2021-2022 in the total amount of \$4,838,620.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or the Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

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

Dr. Mae D. Bryant, Chairwoman	<u>Yea</u>
Eugene Lomando, Vice Chairman	<u>Yea</u>
Charesse Chester	<u>Yea</u>
Yvonne White Edwards	<u>Yea</u>
Mack Samuel	<u>Yea</u>
John L. Gay	<u>Yea</u>

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of November, 2021.

**N.W. 7th AVENUE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: 
Mack Samuel
N.W. 7th Avenue CRA Secretary

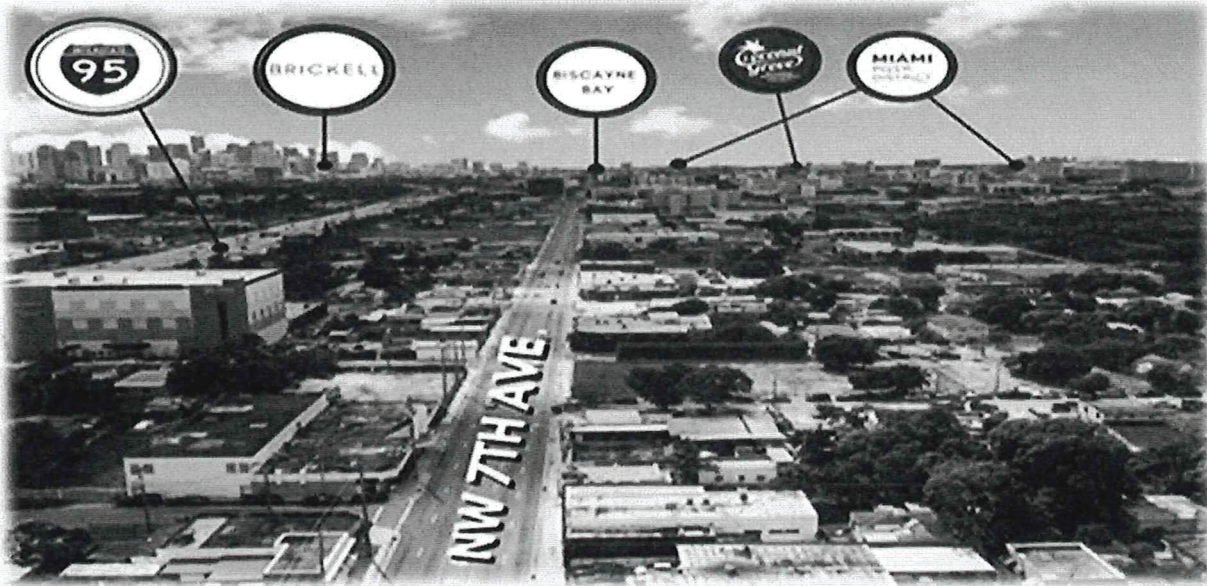
Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith

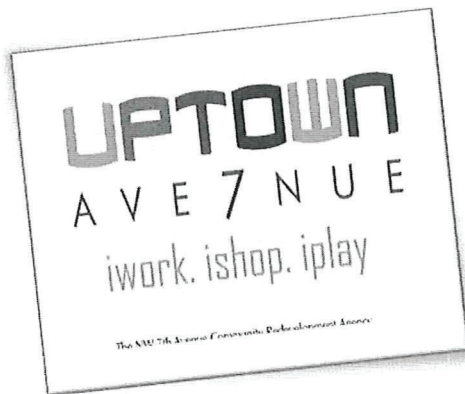
N.W. 7TH AVENUE CORRIDOR

COMMUNITY REDEVELOPMENT AGENCY



FY 2021 - 2022 BUDGET NARRATIVE

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp



NW 7th Avenue Corridor Community Redevelopment Agency *Fiscal Year 2021 - 2022 Proposed Budget*

Introduction and Overview

Chapter 163, Part 3 of Florida State Statutes, known as the "Community Redevelopment Act of 1969" authorized local governments to establish Community Redevelopment Agencies to revitalize areas designated as slum and blight.

The NW 7th Avenue Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2004. On March 16, 2004, the BCC adopted Resolution R-293-04, establishing the boundaries of the CRA and declaring the area to be slum or blighted and in need of redevelopment, per Florida Statutes, Chapter 163. Subsequently, on June 22, 2004, the Board approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund). Upon creation of the CRA, the BCC appointed itself as the CRA Board of Commissioners. On February 7, 2006, the BCC established a citizen's Board of Commissioners for the CRA and delegated certain redevelopment powers to the Board. During Fiscal Year 2008-2009, seven citizens were appointed to the CRA Board (O-06-18).

The original Redevelopment Plan called for the development of a new car automotive retail marketing, sales, and distribution center, commonly referred to as the "Automall" as the primary redevelopment project. On December 7, 2005, the Developer, Potamkin Development I-95 LLC, decided to continue the negotiations.

On February 21, 2012, the CRA Board adopted a revised Redevelopment Plan which the BCC approved on September 6, 2012. Approval of the revised Redevelopment Plan extended the boundaries of the redevelopment area and broadened the redevelopment strategy for the area.

The NW 7th Avenue Community Redevelopment Area boundary is generally defined as the area bounded on the north by 119th Street, south by the municipal boundary of the City of Miami, east by I-95 and west by the properties bordering on NW 7th Avenue in unincorporated Miami-Dade County.

The expansion area is generally bounded on the north by the City of Miami Gardens, south by the municipal boundary of the City of North Miami, east by I-95 and west by the westernmost property lines of the parcels that abut the westerly right-of-way along NW 7th Avenue.



The goals of the NW 7th Avenue CRA continue to be the re-positioning of the corridor as a major regional employment center; providing support for the growth and expansion of existing businesses in the CRA; supporting development of new business in the CRA; providing training and increased employment opportunities for residents of Northwest Miami-Dade, and; redevelopment of the 7th Avenue corridor, through support of a mix of business, residential and commercial opportunities.

The N. W. 7th Avenue CRA Board Members are: Dr. Mae Bryant, Chairwoman; Gene Lomando, Vice Chairman; Charesse Chester, Marketing Liaison; John L. Gay, Jr. Technology Liaison; Mack Samuel, Secretary and Yvonne White Edwards, Zoning Liaison.

Revenues

EXHIBIT 1

The Agency's primary revenue source consists of tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year within the CRA Area. For FY 2021-22, revenues include Countywide (\$682,424) and Unincorporated Municipal Service Area (\$281,969) TIF payments totaling \$969,393. Additional revenues of \$6,000 are projected from interest earnings and \$3,842,978 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2021-22 total \$211,404 and include direct support from County staff (\$148,438), advertising and notices (\$8,000), printing and publishing (\$5,000), travel and educational seminars (\$5,000) and meeting costs (\$500). Administrative costs represent 4 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$14,466).

Proposed operating expenditures total \$4,813,371 and include the following programming and expenses:

- Development Opportunities/Land/Parcel Acquisitions (\$2,588,467)
The Board has budgeted funds to be able to acquire land or participate in development activities that may arise within the Redevelopment Area.
- Commercial Improvement Grant Program (\$835,000)
The Commercial Improvement Program (CIP) funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, building improvements to include sewer connections. In conversations with the community, the CRA Board decided to mirror a similar program that Miami-Dade County uses for commercial type improvement activities. This allocation includes funding for a new round of grants (\$465,355) in fiscal year 2021-2022 and existing grants from previous years (\$369,645).

CIP Grantees	Funding Remaining	Expiration
1. Cliff's Restaurant (2014)	\$61,420	Working with County's Housing Dept to resolve issues
2. Cavalier Mortgage (2015)	\$20,725	Expired- Pending approval of close-out package
3. Eckert Insurance Group, Inc. (2020)	\$50,000	8/22
4. 14600 Inc. (Parcel 1) (2021)	\$50,000	10/23
5. 14600 Inc. (Parcel 2) (2021)	\$50,000	10/23
6. C&M Bakery (2021)	\$37,500	10/23
7. USA Real Estate and Investment	\$50,000	10/23
8. Whiplash Holdings (2021)	\$50,000	10/23

- Business Innovation and Investment Grant Program (\$279,500)
The Business Innovation Investment Grant (BIIG) Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments. This allocation includes funding for a new round of grants (178,8765) in fiscal year 2021-2022 and existing grants from previous years (\$100,625).

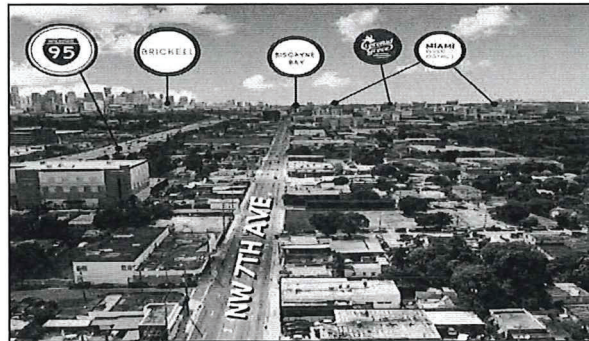
BIIG Grantees	Funding Remaining	Expiration
1. Beyond 2006, Inc. (2020)	\$10,000	12/22
2. Eckert Insurance Group, Inc. (2020)	\$10,000	10/23
3. JT Exquisite Hair (2020)	\$8,000	8/22
4. Da House of Cutz (2020)	\$10,000	8/22
5. Rose Boutique(2021)	\$6,570	10/23

6. C&M Bakery (2021)	\$10,000	10/23
7. Dandy Photography (2021)	\$10,000	10/23
8. Deli Food Village (2021)	\$10,000	10/23
9. Excel Medical Associates (2021)	\$10,000	pending
10. Nick's Photo (2021)	\$10,000	8/23
11. WhipLash Holdings (2021)	\$6,055	11/23

EXHIBIT 1

The grants under this program will be used to assist businesses invest in new equipment and technology. The program aims to create or retain jobs in the area and enhance the skill level of those jobs.

- Infrastructure Improvements - \$205,000
Investment in upgrades to streets, sidewalks, lighting, side streets, sewer lines and utility lines.
- Landscaping/Streetscaping (\$200,000)
As part of its Streetscape initiative, the CRA may provide landscape and streetscape improvements throughout the CRA area within the right of way. Additionally, the CRA may provide a Landscape Master Plan for the Area that will facilitate improvements on the corridor.
- Contractual Services, Business Outreach/Marketing Consultant/Culture Festival (\$200,000)
The business outreach/marketing services will fund events that create the opportunity to market and promote the businesses located within the CRA, reach businesses outside the CRA and coordinate the annual Uptown Avenue 7 Street Fair & Art Bazaar. Due to COVID-19, plans were underway for a comprehensive virtual Street Fair and Business Service outreach and an alternate website (<https://uptownavenue7.com/>). However, the Board voted to move forward with planning an in-person festival.
- Contractual Services, Economic Development Coordinator (\$100,000)
To cover the costs associated with an economic development coordinator for the CRA. This company/entity will provide support for the Agency's economic development mission on the corridor.
- Marketing Services (\$75,000)
Marketing services promote the CRA to the surrounding community, business, residents and those located outside the CRA desirous of relocation. The CRA completed Phase 1 of the Streetscape Improvements portfolio with the purchase and installation of 150 FPL light pole banners in FY 2019. Phase 2, saw the launch of an alternate website and banner renewals. Additional marketing opportunities continue to be identified.
- Contractual Services, Grants Program Administrator (\$90,000)
To cover costs associated with a grants coordinator for the CRA. This company/entity will oversee the CRA's grant programs.
- Audits and Studies (\$30,000)
External audit to be conducted each fiscal year, per Florida Statute.
- Legal Services (\$25,000)
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Memberships and State Fees (\$3,000)
All CRAs are required by the State of Florida to pay a Special District fee. Additionally, the CRA maintains membership in the Florida Redevelopment Association (FRA).
- Meeting Room Expenses (\$1,000)
To cover costs associated with the CRA monthly meetings.



N.W. 7th Avenue Corridor Community Redevelopment Agency

FY 2021-2022
Beginning October 1, 2021

	FY 2019-20 Amended Budget	FY 2020-21 Proposed Budget	FY 2020-21 Actual Budget	FY 2021-22 Proposed Budget
REVENUES				
UMSA Tax Increment Revenue (TIR)	202,251	262,530	262,530	281,969
County Tax Increment Revenue (TIR)	489,492	635,381	635,381	682,424
Carry-over from Prior Year	2,153,081	2,660,202	3,415,574	3,842,978
Interest Earnings	52,872	67,643	5,062	6,000
Revenue Total	2,897,696	3,625,756	4,318,547	4,813,371
EXPENDITURES				
Administrative Expenditures:				
Employee Salary and Fringes	-	-	-	-
Contractual Services	-	-	-	-
Audits and Studies	-	-	25,249	30,000
Printing and Publishing	5,000	5,000	-	5,000
Clerk and Meeting Costs	500	500	-	500
Advertising and Notices	8,000	8,000	-	8,000
Travel (includes educational conferences/seminars)	5,000	5,000	-	5,000
Other Admin. Expenses (Direct County Support)	118,580	130,438	130,438	148,438
(A) Sub Total Administrative Expenses	137,080	148,938	155,687	196,938
County Administrative Charge at 1.5%	10,376	13,469	13,469	14,466
County Reimbursement of Advances (1/3)	-	-	-	-
(B) Sub Total Admin. Expenses & County Charge	147,456	162,407	169,156	211,404
Operating Expenditures:				
Legal Services	25,000	25,000	25,000	25,000
Marketing Services	95,000	75,000	3,663	75,000
Contractual Services - Grants Prog. Admin (NANA)	80,000	80,000	68,333	90,000
Contractual Services - Econ. Dev. Coordinator	85,000	85,000	66,949	100,000
Contractual Services - Mkt'g/Buss Outr'ch (MUCE)	-	95,000	66,641	200,000
Emergency Grants Program - COVID-19	600,000	445,000	43,500	-
Infrastructure Improvements	200,000	200,000	-	205,000
Landscaping/Streetscaping	205,000	-	-	200,000
Business Investment & Improvement Grant (BIIG)	150,000	150,000	10,000	279,500
Commercial Improvement Grant Program (CIP)	250,000	250,000	21,032	835,000
Memberships and State Fees	800	800	1,295	3,000
Development Opportunities/Land/Parcel Acquisitio	1,078,440	2,068,956	-	2,588,467
Meeting Room Expenses	1,000	1,000	-	1,000
(C) Sub Total Operating Expenses	2,770,240	3,625,756	306,413	4,601,967
(D) Reserve	(20,000)	(162,407)		-
Expenditure Total (B+C+D)	2,897,696	3,625,756	475,569	4,813,371



MEMORANDUM

(Revised)

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

DATE: April 5, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(3)

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)
4-5-22

RESOLUTION NO. R-317-22

RESOLUTION APPROVING THE FISCAL YEAR 2021-2022
BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY AND THE N.W.
7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT
AREA IN THE TOTAL AMOUNT OF \$4,813,371.00

WHEREAS, this Board desires to approve the Fiscal Year 2021-22 budget for the N.W.
7th Avenue Corridor Community Redevelopment Agency (“Agency”) and the N.W.
7th Avenue Corridor Community Redevelopment Area (“redevelopment 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 redevelopment area’s Fiscal
Year 2021-2022 budget for the Agency and the Area in the total amount of \$4,813,371.00, which
is attached hereto as Exhibit 1 and incorporated herein by reference.

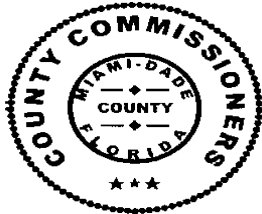
The foregoing resolution was offered by Commissioner **Keon Hardemon** ,
who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III**
and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	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	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of April, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK



Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith