MEMORANDUM

Agenda Item No. 8(G)(2)

TO:	Honorable Chairman Oliver G. Gilbert, III and Members, Board of County Commissioners	**DATE:**	July 6, 2023
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving the budget for Fiscal Year 2022-23 for the City of Florida City Community Redevelopment Agency and the City of Florida City Community Redevelopment Area totaling $13,807,369.00

Resolution No. R-598-23

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

Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum

Date: July 6, 2023

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

From: Daniella Levine Cava
Mayor

Daniella Levine Cava

Subject: Florida City Community Redevelopment Agency FY 2022-23 Budget

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Executive Summary

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the city of Florida City (City) and the city of Florida City Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies. This item seeks approval of the fiscal year (FY) 2022-23 budget totaling $13,807,369 for the Agency and the Florida City Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's FY 2022-23 budget for the redevelopment area in the amount of $13,807,369. The interlocal requires the Agency to submit an annual budget for County approval but does not require Board approval prior to expending funds on allowable activities. Notwithstanding the interlocal, section 163.387, Florida Statutes, which was amended after the execution of the interlocal, requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

Scope

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

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 $1,245,227 and the City's TIF payment into the trust fund is $1,867,733. 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.

Delegation of Authority

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

Track Record / Monitor

This item does not provide for contracting with any specific entity. It approves the Agency's and the redevelopment area's FY 2022-23 budget totaling $13,807,369, as more fully described in Exhibit 1 to the resolution.

Background

On March 2, 1993, the Board adopted Resolution No. R-288-93, which adopted 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 to create the 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.

<u>FY 2022-23 Budget</u>
The Agency's FY 2022-23 budget was approved on September 13, 2022 by the Agency and by the City through Resolution No. 22-04 (Attachment A) and Resolution No. 22-50 (Attachment B), respectively. The budget includes $1,245,227 in County TIF, $1,867,733 in City TIF, carryover funds of $10,684,409 and $10,000 in interest earnings.

Administrative expenditures includes $368,070, which represents 12 percent of the annual TIF funds collected, excluding the 1.5 percent County administrative charge of $18,699, satisfying the 20 percent cap in administrative expenditures required by the interlocal.

Operating Expenditures total $10,477,794 including:

- $9,810,000 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 ($8.5 million),
  - Washington Children's Park Rehabilitation ($1.31 million)
- $385,000 for community policing to pay for three police officers that provide enhanced patrol services;
- $112,794 for operating expenditures that include:
  - Employees' salary and fringes related to redevelopment projects ($84,944)
  - 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)
  - Audit and studies ($5,500)
  - Acquisition of tax certificates as part of an assemblage for development ($5,000)
  - Property maintenance ($3,000)
  - Printing and publishing ($2,250)
  - Membership dues ($2,000)
  - Other operating expenses ($100)
- $100,000 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; and
- $20,000 for legal services.

The budget also includes a contingency reserve of $2,942,806.

Attachments

Edward Marquez
Chief Financial Officer

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 22-04

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2022-23 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF $13,807,369 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 2022-23 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $13,807,369 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 2021-22, 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.

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

PASSED AND ADOPTED THIS 13th day of September, 2022.

Otis T. Wallace

OTIS T WALLACE, CHAIRMAN

CRA RESOLUTION NO: 22-04

ATTEST:

Jennifer A. Evelyn

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

Regine Monestime

REGINE MONESTIME, CITY ATTORNEY

Offered by: Chairman

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

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	Y
Vice Chairman Walter Thompson	Y
Board Member Sharon Butler	Y
Board Member Eugene D. Berry	Y
Board Member James Gold	Y
Board Member Bobbi McCray	ABSENT

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 15th day of September 20 22

By: Jennifer A. Evelyn

Exhibit A

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

	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 Actual	FY 2021-22 Budget Adopted	FY 2021-22 Budget Projected	FY 2022-23 Budget Proposed		
Revenues												
City Tax Increment Revenue	969,326	1,012,003	1,142,072	1,108,901	1,222,832	1,325,116	1,371,650	1,513,295	1,513,078	1,867,733		
County Tax Increment Revenue	596,022	662,824	741,746	720,188	794,181	860,612	890,834	968,168	968,029	1,245,227		
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	5,718,499	6,400,454	10,684,409		
All other revenues (name)		24,878	6,160	3,421	0		61,511					
Gain on Sale of Property				161,370	137,487	84,738	1,036,392	4,294,000	2,667,423	0		
Accounts Receivable												
Interest earnings	10,074	1,260	11,600	15,340	23,409	36,884	9,021	10,000	5,225	10,000		
Revenue Total	**3,026,245**	**3,020,586**	**3,505,271**	**4,379,219**	4,790,257	**5,004,232**	7,372,084	**12,503,954**	**11,554,209**	**13,807,369**		
Expenditures												
Administrative Expenditures:												
Employee salary (Administrative)	77,657	76,475	81,414	79,235	74,418	83,277	82,885	89,040	82,594	96,163		
Employee Fringes (Administrative)	25,231	21,872	23,285	25,752	24,186	27,065	27,135	29,150	27,040	31,482		
Contractual services							8,193					
Insurance												
Indirect Cost Allocation	109,583	118,802	131,878	128,047	141,202	153,013	158,374	173,717	173,717	217,925		Approx 7% of total
Bad Debt Expense												
Printing and publishing												
Marketing												
Advertising and notices	570	2,533	3,142	1,574	2,123	5,874	7,141	15,000	591	15,000		
Travel and Training	5,856	7,772	4,715	4,570	5,470	1,299	482	6,000	553	4,000		
Auto Expenses								3,500		2,000		
Rent/lease costs												
Equipment other than office												
Office equipment and furniture					50	364		1,000	1,421	1,500		
Other Admin. Exps	2127	499	776	1,187	1,419	1,881		12,000				
(A) Subtotal Admin Expenses, %	**221,024**	**227,953**	**245,209**	**240,365**	**248,868**	**272,773**	**284,210**	**329,407**	285,915	**368,070**	12.48%	
County Administrative Charge at 1.5%	8,940	9,942	11,331	10,803	11,913	12,904	13,363	14,523	14,520	18,699		Approx 1.5% of Co
(B) Subtot Adm Exp & County Charge	**229,964**	**237,895**	**256,540**	**251,168**	**260,781**	**285,677**	297,573	**343,930**	300,435	**386,769**	13.07%	
Operating Expenditures:												
Employee salary (Operating)	51,771	50,984	54,276	52,823	49,612	55,518	55,356	59,360	55,161	64,109		
Employee Fringes (operating)	16,820	14,581	15,523	17,168	16,124	18,044	17,991	19,292	17,927	20,835		
Contractual services	202,055	85,232	169,415	236,936	314,586	22,590	39,496	300,000	53,330	100,000		
Insurance												
Audits and studies							6,500	5,500	5,500	5,500		
Printing and publishing							320	2,000	277	2,250		
Membership/Dues	1,595	1,895	810	3,558	1,520	1,075	1,520	3,000	1,824	2,000		
General Operating												
Legal services/court costs		1,271	3,650	15,118	165,751	17,789	375	50,000	225	20,000		
Property Maintenance	2,500	2,500	2,500	2,653	70,719	2,500	3,000	3,000	3,000	3,000		
Land/building acquisitions & Demo/Relo	119,954	1,946	8,765	676								1
Infrastructure improvements	807,107	704,281	303,394	873,296	910,656	106,988	17,731	9,000,000	12,264	9,810,000		2
Debt service payments												
Assistance to Non-profits	5,700	6,799	20,401	3,275	2,979	5,125	5,820	10,000	4,861	10,000		
Housing Assistance Projects						69,500	175,227	50,000	64,820	50,000		5
Redevelopment façade / CBIG grants		9,809		10,000								3
Redevelopment loans / grants issued out												
Building construction & improves				200		1,110						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	385,000		
Policing Cameras in Commercial District						115,071						6
Acquisition of Tax Certificates	-485							10,000		5,000		
Other Oper. Expenses					647	568	720		175	100		
(C) Subtotal Oper. Expenses	**1,476,657**	**1,178,998**	**878,732**	**1,515,703**	**1,832,594**	**715,878**	**674,056**	**9,862,152**	**569,365**	**10,477,794**		
(D) Reserve/Contingency								**2,297,872**		**2,942,805**		
Expenditure Total (B+C+D)	1,706,621	1,416,893	1,135,272	1,766,871	**2,093,375**	**1,001,555**	971,629	**12,503,954**	**869,800**	**13,807,369**		
Cash Position (Rev-Exp)	1,319,624	1,603,693	2,369,999	2,612,340	**2,696,882**	**4,002,677**	6,400,454		10,684,409			

CITY OF FLORIDA CITY
RESOLUTION NUMBER 22-50

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2022-23 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF $13,807,369 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 2022-23 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 2022-23 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $13,807,369 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 2021-22, 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.

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

PASSED AND ADOPTED THIS 13th day of September, 2022.

Otis T. Wallace

OTIS T WALLACE, MAYOR

RESOLUTION NO: 22-50

ATTEST:

Jennifer A. Evelyn

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

Regine Monestime

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by Vice Mayor Thompson seconded by Comm. Berry

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Y
Vice Mayor Walter Thompson	Y
Commissioner Eugene D. Berry	Y
Commissioner Sharon Butler	Y
Commissioner James Gold	Y

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I Jennifer A. Evelyn
City Clerk
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 10th day of September AD 20 22
By: Jennifer A. Evelyn

Exhibit A

City of Florida City
Community Redevlopment 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 Actual	FY 2021-22 Budget Adopted	FY 2021-22 Budget Projected	FY 2022-23 Budget Proposed		
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County Tax Increment Revenue	596,022	662,824	741,746	720,188	794,181	860,612	890,834	968,168	968,029	1,245,227		
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	5,718,491	6,400,454	10,684,409		
All other revenues (name)		24,878	6,160	3,421	0		61,511					
Gain on Sale of Property				161,370	137,487	84,738	1,036,392	4,294,000	2,667,423	0		
Accounts Receivable												
Interest earnings	10,074	1,260	11,600	15,340	23,409	36,884	9,021	10,000	5,225	10,000		
Revenue Total	3,026,245	3,020,586	3,505,271	4,379,219	4,790,257	5,004,232	7,372,084	12,503,954	11,554,209	13,807,369		
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Insurance												
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Bad Debt Expense												
Printing and publishing												
Marketing												
Advertising and notices	570	2,533	3,142	1,574	2,123	5,874	7,141	15,000	591	15,000		
Travel and Training	5,856	7,772	4,715	4,570	5,470	1,299	482	6,000	553	4,000		
Auto Expenses								3,500		2,000		
Rent/lease costs												
Equipment other than office												
Office equipment and furniture					50	364		1,000	1,421	1,500		
Other Admin. Exps	2127	499	775	1,187	1,419	1,881		12,000				
(A) Subtotal Admin Expenses, %	221,024	227,953	245,209	240,365	248,868	272,773	284,210	329,407	285,915	368,070	12.48%	
County Administrative Charge at 1.5%	8,940	9,942	11,331	10,803	11,913	12,904	13,363	14,523	14,520	18,699		Approx 1.5% of Co
(B) Subtot Adm Exp & County Charge	229,964	237,895	256,540	251,168	260,781	285,677	297,573	343,930	300,435	386,769	13.07%	
Operating Expenditures:												
Employee salary (Operating)	51,771	50,984	54,276	52,823	49,612	55,518	55,356	59,360	55,161	64,109		
Employee Fringes (operating)	16,820	14,581	15,523	17,168	16,124	18,044	17,991	19,292	17,927	20,835		
Contractual services	202,055	85,232	169,413	236,936	314,586	22,590	39,496	300,000	53,330	100,000		
Insurance												
Audits and studies							6,500	5,500	5,500	5,500		
Printing and publishing							320	2,000	277	2,250		
Membership/Dues	1,595	1,895	810	3,558	1,520	1,075	1,520	3,000	1,824	2,000		
General Operating												
Legal services/court costs		1,271	3,650	15,118	165,751	17,789	375	50,000	225	20,000		
Property Maintenance	2,500	2,500	2,500	2,653	70,719	2,500	3,000	3,000	3,000	3,000		
Land/building acquisitions & Demo/Relo	119,954	1,646	8,765	676							1	
Infrastructure improvements	807,107	704,281	303,394	873,296	910,656	106,988	17,731	9,000,000	12,264	9,810,000	2	
Debt service payments												
Assistance to Non-profits	5,700	6,799	20,401	3,275	2,979	5,125	5,820	10,000	4,861	10,000		
Housing Assistance Projects						69,500	175,227	50,000	64,820	50,000	5	
Redevelopment façade / CBIG grants		9,809		10,000							3	
Redevelopment loans / grants issued out												
Building construction & improves				200		1,110					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	385,000		
Policing Cameras in Commercial District						115,071					6	
Acquisition of Tax Certificates	-485							10,000		5,000		
Other Oper. Expenses					647	568	720		175	100		
(C) Subtotal Oper. Expenses	1,476,657	1,178,998	878,732	1,515,703	1,832,594	715,878	674,056	9,862,152	569,365	10,477,794		
(D) Reserve/Contingency								2,297,872		2,942,805		
Expenditure Total (B+C+D)	1,706,621	1,416,893	1,135,272	1,766,871	2,093,375	1,001,555	971,629	12,503,954	869,800	13,807,369		
Cash Position (Rev-Exp)	1,319,624	1,603,693	2,369,999	2,612,348	2,696,882	4,002,677	6,400,454		10,684,409			

MEMORANDUM
(Revised)

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

DATE: July 6, 2023

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)
7-6-23

RESOLUTION NO. R-598-23

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2022-23 FOR THE CITY OF FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF FLORIDA CITY COMMUNITY REDEVELOPMENT AREA TOTALING $13,807,369.00

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

WHEREAS, on September 13, 2022, the Agency and City adopted the Agency's Fiscal Year 2022-23 budget ("budget") for the redevelopment area through Resolution No. 22-04 and Resolution No. 22-50, respectively; and

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

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2022-23 in the total amount of $13,807,369.00 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 annual adopted budget for Fiscal Year 2022-23 totaling $13,807,369.00 for the City of Florida City Community Redevelopment Agency and the City of 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 **Danielle Cohen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Juan Carlos Bermudez** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman **aye**
Anthony Rodríguez, Vice Chairman **aye**

Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Kevin Marino Cabrera	**aye**	Sen. René García	**absent**
Roberto J. Gonzalez	**aye**	Keon Hardemon	**absent**
Danielle Cohen Higgins	**aye**	Eileen Higgins	**aye**
Kionne L. McGhee	**aye**	Raquel A. Regalado	**absent**
Micky Steinberg	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of July, 2023. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

Basia Pruna
By:__________________________
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

City of Florida City
Community Redevelopment Agency
Annual Report
Fiscal Year 2021-22

Executive Director's Statement

The Florida City Community Redevelopment Agency (CRA) was created in 1996 and completed its 27th full year of operation in FY 2021-22.

After pursuing the assembly of a series of 34 lots fronting Lucy Street, between NW 6th Court and NW 7th Place, an area traditionally known locally as "the Snake Pit", since 2010, the CRA finally successfully concluded this arduous task this year. To a lay person, this relatively small 4.5 acre assembly looks fairly straightforward: contact a series of owners and make them reasonable offers for their property. Simple, yes? Even a rookie real estate agent could handle that in a few months. What could possibly take over 12 years to get it done?

I was not here for the kick-off of the project. I am certain that my predecessor, Rick Stauts, didn't have any illusions about what challenges faced him, having assembled a similar tract just north of the Snake Pit, across Lucy Street in Homestead. The first few acquisitions would have gone fairly easily, with accessible owners, willing sellers who took our appraisal-based offers and could deliver clear titles to their assets.

It didn't take long for reality to kick in. Owners who were hard to locate. Owners who had passed away. Owners who had died intestate, many with literally dozens of potential heirs, all of whom had to be located and informed of the offers. Folks who, for a variety of reasons, did not necessarily want to sell. Each successive lot brought a unique set of challenges. Even with willing sellers, clearing the title issues was typically a labyrinthine task with unsatisfied government development requirements, unity of title issues and on and on. Director Stauts and our legal team soldiered on through the years. When I arrived in December, 2019, most of the work had been accomplished, with 32 lots secured. The CRA even had a contract in place to sell the assembly to a developer, willing to construct the envisioned affordable housing project that was the reason the CRA undertook the process to begin with.

The finish line was tantalizingly close, or so it appeared. Complicated legal issues with the last **two lots** tied us up for years but were finally negotiated to conclusion in mid-2022. Earlier, in 2020, the deal we had under contract since 2018 collapsed. A successor group was formed but could not perform under the requirements of the assigned contract and then a third suitor also failed. The "Snake Pit" was looking snake bit.

However, in July, 2022, we wrapped up the last thorny acquisition issues and closed on the sale of the assembled property to Alphaville Developments, LLC. The Agency is familiar with their other projects and we are excited to see the final design for the new affordable housing project, which will begin construction in early 2023.

The CRA expresses its appreciation to former Executive Director Rick Stauts, Agency Attorney Regine Monestime and attorneys John Maas and Jackie Martinez of the Maas Law firm who, along with Mayor Wallace and many others, made this meaningful project possible.

The most important economic development effort of 2021, continuing into 2022, was the struggle to deny the construction of a proposed flyover of the Florida Turnpike at Palm Drive and US Highway 1. 2022 has been the year where all of the projects who withdrew under the threat of the flyover have re-emerged with plans to begin construction in 2023.

For FY 2021-22, the CRA Projected Budget was $10,684,409, with significant carryover amounts from previous years being marshalled to provide sufficient funding for several major infrastructure projects plus the proceeds from the sale of the Snake Pit. FY 2022-23 will reflect the implementation of those major improvements to both the road and parks systems within CRA boundaries. The details of the FY 2022-23 budget are included as Exhibit A.

Respectfully submitted by CRA Executive Director Jon Ward.

1. History of the Florida City Community Redevelopment Agency

The Florida City Community Redevelopment Agency (CRA) was created in 1996 and completed its 27th full year of operation in FY 2021-22.

The CRA by-laws and the Restated Inter-local Agreement with Miami-Dade 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. When meetings are called, the Board 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

A **Restated Inter-local Agreement** was approved by the Florida City Commission in Resolution 20-34 on June 17, 2020 and submitted to the Miami-Dade 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.

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 XXVIII.

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

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.

2. <u>Past Accomplishments</u>

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.

As noted in the Director's Statement, the Agency assembled 34 lots over a period of almost twelve years in a part of the City known locally 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 for the development of affordable housing. Negotiations for the final parcel were completed in July, 2022 and a contract for the sale of the assembled parcels was also closed in July. Alphaville Developments, LLC paid the Agency $2,550,000 for the lots and will begin construction on an affordable housing project in mid 2023.

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 2021-22, the CRA budgeted $50,000 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 4 local families at a cost of $47,748. The City also budgeted $150,000 for homes outside CRA boundaries and has expended $129,929 of their budget, as of this writing.

Major improvements at **Loren Roberts Park** were completed in May, 2022. The $848,000 project, funded primarily by a $750,000 2017 CDBG-NR grant removed debris from a former wastewater treatment plant and funded construction of 180 parking spaces and sidewalks to serve the park. CRA funding and other resources made up the overage design and construction costs.

The CRA administered the **$8,400,000 Phase 1 reconstruction of East Palm Drive**, including the culverting of the Florida City canal, from US 1 eastward to NW 172^{nd} Avenue. Construction began in early 2019 and the contract was closed out in June, 2022.

CRA staff will also administer a $16.7 million dollar CDBG-MIT grant, the largest thus-far secured by the City, for **Phase 2 of the East Palm Drive reconstruction** project, eastward from NW 172^{nd} Avenue to the City Limits. The DEO contract was signed in February, 2022 and engineering design, permitting and environmental review is expected to take until mid-2023.

The CRA budgeted $10,000 for general support at the City-owned **Florida Pioneer Museum** but COVID forced the closing of the facility for FY 2021-22. The Agency did perform general repairs, maintenance and funded security and internet costs for the facility.

Washington Park is a one square block recreational asset in the Northwest neighborhood, designed as a children's park. The CRA hired Stantec Consulting to redesign the facility. Ownership issues were settled with Miami-Dade County in May and final plan design was completed in July, 2022. Construction bids will be solicited for this project in January, 2023. Construction will take place in 2023 at an estimated cost of $1mm.

The CRA provides City administration 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 various grants.

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 $1,200,000 grant contract was received in August, 2022 and will be rebid for construction costs in December.. 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.

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

Other Agency Programs

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.

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 2021-22 and will increase to $385,000 in the coming fiscal year.

3. Revenue Growth and Proposed Fiscal Year 2022-23 Budget

The CRA increment increased, both from increases in property valuation and because of physical additions to the district boundaries in 2009 and 2020.

The FY 2022-23 Annual Budget defines the financial program for the CRA for the coming year. Total revenue available is expected to total $13,807,369. Of this amount, $1,867,733 is the annual City tax increment (TIF) contribution and $1,245,227 is the Miami-Dade County TIF contribution. The balance consists of $10,684,409 in carryover funds from FY 2021-22 including the sale of real estate at $2,667,423 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 $8,500,000 and the renovation of Washington Park, estimated to cost $1,310,000. The ongoing pandemic certainly caused delays in implementing both projects, initially planned for FY 2021-22 starts, as most consultants and suppliers completely revamped how they performed, often operating remotely, which created significant project delays. The streetscape project was issued a Notice To Proceed in November, 2022 and Washington Park is anticipated to break ground in June, 2023.

Proposed FY 2022-23 Budget Overview

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

<u>Administrative Expenses</u>

1. Indirect Cost Allocation ($217,925) 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 ($4,000) Educational and business events relating to community redevelopment, including conferences. In 2022, the Agency renewed ZOOM licenses to facilitate online meetings.

4. Automobile Maintenance ($2,000) is budgeted for car expenses.

5. Other Administrative Expenses ($1500) Office supplies, postage, minor equipment replacement, phone expenses, copy machine and reproduction costs, internet, etc.

6. County Administrative Charge ($18,699) Rebate of 1.5% of County's tax increment contribution to CRA.

7. Employee Salary (Administrative): Executive Director Salary ($96,163), Fringes ($31,482).

Operating Expenses

1. Contractual Services ($100,000) Architectural and engineering fees for infrastructure and building projects (whose costs are not otherwise included in the overall project costs). 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 ($20,000) Outside counsel for specialized services, such as brownfield issues, litigation defense, etc.

4. Infrastructure Improvements ($9,810,000) Construction costs for streetscaping 5th and 6th Avenue and all side streets between Davis Parkway on the south to Lucy St. on the north ($8.5mm) and to redevelop Washington Park ($1.31mm)

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

6. Housing Assistance Projects ($50,000) Rehabilitation of homeowner occupied houses (Rebuilding Together Miami contract).

7. Transfer out to others ($385,000) Enhanced police services/community policing within the CRA.

8. Acquisition of Tax Certificates ($5,000) To secure abandoned public nuisance properties.

9. Employee Salary Operating: Executive Director Salary ($64,109) , Fringes ($20,835)

10. Other Operating Expenses ($7,350) include Printing/Publishing ($2,250), Membership Dues ($2,000), Property Maintenance ($3,000) and Other Operating Expenses ($100).

Reserve/Contingency

The budget includes $2,942,806 reserve / contingency for cost overruns or enhancements for infrastructure projects or unanticipated costs.

Exhibit A

City of Florida City
Community Redevlopment Agency
FY 2022-23 Proposed Budget
FY 2022-23 begins October 1, 2022

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 Actual	FY 2021-22 Budget Adopted	FY 2021-22 Budget Projected	FY 2022-23 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	1,513,295	1,513,078	1,867,733
County Tax Increment Revenue	596,022	662,824	741,746	720,188	794,181	860,612	890,834	968,168	968,029	1,245,227
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	5,718,491	6,400,454	10,684,409
All other revenues (name)		24,878	6,160	3,421	0		61,511			
Gain on Sale of Property				161,370	137,487	84,738	1,036,392	4,294,000	2,667,423	0
Accounts Receivable										
Interest earnings	10,074	1,260	11,600	15,340	23,409	36,884	9,021	10,000	5,225	10,000
Revenue Total	**3,026,245**	**3,020,586**	**3,505,271**	**4,379,219**	**4,790,257**	**5,004,232**	**7,372,084**	**12,503,954**	**11,554,209**	**13,807,369**
Expenditures										
Administrative Expenditures:										
Employee salary (Administrative)	77,657	76,475	81,414	79,235	74,418	83,277	82,885	89,040	82,594	96,163
Employee Fringes (Administrative)	25,231	21,872	23,285	25,752	24,186	27,065	27,135	29,150	27,040	31,482
Contractual services							8,193			
Insurance										
Indirect Cost Allocation	109,583	118,802	131,878	128,047	141,202	153,013	158,374	173,717	173,717	217,925
Bad Debt Expense										
Printing and publishing										
Marketing										
Advertising and notices	570	2,533	3,142	1,574	2,123	5,874	7,141	15,000	591	15,000
Travel and Training	5,856	7,772	4,715	4,570	5,470	1,299	482	6,000	553	4,000
Auto Expenses								3,500		2,000
Rent/lease costs										
Equipment other than office										
Office equipment and furniture					50	364		1,000	1,421	1,500
Other Admin. Exps	2127	499	775	1,187	1,419	1,881		12,000		
(A) Subtotal Admin Expenses, %	**221,024**	**227,953**	**245,209**	**240,365**	**248,868**	**272,773**	**284,210**	**329,407**	**285,915**	**368,070**
County Administrative Charge at 1.5%	8,940	9,942	11,331	**10,803**	**11,913**	**12,904**	**13,363**	**14,523**	**14,520**	**18,699**
(B) Subtot Adm Exp & County Charge	**229,964**	**237,895**	**256,540**	**251,168**	**260,781**	**285,677**	**297,573**	**343,930**	**300,435**	**386,769**
Operating Expenditures:										
Employee salary (Operating)	51,771	50,984	54,276	52,823	49,612	55,518	55,356	59,360	55,161	64,109
Employee Fringes (operating)	16,820	14,581	15,523	17,168	16,124	18,044	17,991	19,292	17,927	20,835
Contractual services	202,055	85,232	169,413	236,936	314,586	22,590	39,496	300,000	53,330	100,000
Insurance										
Audits and studies							6,500	5,500	5,500	5,500
Printing and publishing							320	2,000	277	2,250
Membership/Dues	1,595	1,895	810	3,558	1,520	1,075	1,520	3,000	1,824	2,000
General Operating										
Legal services/court costs		1,271	3,650	15,118	165,751	17,789	375	50,000	225	20,000
Property Maintenance	2,500	2,500	2,500	2,653	70,719	2,500	3,000	3,000	3,000	3,000
Land/building acquisitions & Demo/Relo	119,954	1,646	8,765	676						
Infrastructure improvements	807,107	704,281	303,394	873,296	910,656	106,988	17,731	9,000,000	12,264	9,810,000
Debt service payments										
Assistance to Non-profits	5,700	6,799	20,401	3,275	2,979	5,125	5,820	10,000	4,861	10,000
Housing Assistance Projects						69,500	175,227	50,000	64,820	50,000
Redevelopment façade / CBIG grants		9,809		10,000						
Redevelopment loans / grants issued out										
Building construction & improves				200		1,110				
Transfer out to others (Community Policing)	269,640	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	385,000
Policing Cameras in Commercial District						115,071				
Acquisition of Tax Certificates	-485							10,000		5,000
Other Oper. Expenses					647	568	720		175	100
(C) Subtotal Oper. Expenses	**1,476,657**	**1,178,998**	**878,732**	**1,515,703**	**1,832,594**	**715,878**	**674,056**	**9,862,152**	**569,365**	**10,477,794**
(D) Reserve/Contingency								**2,297,872**		**2,942,806**
Expenditure Total (B+C+D)	**1,706,621**	**1,416,893**	**1,135,272**	**1,766,871**	**2,093,375**	**1,001,555**	**971,629**	**12,503,954**	**869,800**	**13,807,369**
Cash Position (Rev-Exp)	**1,319,624**	**1,603,693**	**2,369,999**	**2,612,348**	**2,696,882**	**4,002,677**	**6,400,454**		**10,684,409**	