MEMORANDUM

Agenda Item No. 8(G)(1)

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

DATE: October 6, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal Year 2021-22 budget totaling $12,503,954.00 for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area

Resolution No. R-931-22

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

Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum MIAMI-DADE COUNTY

Date: October 6, 2022

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

From: Daniella Levine Cava Daniella Levine Cava
Mayor

Subject: Florida City Community Redevelopment Agency FY 2021-22 Budget

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Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Florida City Community Redevelopment Agency's (Agency) FY 2021-22 budget for the Florida City Community Redevelopment Area (area) in the amount of $12,503,954.

The Interlocal Cooperation Agreement (interlocal) between the County, the City of Florida City (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. However, in accordance with section 163.387, the Agency shall submit its annual and amended budgets to the Board within 10 days after their adoption.

Scope of Agenda Item

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

Delegation of Authority

This item does not delegate any authority to the Mayor.

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 $968,168 and the City's TIF payment into the trust fund is $1,513,295.

The County and the City will continue to make annual payments to the Agency through 2055, which is when the Agency and the area will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity. It only approves the Agency's FY 2021-22 Budget of $12,503,954, 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 6, 1995, the Board approved the establishment of the Agency when it adopted the Agency's community redevelopment plan (plan) pursuant to Resolution No. R-795-95 and funded the plan when it enacted Ordinance No. 95-108 (trust fund). The interlocal was also approved by the Board on April 16, 1996, through Resolution No. R-367-96. Subsequently, the plan and the interlocal were amended on July 8, 1997 to allow for the acquisition of properties (Ordinance No. 97-132) and on September 23, 2003 to allow community policing programs (Resolution No. R-1010-03). On June 2, 2009, the Board approved an expansion to the Agency's boundaries and a revised plan through

Resolution No. R-645-09, and an amendment to the interlocal to grant the Agency the necessary power to implement the new plan through Resolution No. R-683-09. On October 6, 2020, the Board approved the North Central expansion area into the Agency's boundaries, a revised plan, a restated interlocal cooperation agreement and extended the life of the Agency until June 1, 2055, through Resolution R-936-20. Additionally, on October 20, 2020, the Board adopted Ordinance No. 20-112, which extended the life of the trust fund until June 1, 2055.

FY 2021-22 Budget

The Agency's FY 2021-22 budget of was approved on September 14, 2021 by the Agency and by the City through Resolution No. 21-03 (Attachment A) and Resolution No. 21-59 (Attachment B), respectively. The budget includes $968,168 in County TIF, $1,513,295 in City TIF, carryover funds of $5,718,491, earnings on sale of property projected at $4,294,000, and $10,000 in interest earnings.

Administrative expenditures total $329,407 and represent 12 percent of the annual TIF funds collected, excluding the 1.5 percent County administrative charge of $14,523, satisfying the 20 percent cap in administrative expenditures required by the interlocal.

Operating Expenditures total $9,862,152 including:

- $9,000,000 for infrastructure improvements that include:
  - NW 5th to 6th Avenue Streetscape Project and Davis Parkway to Lucy Street, including all side streets from 8th to 13th Street ($8 million),
  - Washington Children's Park Rehabilitation ($1 million)
- $350,000 for community policing to pay for three police officers that provide enhanced patrol services in the area;
- $300,000 for contractual services associated with infrastructure and building projects that include architectural, engineering, and survey professionals; realtor and appraisals services to assist in the acquisition of foreclosed and abandoned properties; and a grant writer to assist the Agency in obtaining CDBG grants;
- $50,000 for housing assistance projects in partnership with Rebuilding Together;
- $102,152 for operating expenditures that include:
  - Employees' salary and fringes related to redevelopment projects ($78,652)
  - Audit and studies ($5,500)
  - Operating assistance to the non-profit Pioneer Museum for expanded hours that make the Museum more readily available to tourists and local residents ($10,000)
  - Property maintenance ($3,000)
  - Membership dues ($3,000)
  - Printing and publishing ($2,000)
- $50,000 for legal services; and
- $10,000 for the acquisition of tax certificates as part of an assemblage for development.

The budget also includes a contingency reserve of $2,297,872.

Attachments

Edward Marquez
Chief Financial Officer

ATTACHMENT A

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
CRA RESOLUTION NUMBER 21-03

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2021-22 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF $12,503,954 AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY AND TO THE FLORIDA CITY COMMISSION FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City of Florida City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the City of Florida City must adopt the CRA budget as part of its annual budget pursuant to Chapter 189.418(5), Florida Statutes; and

WHEREAS, the 2020 Restated Inter-local Agreement between the City of Florida City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget and an annual report to Miami-Dade County for review and approval by the Board of County Commissioners.

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

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2021-22 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $12,503,954 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2020-21, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

Section 4. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the City Commission of the City of Florida City for its approval pursuant to Chapter 189.418(5), Florida Statutes.

Section 5. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Restated Inter-local Agreement with the County after adoption of the CRA Budget by the City Commission of the City of Florida City.

Section 6. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

CRA RESOLUTION NO: 21-03

Section 7. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 14th day of September, 2021.

OTIS T WALLACE, CHAIRMAN

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Jennifer A. Evelyn
City Clerk
I, of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 17th day of September AD 2021

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Chairman

Motion to adopt by Board Mem. Gold seconded by Board Mem. Berry

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	Y
Vice Chairman Sharon Butler	Y
Board Member Eugene D. Berry	Y
Board Member James Gold	Y
Board Member R.S. Shiver	A
Board Member Bobbi McCray	A
Board Member Silvia Sanchez	A

Exhibit A

City of Florida City
Community Redevelopment Agency
FY 2019-20 Proposed Budget
FY 2019-20 begins October 1, 2019

Revenues	FY 14-15 Budget Actual	FY 15-16 Budget Actual	FY 16-17 Budget Actual	FY 2017-18 Budget Actual	FY 2018-19 Budget Actual	FY 2019-20 Budget Actual	FY 2020-21 Budget Proposed	FY 2020-21 Budget Projected	FY 2021-22 Budget Proposed	
City Tax Increment Revenue	969,326	1,012,003	1,142,072	1,108,901	1,222,832	1,325,116	1,371,650	1,371,650	1,513,295	
County Tax Increment Revenue	596,022	662,824	741,746	720,188	794,181	860,612	890,834	890,834	968,168	
Carryover from prior year	1,450,823	1,319,621	1,603,693	2,369,999	2,612,348	2,696,882	4,002,677	4,002,677	5,718,491	
All other revenues (name)		24,878	6,160	3,421	0					
Gain on Sale of Property				161,370	137,487	84,738	2,400,000	388,637	4,294,000	
Accounts Receivable										
Interest earnings	10,074	1,260	11,600	15,340	23,409	36,884	30,000	9,324	10,000	
Revenue Total	3,026,245	3,020,586	3,505,271	4,379,219	4,790,257	5,004,232	8,695,161	6,663,122	12,503,954	
Expenditures										
Administrative Expenditures:										
Employee salary (Administrative)	77,657	76,475	81,414	79,235	74,418	83,277	84,000	80,046	89,040	
Employee Fringes (Administrative)	25,231	21,872	23,285	25,752	24,186	27,065	27,500	26,206	29,150	
Contractual services										
Insurance										
Indirect Cost Allocation	109,583	118,802	131,878	128,047	141,202	153,013	158,374	158,374	173,717	
Bad Debt Expense										
Printing and publishing										
Marketing										
Advertising and notices	570	2,533	3,142	1,574	2,123	5,874	7,500	6,539	15,000	
Travel and Training	5,856	7,772	4,715	4,570	5,470	1,299	6,000	392	6,000	
Auto Expenses							3,500		3,500	
Rent/lease costs										
Equipment other than office										
Office equipment and furniture					50	364	1,000		1,000	
Other Admin. Exps	2127	499	775	1,187	1,419	1,881	12,000		12,000	
(A) Subtotal Admin Expenses, %	221,024	227,953	245,209	240,365	248,868	272,773	299,874	271,556	329,407	12.48%
County Administrative Charge at 1.5%	8,940	9,942	11,331	10,803	11,913	12,904	13,363	13,363	14,523	
(B) Subtot Adm Exp & County Charge	229,964	237,895	256,540	251,168	260,781	285,677	313,237	284,919	343,930	13.07%
Operating Expenditures:										
Employee salary (Operating)	51,771	50,984	54,276	52,823	49,612	55,518	56,000	53,460	59,360	
Employee Fringes (operating)	16,820	14,581	15,523	17,168	16,124	18,044	18,200	17,375	19,292	
Contractual services	202,055	85,232	169,413	236,936	314,586	22,590	300,000	47,395	300,000	
Insurance										
Audits and studies										
Printing and publishing							40,000	6,500	5,500	
Membership/Dues	1,595	1,895	810	3,558	1,520	1,075	2,000	385	2,000	
General Operating							3,000	1,824	3,000	
Legal services/court costs		1,271	3,650	15,118	165,751	17,789		75	50,000	
Property Maintenance	2,500	2,500	2,500	2,653	70,719	2,500		3,000	3,000	
Land/building acquisitions & Demo/Relo	119,954	1,646	8,765	676			400,000			1
Infrastructure improvements	807,107	704,281	303,394	873,296	910,656	106,988	4,048,972	11,798	9,000,000	2
Debt service payments										
Assistance to Non-profits	5,700	6,799	20,401	3,275	2,979	5,125	10,000	4,671	10,000	
Housing Assistance Projects						69,500	200,000	162,395	50,000	5
Redevelopment façade / CBIG grants		9,809		10,000			30,000			3
Redevelopment loans / grants issued out										
Building construction & improves				200		1,110	40,000			4
Transfer out to others (Community Policing)	269,640	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	
Policing Cameras in Commercial District						115,071	60,000			6
Acquisition of Tax Certificates	-485						10,000		10,000	
Other Oper. Expenses					647	568	1,000	835		
(C) Subtotal Oper. Expenses	1,476,657	1,178,998	878,732	1,515,703	1,832,594	715,878	5,569,172	659,712	9,862,152	
(D) Reserve/Contingency							2,812,752		2,297,872	
Expenditure Total (B+C+D)	1,706,621	1,416,893	1,135,272	1,766,871	2,093,375	1,001,555	8,695,161	944,631	12,503,954	
Cash Position (Rev-Exp)	1,319,624	1,603,693	2,369,999	2,612,348	2,696,882	4,002,677		5,718,491		

CITY OF FLORIDA CITY
RESOLUTION NUMBER 21-59

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2021-22 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF $12,503,954 AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City of Florida City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the City of Florida City must adopt the CRA budget as part of its annual budget pursuant to Chapter 189.418(5), Florida Statutes; and

WHEREAS, the 2020 Restated Inter-local Agreement between the City of Florida City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget and an annual report to Miami-Dade County for review and approval by the Board of County Commissioners; and

WHEREAS, the Board of the Florida City Community Redevelopment Agency has approved of the 2021-22 budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2021-22 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $12,503,954 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2020-21, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

Section 4. That the Mayor and City Commissioners hereby direct the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Restated Inter-local Agreement with the County.

Section 5. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

RESOLUTION NO: 21-59

Section 6. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 14th day of September, 2021.

OTIS T WALLACE, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by Comm. Berry seconded by Comm. Gold

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Y
Vice Mayor Sharon Butler	Y
Commissioner Eugene D. Berry	Y
Commissioner James Gold	Y
Commissioner R.S. Shiver	A

EXHIBIT 8G.)

Exhibit A

City of Florida City
Community Redevlopment Agency
FY 2019-20 Proposed Budget
FY 2019-20 begins October 1, 2019

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Insurance										
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Bad Debt Expense										
Printing and publishing										
Marketing										
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Insurance										
Audits and studies							40,000	6,500	5,500	
Printing and publishing							2,000	385	2,000	
Membership/Dues	1,595	1,895	810	3,558	1,520	1,075	3,000	1,824	3,000	
General Operating										
Legal services/court costs		1,271	3,650	15,118	165,751	17,789		75	50,000	
Property Maintenance	2,500	2,500	2,500	2,653	70,719	2,500		3,000	3,000	
Land/building acquisitions & Demo/Relo	119,954	1,646	8,765	676			400,000			1
Infrastructure improvements	807,107	704,281	303,394	873,296	910,656	106,988	4,048,972	11,798	9,000,000	2
Debt service payments										
Assistance to Non-profits	5,700	6,799	20,401	3,275	2,979	5,125	10,000	4,671	10,000	
Housing Assistance Projects						69,500	200,000	162,395	50,000	5
Redevelopment façade / CBIG grants		9,809		10,000			30,000			3
Redevelopment loans / grants issued out										
Building construction & improves				200		1,110	40,000			4
Transfer out to others (Community Policing)	269,640	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	
Policing Cameras in Commercial District						115,071	60,000			6
Acquisition of Tax Certificates	-485						10,000		10,000	
Other Oper. Expenses					647	568	1,000	835		
(C) Subtotal Oper. Expenses	1,476,657	1,178,998	878,732	1,515,703	1,832,594	715,878	5,569,172	659,712	9,862,152	
(D) Reserve/Contingency							2,812,752		2,297,872	
Expenditure Total (B+C+D)	1,706,621	1,416,893	1,135,272	1,766,871	2,093,375	1,001,555	8,695,161	944,631	12,503,954	
Cash Position (Rev-Exp)	1,319,624	1,603,693	2,369,999	2,512,348	2,696,882	4,002,677		5,718,491		

MEMORANDUM
(Revised)

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

DATE: October 6, 2022

FROM: Geri Bonzon-Keenan
County Attorney

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

Please note any items checked.

_______ **"3-Day Rule" for committees applicable if raised**

_______ **6 weeks required between first reading and public hearing**

_______ **4 weeks notification to municipal officials required prior to public hearing**

_______ **Decreases revenues or increases expenditures without balancing budget**

_______ **Budget required**

_______ **Statement of fiscal impact required**

_______ **Statement of social equity required**

_______ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_______ **No committee review**

_______ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve**

_______ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved ______________________ Mayor

Veto __________

Override __________

Agenda Item No. 8(G)(1)
10-6-22

RESOLUTION NO. R-931-22

RESOLUTION APPROVING THE FISCAL YEAR 2021-22 BUDGET TOTALING $12,503,954.00 FOR THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY AND THE FLORIDA CITY COMMUNITY REDEVELOPMENT AREA

WHEREAS, the Interlocal Cooperation Agreement (the "interlocal") between Miami-Dade County, Florida (the "County"), the City of Florida City, and the Florida City Community Redevelopment Agency (the "Agency") requires 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 budget 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 adopted annual budget for Fiscal Year 2021-22 for the Florida City Community Redevelopment Area totaling $12,503,954.00 in the form attached hereto as Exhibit 1 and incorporated herein by reference; and

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

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

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

Section 2. This Board approves the Fiscal Year 2021-22 budget totaling $12,503,954.00 for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Eileen Higgins** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman **aye**
Oliver G. Gilbert, III, Vice-Chairman **absent**

Sen. René García	**aye**	Keon Hardemon	**aye**
Sally A. Heyman	**aye**	Danielle Cohen Higgins	**aye**
Eileen Higgins	**aye**	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 6th day of October, 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

COUNTY COMMISSIONERS MIAMI-DADE COUNTY FLORIDA

HARVEY RUVIN, CLERK

Basia Pruna
By:________________________
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Brenda Kuhns Neuman
Terrence A. Smith

Exhibit 1

City of Florida City
Community Redevelopment Agency
Annual Report
Fiscal Year 2020-2021

Executive Director's Statement

The Florida City Community Redevelopment Agency (CRA) was created in 1996 and completed its 26th full year of operation in FY 2020-21.

Some of last year's high points were:

With the CRA scheduled, by statute, to sunset in 2025, negotiations were completed with Miami-Dade County to draft a **Restated Inter-local Agreement** that both enlarged the Florida City Community Redevelopment Agency district, as identified in the 2019 Finding of Necessity, and agreed to an extension to the permitted life of the CRA, through 2055 and other details, discussed below.

Arguably, the single most important economic MAINTENANCE effort of FY 2020-21 and continuing into 2022 is the struggle to deny the construction of a proposed flyover of the Florida Turnpike at Palm Drive and US Highway 1. CRA and City officials have mounted a vigorous campaign to stop the flyover component, universally viewed by both the public and private sectors as being an existential threat to the continued viability of the commercial corridor. This opposition campaign will be a multi-year focused political necessity.

For FY 2020-21, the CRA Budget was $8,695,161, with significant carryover amounts from previous years being marshalled to provide sufficient funding for several major infrastructure projects. FY 2021-22 will reflect the implementation of those major improvements to both the road and parks systems within CRA boundaries. The details of the FY 2021-22 budget are herein included as Exhibit A.

Respectfully submitted by CRA Executive Director Jon Ward.

Staffing and Shared Operating Expenses

Jon Ward joined Florida City as the CRA Executive Director in December, 2019. Ward leads the Agency after serving 6 years as the Executive Director of the West Palm Beach CRA and 8 years as Director of Urban Redevelopment, including the administration of the CRA and Housing Department, for the City of Fort Pierce. He began his public sector career as Director of Cultural Affairs for St. Lucie County, FL, after 30-plus years as a sales and marketing executive in the private sector. His community volunteer service includes several terms on the Boards of the Florida Arts Council and the Florida Humanities Council. Director Ward is a graduate of Leadership Florida's Cornerstone Class XXVII.

Florida City's Finance Director, Chad Burkhalter, continues as the Treasurer of the CRA. Jennifer Evelyn, City Clerk, serves as the Board Secretary.

Implemented in FY 2012, the CRA's consultant, Willdan Financial Services, developed an Indirect Cost Allocation Plan to identify the indirect shared costs that the CRA is responsible for. These include services provided by City Administration, Finance and the City Clerk, plus expenses, such as City Hall office rent, insurance, utilities and maintenance.

Board and Administrative Procedures

The CRA by-laws and the Restated Inter-local Agreement with the County establish the CRA Board composition, purpose and powers, meetings, notice requirements and administrative procedures. The Agency Board is composed of the Mayor, four elected City Commissioners and two representatives of the CRA business and residential community plus the appropriate County Commissioner (or his/her designate). The by-laws define the Mayor as the Board Chairperson and the Vice-Mayor as Vice Chair. The Board mirrored City policies and procedures as CRA policies and procedures, except where variances are approved by the CRA Board.

The CRA Board meets on an as-needed basis, but the meetings have averaged quarterly during FY 2020-21. The Board typically meets immediately prior to a City Commission meeting on either the second or fourth Tuesday of the month.

Modifications to CRA Plans, indebtedness, annual budgets and reports are all required to be submitted and approved by the Board of County Commissioners. The Agency has no outstanding bonds.

Chapter 163.387(8), Florida Statutes, requires that the CRA perform and annual independent audit. Results are available on the City website at www.floridacityfl.gov.

Restated Inter-Local Agreement

As noted on Page 1, a **Restated Inter-local Agreement** was approved by the Florida City Commission in Resolution 20-34 on June 17, 2020 and submitted to the Board of County Commissioners, who supported the Agreement with the passage of Resolution R-936-20 on October 6, 2020. The Agreement contains an expansion of the Community Redevelopment district that encompasses the area between the Busway, Davis Parkway, Redland Road and NW 2nd Street. It also extends the life of the Agency until June 1, 2055, to give adequate time to continue implementing the CRA Plan. As noted earlier, the Agreement created an additional Board seat for County Commission involvement and it also requires a 25% rebate of the County's annual TIF transfer to the Agency and codifies financial support for the County's SMART transit plan through another 25% rebate of the annual TIF contribution. The City TIF contribution remains the same percentage.

Development and Infrastructure Projects

Because of the nature of redevelopment work and size of City staff, the CRA Executive Director is tasked with the administration of major infrastructure projects within Florida City, regardless of the funding source. The onset of COVID-19 in early 2020 caused a significant slowdown in new projects and required a refocus on support for the local business sector and the completion of ongoing construction projects in straightened circumstances. Supply chain disruptions, staff health concerns and distanced office practices impacted everything across the board from delays in design times, communication issues and construction site mobilization. Florida City took this time to plan major initiatives to be instituted in 2021-22.

The Agency assembled 32 lots over a period of almost ten years in a part of the City known as the **"Snake Pit,"** specifically referenced in Section IX(A)(3) of the Community Redevelopment Plan, as an area in which the CRA should acquire and assemble properties. In 2021, $400,000 was budgeted for the acquisition and demolition of structures in the "Snake Pit." The Agency acquired three parcels, two of which required the City to use the eminent domain process, which is a time consuming exercise in the best of times and was greatly complicated by the pandemic. An earlier contract to sell the property to an affordable housing developer collapsed in late 2020 and, as of this writing, the City is in final negotiations with a new purchaser. Staff continues to clean up title issues with related lots in preparation for a final sale in FY 2021-22. Two structures, "Ford" and "Jefferson," were demolished after their acquisition. “Ford” was unoccupied and the “Jefferson” tenants voluntarily relocated.

The CRA is coordinating with Miami-Dade County, Homestead, and Florida City for the **widening of West Lucy Street**. The County has agreed to fund the cost of expanding West Lucy to three lanes with curb and gutter, drainage, landscaping and sidewalks between Redland Road and US 1. No firm date for commencement of construction has been announced. All required right of way has been acquired and some underground utilities continue to be relocated as needed.

In 2020-21, the CRA budgeted $150,000 for the repair of substandard residences in the CRA in a partnership with the non-profit **Rebuilding Together-Miami**. As of this writing, the program performed major renovations to the residences of 9 local families at a cost of $121,000. The City also budgeted $50,000 for homes outside CRA boundaries and has expended $39,000 of their budget, as of this writing. Florida City officials celebrated National Rebuilding Day on April 9, 2021 with yard parties at four residence work sites.

The long-delayed construction at **Loren Roberts Park** commenced in April, 2021. The $848,000 bid from HG Construction exceeded the 2017 $750,000 CDBG-NR grant secured for the removal of the debris from a former wastewater treatment plant and construction of parking and sidewalks to serve the park. CRA funding and other resources will make up the overage costs. Substantial completion of the project is expected in November, 2021.

The CRA administered the **$8,400,000 reconstruction of East Palm Drive**, including the culverting of the Florida City canal, from US 1 eastward to NW 172nd Avenue. After significant delays, construction began in early 2019 and work was substantially complete in April, 2021.

In 2021, infrastructure funding became available from Federal pass-thru grants through the State and CRA staff coordinated the successful application for a $16.8 million dollar grant, the largest thus-far secured by the City, for the purpose of a **Phase 2** construction **of the Palm Drive project** eastward to the City Limits. Engineering design, permitting and coordination is expected to take most of 2022.

Agency staff supports the City with the sale of the City-owned 14 acre **RV Park** in the heart of the CRA District to TREO Group. TREO plans to develop 8 acres of upscale multi-family units and 6 acres of commercial space and will assume the development of the adjacent linear park on 3rd Avenue.

To encourage **economic development**, the CRA held **auctions** and closings for various CRA-owned parcels of land during the fiscal year, raising $1,794,000 for the Agency in proceeds at final closing. A number of scattered site and multi-family housing projects will be constructed as a result of these sales. When closed, the property will no longer be maintained by City Public Works and all of the new developed properties will go back on the City’s tax roll.

The CRA budgeted $10,000 for general support at the City-owned **Florida Pioneer Museum.** Staff began discussions with the Museum Board in June, 2020 to consider a potential relocation of the facility but COVID forced the closing of the facility for the majority of 2020 and 2021, putting discussions on hold.

The Florida East Coast Railroad **Depot Building**, owned by the City, is a faithful reconstruction (1995) of the original depot building that served Florida City and Homestead in the early 1900's. It sits immediately behind the Florida Pioneer Museum on Krome Avenue and is available to rent for public events. The Depot had minimum use in the current fiscal year due to the pandemic restrictions. If the Museum eventually is relocated, the Depot would be similarly moved.

Washington Park is a one square block recreational asset in the Northwest neighborhood, designed as a children's park. The CRA hired Stantec to redevelop the facility. Construction will begin in 2022, pending clearing up property ownership issues with the County.

The CRA provides City oversight of **repairs and upgrades to the sanitary sewer system**. Baljet Environmental is responsible for ongoing project engineering and construction is underway, in various stages, of over 20 force mains, pump stations and related upgrades with a construction value of over $7 million dollars. Funding is provided by a State DEP revolving loan fund.

Working with City Engineer Baljet Environmental, the CRA is administering the City's FDEM Hazard Mitigation Grant for a **drainage project** in the area bordered by NW 7th Avenue, Redland Road, NW 2nd Street, and Palm Drive. The $899,000 grant is in the engineering and environmental review stage. The project will provide flood relief in one of the lowest areas of the CRA district and will include new street paving, sidewalks, curb and gutters, drainage, parallel parking and landscaping. The CRA committed to provide future grant match funding of $300,000.

CRA staff continue to provide oversight for the City's CDBG grant acquisition and administration.

Other Agency Programs

The CRA adopted a Commercial and Industrial Building Façade Program to assist building owners within the CRA to upgrade the appearance of their buildings. The façade rehabilitation project was budgeted for $30,000 in FY 2020-21 but, after several initial conversations, the Agency received no completed applications for funding during the year. The Agency assumes the worsening of the pandemic distracted owners from these sorts of improvements.

Staff did develop a grant program for existing businesses in Florida City, the "Fighting Chance" grants that successfully distributed over $750,000 worth of pass-through Federal funding to local business owners, receiving much praise and appreciation from the business community.

Commercial Building Improvement Grant Program: The Coronavirus pandemic continues to exert a significant negative impact on small businesses ability to survive, much less reinvest in facility improvements. No funding was requested under this program during the recent fiscal year.

Anticipating the challenge of redeveloping potentially environmentally contaminated properties, the City Commission designated (with Resolution 20-01) the entire CRA district as a **Green Reuse Area**, a new term for what used to be referred to as a "brownfield."

CRA staff assisted in the Miami-Dade County Transportation Planning Organization's (TPO) **"Florida City Hub Mobility and Accessibility Study**," issued in January, 2021, which identified short and long-term infrastructure improvement needs to the South Dade Bus Rapid Transitway.

Using information gleaned from the TPO study, CRA staff drafted a successful application for the 2021 Florida Department of Transportation's (FDOT) **Transportation Alternatives grant** and was awarded $1,000,000 for infrastructure improvements to the transit corridor in Florida City, to be awarded as FDOT funding becomes available.

As the City's infrastructure contact, CRA staff worked with the City Engineer and FDEP to successfully reapply for the NPDES (**National Pollution Discharge Elimination System) permit**, which must be renewed every 5 years. Tasks included development and distribution of best practices brochures and annual permit updates. Permit #FLR04E088 was issued on February 8, 2021 and is effective until February 7, 2026.

Community Policing Program: Continued implementation of this special public safety program, enhancing Florida City police patrols, over and above normal service levels, for the CRA district. The cost of this program was $350,000 for FY 2020-21 and will continue in the coming fiscal year at the same funding level.

As an adjunct to the community policing initiative, last year the Agency budgeted $60,000 to provide additional **video cameras** in appropriate locations within the district.

The CRA administers the **Opportunity Zone** program, providing potential tax benefits to developers within the zone.

Revenue Growth and Proposed Budget

The 2021 property tax base has increased, both in property valuation and because of physical additions to the district boundaries in 2009 and 2020, to its present value of approximately $358.6 million, an increase of almost 2.6 times since the CRA's taxable base year of 1994 (when it was worth approximately $134.3 million, after being decimated in Hurricane Andrew).

The proposed FY 2021-22 Annual Budget (**see Exhibit A**) defines the planned financial program for the CRA in the coming year. Total revenue available is expected to total $12,503,954. Of this amount, $1,513,295 is the annual City tax increment (TIF) contribution and $968,168 is the Miami-Dade County TIF contribution. The balance consists of $5,718,491 in carryover funds from FY 2020-21, sale of real estate at $4,294,000 and projected interest and other income of $10,000.

The reason for the large carryover balance is the Agency has been assembling construction funds required to complete the four-segment streetscape project in the Northwest neighborhood, estimated to cost $8,027,000 and the renovation of Washington Park. The ongoing pandemic certainly caused delays in implementing both projects, initially planned for FY 2020-21 starts, as most consultants and suppliers completely revamped how they performed, often operating remotely, which created significant project delays.

Proposed FY 2021-22 Budget Overview

For the complete budget, see the attached Exhibit A. Below is a synopsis of key elements in the budget

Administrative Expenses

1. Indirect Cost Allocation ($173,717) Indirect costs are the CRA's contribution to the costs of City services provided to the Agency by the Finance Department, City Clerk's Office, Human Resources, Administrative Services, etc. and include charges for office rent and utilities, shared office equipment, building cleaning and maintenance and facility insurance

2. Advertising and Notices ($15,000) Public notices are required for all special meetings and solicitations. Notices are required to be published in English and Spanish, determined by the makeup of this community.

3. Travel and Training ($6,000) Educational and business events relating to community redevelopment, including conferences. In 2021, the Agency purchased ZOOM licenses to facilitate online meetings.

4. Other Administrative Expenses ($12,000) Office supplies, postage, minor equipment replacement, phone expenses, copy machine and reproduction costs, internet, etc.

5. County Administrative Charge ($14,523) Rebate of 1.5% of County's tax increment contribution to CRA.

Operating Expenses

1. Contractual Services ($300,000) Architectural and engineering fees for infrastructure and building projects. Realtor and appraisal fees for property acquisition. Grant writing and administration costs.

2. Audits and Studies ($5,500) The Agency is required to have an independent audit of its financial activities annually.

3. Legal Services/ Court Costs ($50,000) Outside counsel for specialized services, such as brownfield issues, litigation defense, etc.

4. Infrastructure Improvements ($9,000,000) Construction costs for roadwork ($8mm) and redevelop Washington Park ($1mm)

5. Assistance to Non-Profits ($10,000) Operating subsidy for the Florida Pioneer Museum Association.

6. Housing Assistance Projects ($50,000) Rehabilitation on homeowner occupied houses.

7. Transfer out to others ($350,000) Enhanced police services/community policing within the CRA.

8. Acquisition of Tax Certificates ($10,000) To secure abandoned public nuisance properties.

9. Reserve/Contingency ($2,297,872) Cost overruns or enhancements for infrastructure projects or unanticipated costs.