

MEMORANDUM

Agenda Item No. 8(G)(1)

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

DATE: June 4, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the budget
for Fiscal Year 2023-24 for the
North Beach Community
Redevelopment Agency and the
North Beach Community
Redevelopment Area, totaling
\$2,796,000.00

Resolution No. R-490-24

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: June 4, 2024

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

From: Daniella Levine Cava
Mayor 

Subject: North Beach Community Redevelopment Agency's FY 2023-24 Budget

Executive Summary

As required by the Interlocal Cooperation Agreement (Interlocal) between Miami-Dade County (County), the City of Miami Beach (City) and the North Beach Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies. This item seeks approval of the fiscal year (FY) 2023-24 budget, totaling \$2.796 million, for the Agency and the North Beach Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2023-24 budget for the redevelopment area in the amount of \$2.796 million. The Board must approve the Agency's budget as required by the interlocal. Additionally, Section 163.387, Florida Statutes, 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 redevelopment area lies within County Commission Districts 4 and 5, which is represented by Commissioners Micky Steinberg and Eileen Higgins. Most of the redevelopment area lies within County Commission District 4.

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 County's TIF payment into the Agency's trust fund for FY 2023-24 is \$851,000. The City's TIF payment into the trust fund is \$1,082,000. As required by the interlocal, the County will continue to make annual payments to the Agency and the redevelopment area based on each respective year's growth of ad valorem revenues over the base year through 2051, when the Agency and the redevelopment area will sunset.

Delegation of Authority

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

Track Record/Monitor

This item does not provide for contracting with any specific entity. It approves the Agency's and the redevelopment area's FY 2023-24 budget totaling \$2.796 million, as detailed in Exhibit 1 to the resolution.

Background

On July 8, 2020, the Board adopted Resolution No. R-619-20, which, among other things, (i) established the boundaries of the redevelopment area and declared the redevelopment area to be slum or blighted

within the meaning of Part III of Chapter 163 of the Florida Statutes ("Act") and (ii) delegated to the City the power to create the Agency, pursuant to the Act. On July 20, 2021, the Board adopted Resolution No. R-696-21 which, among other things, approved the Plan and the Interlocal among the County, the City and Agency. The Interlocal requires that upon approval by the Agency and the City Commission, the Agency submit an annual budget to the County for approval. Additionally, on July 20, 2021, the Board also adopted Ordinance No. 21-70 creating the trust fund for the redevelopment area.

Fiscal Year 2023-24 Budget

On September 27, 2023, the Agency's FY 2023-24 budget of \$1.933 million was approved by the Agency through Resolution No. 012-2023 (Attachment A), and the City in Resolution No. 2023-32789 (Attachment B). The budget included \$851,000 in County TIF and \$1,082,000 in City TIF.

However, the adopted budget did not include end of FY 2022-23 projected expenditures and carryover revenue information. Therefore, on November 28, 2023, the Agency and the City approved an amendment to the FY 2022-23 budget for appropriate carryover funds totaling \$863,000 to specific redevelopment projects pursuant to the approved community redevelopment plan through Resolution No. 013-2023 (Attachment C) and Resolution No. 2023-32838 (Attachment D), respectively. The Agency and the City also approved the first amendment to the FY 2023-24 budget, to include the prior year carryover revenue through Resolution No. 014-2023 (Attachment E) and Resolution No. 2023-32839 (Attachment F), respectively.

The Agency's FY 2023-24 amended budget totaling \$2.796 million includes \$851,000 in County TIF, \$1,082,000 in City TIF, and \$863,000 in fund balance/prior year surplus.

Administrative expenditures for the Agency's operations total \$34,000 to provide for a satellite office within the redevelopment area and represent less than one percent of total budgeted expenditures, excluding the 1.5 percent County Administrative Charge (\$13,000) and the City Administrative Charge (\$10,000), which is based on a cost allocation study.

Operating expenditures total \$1,948,000 and are broken down as follows:

- \$650,000 for Commercial Façade Improvement Program in the Normandy Fountain / Rue Vendome Plaza;
- \$399,000 for Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and to promote resiliency;
- \$298,000 for workforce and affordable housing, set aside as required by the Interlocal based on 10 percent of the combined tax increment revenue for the year;
- \$286,000 for enhanced levels of staffing and services throughout the redevelopment area, including:
 - community policing (\$186,000)
 - code compliance initiatives (\$100,000);
- \$135,000 for Arts & Culture related tourism;
- \$100,000 to promote additional cleanliness and beautification; and
- \$80,000 for small business development.

The Agency's budget also includes a contingency of \$791,000 for future projects.

Attachments



Carladenise Edwards
Chief Administrative Officer



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Board of Directors of the North Beach Community Redevelopment Agency

FROM: Alina T. Hudak, Executive Director

DATE: September 27, 2023

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2024.**

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

RECOMMENDATION

The Administration recommends that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopt the attached Resolution which establishes the final budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024.

BACKGROUND

On July 17, 2019, the Miami Beach City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners (“BCC”) approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

Pursuant to the county’s delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City’s preparation of the Redevelopment Plan, in order to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City, North Beach CRA and Miami-Dade County negotiated an interlocal cooperation agreement (the “Interlocal Agreement”).

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to Section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA (the “North Beach CRA Board”).

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally, pursuant to Resolution No. 004-2021, the Chairperson and Board Members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to Miami-Dade County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817.

Pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year. As noted in Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute.

ANALYSIS

North Beach CRA Revenues

Based on the 2023 Certification of Taxable Value provided by the Miami-Dade County Property Appraiser on July 1, 2023, property values in the North Beach CRA were \$1.73 billion reflecting an increase of approximately 9.1% compared to the 2022 Certification of Taxable Value of \$1.58 billion. For FY 2024, the City's portion of the tax increment revenue totals approximately \$1.1 million and the County's portion of the tax increment revenue totals approximately \$851,000.

North Beach CRA Expenditures

Project-related expenditures for FY 2024 account for approximately \$386,000, which include \$186,000 allocated for community policing initiatives, \$100,000 for enhanced Code Compliance to continue to provide enhanced levels of staffing and services throughout the North Beach CRA area, and \$100,000 to promote additional cleanliness and beautification.

The budget also includes \$170,000 for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, \$120,000 for a Residential Property Improvement Program to promote the

maintenance of naturally occurring affordable housing stock and promote resiliency, \$135,000 for Arts & Culture related tourism and branding, and \$80,000 for small business development.

Administrative expenditures account for \$34,000, which include a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis.

Other expenditures include \$13,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2024 tax increment financing (TIF) payment; a \$10,000 contribution to the City for administrative expenditures based on a cost allocation study; a \$194,000 set-aside for workforce housing and affordable housing based on 10% of the combined FY 2024 TIF revenues; and a \$791,000 set-aside for future projects.

CONCLUSION

The FY 2024 North Beach CRA budget is \$1.933 million.

To promote economic investment, growth and revitalization within the North Beach Community Redevelopment Area and to address the existing and future obligations of the North Beach CRA, it is recommended that the Redevelopment Agency adopt the attached Resolution, which establishes the final budgets for the North Beach Community Redevelopment Area (North Beach CRA) for FY 2024.

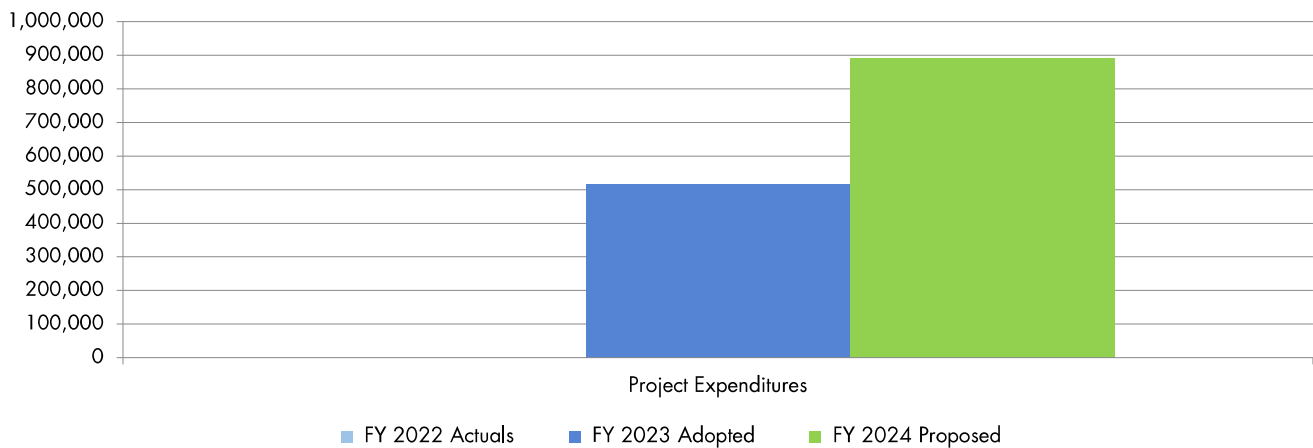
Attachment A – FY 2024 North Beach CRA Operating Budgets (Exhibit A)
Attachment B – FY 2024 North Beach CRA Work Plan

ATH/RW/HS/LW

Attachment A – FY 2024 North Beach CRA Operating Budget (Exhibit A)

North Beach Community Redevelopment Area Operating Budget				
	FY 2021 Actual	FY 2022 Actual	FY 2023 Adopted	FY 2024 Proposed
Revenues and Other Sources of Income				
Tax Increment - City	\$ -	\$ -	\$ 577,000	\$ 1,082,000
Tax Increment - County	-	-	458,000	851,000
TOTAL REVENUES	\$ -	\$ -	\$ 1,035,000	\$ 1,933,000
Admin/Operating Expenditures				
CMB Administration	\$ -	\$ -	\$ 18,000	\$ 44,000
County Admin Fee	-	-	7,000	13,000
Total Admin/Operating Expenditures	\$ -	\$ -	\$ 25,000	\$ 57,000
Project Expenditures				
Small Business Development	\$ -	\$ -	\$ 49,000	\$ 80,000
Beautification	-	-	210,000	290,000
Arts & Culture	-	-	52,000	135,000
Enhanced Services:				
Community Policing	-	-	100,000	186,000
Code Compliance	-	-	88,000	100,000
Community Cleanliness	-	-	16,000	100,000
Total Project Expenditures	\$ -	\$ -	\$ 515,000	\$ 891,000
Reserves, Debt Service and Other Obligations				
10% Set-aside for Affordable & Workforce Housing	\$ -	\$ -	\$ 104,000	\$ 194,000
Set-aside for Future Projects	-	-	391,000	791,000
Total Reserves, Debt, & Other Obligations	\$ -	\$ -	\$ 495,000	\$ 985,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ -	\$ -	\$ 1,035,000	\$ 1,933,000
SURPLUS / (GAP)	\$ 0	\$ 0	\$ 0	\$ 0

Expenditure Summary



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



Fiscal Year 2024 Proposed Operating Budget and Work Plan

North Beach Community Redevelopment Agency
1755 Meridian Avenue
Miami Beach, FL 33139

Board of Directors

Dan Gelber, Chair
Kristen Rosen Gonzalez, Board member
Laura Dominguez, Board member
Alex J. Fernandez, Board member
Steven Meiner, Board member
Ricky Arriola, Board member
David Richardson, Board member
Micky Steinberg, Board member

Executive Staff

Alina T. Hudak, Executive Director
Rafael Paz, General Counsel
Rafael Granado, Secretary

North Beach CRA Advisory Committee

Jose Smith, Chair
Betsy Perez, Vice Chair
Ronnie Issenberg
Elizabeth Latone
Romina Orozco-Encio
Manning Salazar
David Sexton

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY BOUNDARY MAP





MESSAGE FROM THE EXECUTIVE DIRECTOR ALINA T. HUDAK

Honorable Chair Dan Gelber and Board of Directors:

I am pleased and honored to present for your consideration the Fiscal Year 2024 proposed budget for the North Beach Community Redevelopment Agency. Fiscal Year 2023 represented the inaugural budget year for the North Beach CRA following establishment and approval by Miami-Dade County on July 20, 2021. The Proposed Operating Budget and Work Plan for Fiscal Year 2024 herein, commencing on October 1, 2023 and ending on September 30, 2024, is the second budget for the North Beach CRA.

We are excited by the second consecutive year of significant growth in the Redevelopment Area following the 2021 base year. The combined tax increment revenue from the City of Miami Beach and Miami-Dade County totals approximately \$1.9 million reflecting an increase of approximately 87% over the prior year. The Redevelopment Area has

experienced a 21.85% increase in taxable values from \$1.42 billion in the base year to \$1.73 billion in the current year, which is symbolic of the potential of the area.

On June 21, 2023, the Miami-Dade County Board of County Commissioners approved (ratified) the North Beach CRA Fiscal Year 2023 Budget, as required by Florida law. Following this approval and pursuant to the Interlocal Agreement, the North Beach CRA then began to expend budgeted funds to implement the Redevelopment Plan.

In planning for the future, the executive team, with input from the North Beach CRA Advisory Committee, has identified early short-term and long-term strategies, initiatives, and programs based on the approved Redevelopment Plan, that should enhance the area and lay the foundation for future economic investment. Similar to the prior budget year, the proposed budget for Fiscal Year 2024 recommends a prudent set aside of approximately 50% of tax increment financing revenue for future projects such as affordable and workforce housing and infrastructure and major projects that are essential to the community.

The North Beach CRA district, and North Beach community, is at a pivotal point with the completion of the Beachwalk and Rue Vendome Plaza renovation, progress on planning for the Byron Carlyle Theater through the City's Arts and Culture General Obligation Bond, implementation of public improvements on Ocean Terrace, and several other approved projects in the North Beach Town Center zoning district, including 72 Park Residences. The area is poised for significant economic investment which may include the redevelopment of the Deauville Hotel site, development of the 72nd Street Community Complex, and major resiliency projects. We are confident that the tax increment revenue will be accelerated by direct and indirect economic development resulting from North Beach CRA programs and investments.

The proposed budget contains allocations for a beautification program including, but not limited to, commercial façade and residential property improvement programs; enhanced services including community policing, code compliance, and sanitation; arts and culture-related branding, communications, and marketing; small business development programs and services; and administrative expenses including administrative fees as required by Miami-Dade County, development of a short-term strategic plan, and the operations of the North Beach CRA office within the Redevelopment Area.

Establishing a solid organizational and fiscal foundation for the North Beach CRA is essential to long-term success. I would like to thank the greater Miami Beach community, led by Chair Dan Gelber, North Beach CRA Board of Directors, and the North Beach CRA Advisory Committee for continued leadership and guidance in the budget and planning process for one of the City's most unique and promising areas. It is our collective collaboration, innovation, and fiscal conscientiousness that will elevate and invigorate North Beach.

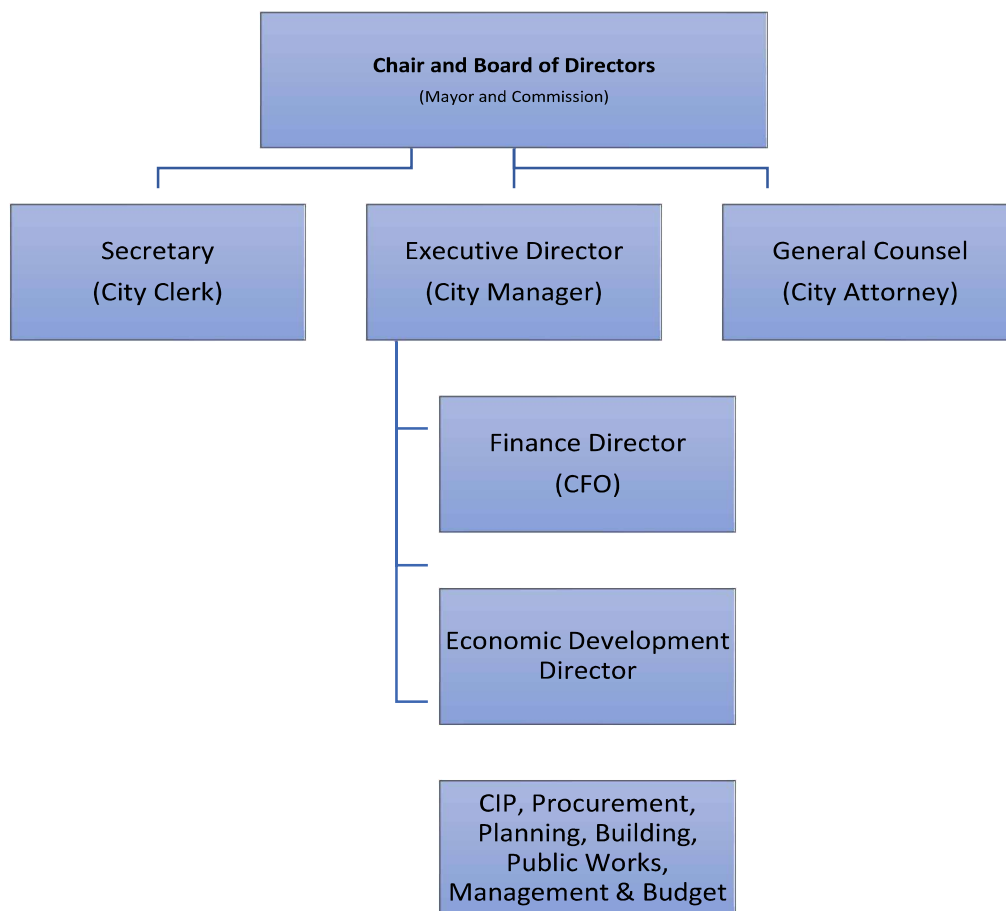
In addition to the Board of Directors and Advisory Committee, the North Beach CRA appreciates the contributions of Eric Carpenter, Deputy City Manager; Rickelle Williams, Assistant City Manager/Economic Development Director; Jason Greene, Chief Financial Officer; David Martinez, Capital Improvement Projects Director; Tameka Otto Stewart, Budget Director; Richard Ajami, Budget Officer; Kyle Teijeiro, Senior Budget Analyst; and Luis Wong, Administrative Services Manager.

Respectfully submitted,

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



ORGANIZATIONAL CHART



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



BACKGROUND

The City of Miami Beach is recognized and admired regionally, nationally, and internationally as a dynamic and vibrant destination. Between the warm climate, sprawling beach, and various cultural and lifestyle amenities, Miami Beach has distinguished itself as a thriving hospitality and tourism mecca. The City's significant investment in the arts, aesthetics, recreation, public safety, and climate resiliency, coupled with the depth and quality of residential and educational offerings, have made the City an ideal live-work-play environment. With tremendous quality of life characteristics and strategic, measured development and preservation over the years, the City has, overall, maintained and improved its status as a major driver of the Miami-Dade County economy and brand.

Notwithstanding, in comparison with other areas of the City, the North Beach area has trailed in the level of redevelopment, revitalization, economic growth, and investment. Substantial commercial vacancy, obsolete housing stock, limited new development, environmental and resiliency challenges, and depressed household income are among the challenges facing North Beach.

BACKGROUND CONT'D

There have been several efforts by the City of Miami Beach to encourage growth and investment in North Beach, including but not limited to the North Beach Revitalization Plan, the North Beach Master Plan (Plan NoBe), the West Lots Plan, and other initiatives focusing on climate resiliency, environmental sustainability, transportation, economic development, affordable housing, historic preservation, and land development regulations. The residents, Mayor, and City Commission have also approved General Obligation Bond (G.O. Bond) funding for major improvement projects in the North Beach area.

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners ("BCC") approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

BACKGROUND CONT'D

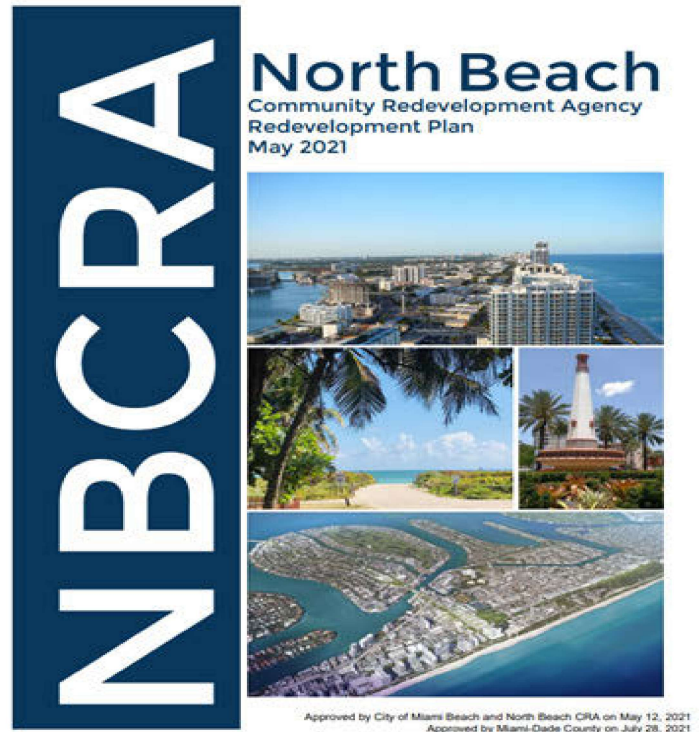
Pursuant to the County's delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City's preparation of the Redevelopment Plan, in order to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City, North Beach CRA, and County Administrations negotiated an interlocal cooperation agreement (the "Interlocal Agreement").

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA.

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Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to the County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817. The North Beach CRA's governing documents and legislation may be accessed at its website: <https://www.miamibeachfl.gov/northbeachcra>.



PURPOSE STATEMENT

The North Beach CRA Redevelopment Plan envisions a vibrant, resilient community with a Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents. The Redevelopment Plan concepts and approaches cover a range of project types across several implementation dimensions such as scale, scope, cost, time duration, and potential impact outcomes. The Redevelopment Plan presents goals and strategies which may be implemented using funding from tax increment revenue derived from within the designated boundary over the 30-year life of the North Beach CRA.

REDEVELOPMENT PLAN GOALS

1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents
2. Invest in Climate Resilience, Sustainability & Infrastructure
3. Strengthen Cultural Arts, Branding & Marketing, and Communication
4. Protect and Enhance the Neighborhood Character
5. Improve the Quality of Life of Residents and Visitors
6. Leverage Resources for Community Redevelopment

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

INTERLOCAL AGREEMENT

The adopted boundaries of the Redevelopment Area delineate the area within which tax revenue will be generated and captured during the 30-year life of the North Beach CRA, for expenditure on investments and projects identified in the Redevelopment Plan. As negotiated and approved, the Interlocal Agreement provides for material financial terms agreed upon by the City of Miami Beach, the North Beach CRA, and Miami-Dade County. The Interlocal Agreement contains the following provisions governing use of TIF revenue:

- One member of the County Commission, or a County Commission designee, may be appointed to serve on the North Beach CRA's Board of Commissioners (in addition to the other members appointed to the North Beach CRA's Board of Commissioners (i.e., the City Commission). Said County Commissioner, or designee, shall be vested with the same rights, duties, and obligations as any other North Beach CRA Board member; and
- No more than twenty percent (20%) of the total tax increment funds deposited annually into the Trust Fund by the City and the County shall be used for total administrative expenses (including indirect and overhead expenses which may not exceed six percent (6%) of the total contemplated administrative expenses to be spent under the Redevelopment Plan); and
- The County shall charge, and the North Beach CRA shall pay to the County, no later than March 31, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the North Beach CRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section; and

INTERLOCAL AGREEMENT CONT'D

- The City and the County hereby agree to contribute 60 percent (60%) of the tax increment funds derived from the Redevelopment Area on an annual basis; and
- The North Beach CRA budget for expenditures funded by tax increment revenues shall be capped, so that an amount equal to the TIF revenues paid into the Trust Fund by the County and the City attributable to 10 percent (10%) of the incremental value in the Area, shall remain un-appropriated and un-expended, except for the purpose of funding projects associated with affordable and workforce housing; and
- Commencing in the year in which the combined annual contribution into the Trust Fund by the County and the City is or exceeds \$1 million, this 10 percent (10%) shall only be used for the purpose of funding projects associated with affordable and workforce housing, including but not limited to, the construction, preservation, and rehabilitation of such housing; and
- The North Beach CRA shall not budget in any fiscal year more than ten percent (10%) of the value of the City and County tax increment payment for that year on capital maintenance activities or community policing, respectively; and
- Beginning FY 2049-50, the County, North Beach CRA, and the City will negotiate an interlocal agreement to account for the sunset of the North Beach CRA.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES

1. Establishment of North Beach CRA District Office and Small Business Development

During the November 17, 2021 meeting of the North Beach CRA Advisory Committee, the Committee recommended establishing a North Beach CRA office located within the district boundaries. The Committee emphasized the benefits of having staff accessible within the CRA district and suggested that initial activities prioritize support for small businesses. On September 28, 2022, approval of the North Beach CRA's FY 2023 Budget included funding for a North Beach CRA office space. Through a collaborative effort across City of Miami Beach departments, the North Beach CRA district office now occupies a portion of the Miami Beach Building Department's leased space at 962-964 Normandy Drive. On January 19, 2023, the North Beach CRA held a ribbon cutting ceremony open to the public and attended by elected officials, City staff, and community stakeholders. As the North Beach CRA does not yet have dedicated staff, the Administration must maximize use of limited resources to operate the office space. Economic Development Department staff serve as an informational resource guide during inquiries by telephone and in-person from Miami Beach residents and businesses in regard to all topics relating to redevelopment, and economic and business development. Through outreach efforts, the North Beach CRA has engaged with approximately 1524 businesses and residents since the District office opened. Staff also conducts site visits and field canvassing with various City departments providing municipal services throughout the CRA district. In addition, staff also attend community events, such as activations and meetings hosted by the Normandy Fountain Business Association, to promote the CRA and its efforts to elevate the community.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

2. Approval and Launch of Commercial Façade Improvement Program and Residential Property Improvement Program

On June 28, 2023, the North Beach CRA Board approved two new CRA beautification programs, a Commercial Façade Improvement Program and Residential Property Improvement Program, initially targeting properties in the vicinity of Normandy Fountain/Rue Vendome Plaza. As approved in the North Beach CRA FY 2023 Budget, the programs aim to enhance and improve the district's existing building stock by helping subsidize private property beautification, maintenance, and resiliency upgrades. These exterior improvements may include, but are not limited to, new windows, doors, lighting, and signage. The Commercial Façade Improvement Program assists commercial properties, and the Residential Property Improvement Program targets the district's multifamily housing stock within the program area. Both programs are structured as a reimbursable matching grant incentive available to properties in the Program area. Following an application and approval process, eligible property owners/businesses are reimbursed for up to 70% of costs with a cap of \$20,000 for eligible improvements. The Residential Property Improvement Program is also aimed at promoting housing affordable as Program participants/eligible properties must have a majority of residential units leased to households earning up to 140% of the area median income for Miami-Dade County. For three (3) years following award, Program participants may not increase rents for the eligible units by more than 3% per year. Information about each Program is being shared with area groups through in person meetings and webinars.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

3. Enhanced Services: Community Policing, Code Compliance, and Sanitation

The North Beach CRA is empowered to provide funding support for enhanced services such as community policing innovations, which is proven to be a useful tool in protecting neighborhoods and improving quality of life. Funding has been utilized for community policing services within the North Beach CRA district boundaries, including crime prevention initiatives, pro-active policing, and response to calls for service. Miami Beach Police Department officers have proactively engaged with approximately 150 businesses, issued roughly 150 moving citations, made 62 felony arrests and 151 homeless referrals.

The Miami Beach Code Compliance Department has provided enhanced services in the North Beach CRA district. Calls for service and investigations addressing quality of life issues, including enhancement of physical appearance and cleanliness, have served to increase compliance throughout. Code Compliance staff have dedicated an additional 264 hours of service including approximately 86 inspections and 50 violations.

The Miami Beach Sanitation Division has diligently provided comprehensive litter control services in the North Beach CRA area, further extending their range of services. As part of their commitment to maintaining cleanliness and promoting a healthy environment, the Division has allocated an average of 18 additional hours per month specifically dedicated to this area. Through these efforts, the Sanitation Division ensures that litter is promptly collected, streets are regularly swept, and public spaces are kept free from debris. By providing this valuable service, the division contributes significantly to enhancing the aesthetic appeal and overall quality of life in the Redevelopment Area.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

4. Affordable and Workforce Housing

While at least 10% of the TIF revenue generated must be itemized to fund projects associated with affordable and workforce housing, the North Beach CRA has not yet expended these funds. Rather, the North Beach CRA has set these funds aside for the construction, preservation, and/or rehabilitation of such housing. Once an eligible project or program has been identified, the North Beach CRA will allocate these funds to promote affordable and workforce housing. Note that the Residential Property Improvement Program, described above, does focus on preserving affordable and workforce housing in addition to encouraging beautification.

WORKPLAN

The North Beach CRA Redevelopment Plan Goals and Implementation Strategies include many initiatives derived from resident and stakeholder suggestions during the Redevelopment Plan development process, best practices, and concepts recommended in previous studies, reports, and master plans. Implementation strategies vary in cost, duration, impact, complexity, and boldness. There are several strategies that may require significant costs to effect visible change.

As the Redevelopment Plan and previous related plans are expansive in scope, a primary initiative for Fiscal Year 2024 includes the development of a short-term (3-5 year) strategic plan to focus the initial efforts of the North Beach CRA. In the interim, the proposed immediate focus of the North Beach CRA during its initial years continues to concentrate on actions that can be implemented at little cost, since long-term implementation strategies are typically ongoing or are projects for which funding is not currently available. Short-term strategies that are immediate may include actions addressing, for example, code compliance or marketing and branding initiatives, which involve less expenditure but are visible and impactful, nonetheless.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES

The Fiscal Year 2024 operating budget recommendation prioritizes six categories of expenditures:

North Beach CRA				
Revenues	FY 2023 Adopted Budget	Percentage	FY 2024 Proposed	Percentage
City of Miami Beach TIF Contribution	\$ 577,000	55.7%	1,082,000	56.0%
Miami-Dade County TIF Contribution	\$ 458,000	44.3%	851,000	44.0%
Total:	\$ 1,035,000	100.0%	1,933,000	100.0%

Expenditures	FY 2023 Adopted Budget	Percentage	FY 2024 Proposed	Percentage
Beautification	\$ 210,000	20.3%	\$ 290,000	15.0%
Enhanced Services:				
Community Policing	\$ 100,000	9.7%	\$ 186,000	9.6%
Code Compliance	\$ 88,000	8.5%	\$ 100,000	5.2%
Community Cleanliness	\$ 16,000	1.5%	\$ 100,000	5.2%
Arts and Culture	\$ 52,000	5.0%	\$ 135,000	7.0%
Small Business Development	\$ 49,000	4.7%	\$ 80,000	4.1%
Administration	\$ 25,000	2.4%	\$ 57,000	2.9%
Self-side: Affordable and Workforce Housing	\$ 104,000	10.0%	\$ 194,000	10.0%
Self-side: Future Projects	\$ 391,000	37.8%	\$ 791,000	40.9%
Total:	\$ 1,035,000	100.0%	\$ 1,933,000	100.0%

1. Beautification

a. Commercial Façade Improvement Program: The North Beach CRA has developed a commercial façade improvement program (matching grant) available to businesses located within the Normandy Isles/Rue Vendome Plaza section of the Redevelopment Area. The purpose is to substantially improve the visible appearance and street presence of properties as well as enhance the functionality and sustainability of businesses within this main commercial area. Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.

- Section 6.2: Normandy Isles - The Normandy Fountain area, also known as Vendome Plaza, serves as the community and commercial center of Normandy Isle and could develop into a vibrant, pedestrian-oriented shopping district with a strategic combination of protection and enhancement.
- Section 8.3: Several initiatives, such as rehabilitation/beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.1: Business Attraction and Retention - Develop incentive programs to help existing or new property and business owners with aesthetics, repairs, rehabilitations, improvements, land acquisition, and resiliency modifications.
- Section 9.4.1: Normandy Isles – Fountain Area - Support redevelopment of sites around the fountain to include retail, Class A office space, and residential.

PROGRAM AND INITIATIVES CONT'D

b. Residential Property Improvement Program: The North Beach CRA has developed a residential property improvement program (matching grant) available to residential property owners to promote resiliency, beautification, and historic preservation. The program provides for renovation and rehabilitation of multifamily residential properties to encourage sustainable features, housing affordability and age-in-place opportunities for residents.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 7.5.3: Building Adaptation - Resilient design can also be implemented through residential, commercial and business façade improvement programs. The programs would aim to help the Redevelopment Area to address façades and building systems to properly anticipate and accommodate future extreme weather patterns and natural events. This incentive-based program could also encourage building owners to invest in green infrastructure.
- Section 8.3: Several initiatives, such as rehabilitation/beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.2: Real Estate - Establish protective measures to safeguard housing for existing residents within the CRA consistent with federal requirements.
- Section 9.2.1: Resiliency and Sustainability — Develop a climate resiliency incentive program to assist residential and commercial property owners with applicable capital improvements.
- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Create programs and incentives to promote age in place opportunities for existing and new housing stock.
- Section 9.4.1: North Shore - Partner with multifamily property owners to retain affordable and workforce housing offerings

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

2. Enhanced Services

a. Community Policing: The North Beach CRA is empowered to provide funding to support the development and implementation of community policing innovations, subject to the budgetary limitation set forth in the Interlocal Agreement. Through additional shifts/over time, the Miami Beach Police Department (MBPD) will augment and promote relationship building and trust among officers and residents to encourage the development and effectiveness of crime watch groups. Community policing initiatives will include “Park and Walks” foot patrols to increase visibility in parks and commercial corridors and proactive police activities including quality of life sweeps and drug and traffic enforcement.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.2: Safety - Work with the Miami Beach Police Department or ambassador programs to develop and implement community policing innovations.

PROGRAM AND INITIATIVES CONT'D

b. Code Compliance: The North Beach CRA, in cooperation with the MBPD, Miami Beach Fire Department, and Code Compliance Department, will work to create a safe, quality environment for residents and businesses. The CRA will fund two additional 10-hour Code Compliance Officer shifts per week to provide opportunities for community engagement, education, outreach, and enforcement efforts.

Redevelopment Plan Goal 4: Protect and enhance the neighborhood character.

- Section 9.4: Work with the City to ensure property owners are meeting code compliance standards and implement remedies.
- Section 9.5.2: Safety — Work with the Miami Beach Code Compliance Department to highlight opportunities and address code-related concerns.



Normandy Fountain Rue Vendôme Plaza Ribbon-cutting February 27, 2022

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

c. Sanitation: Maintaining clean streets and public and private spaces are critical elements for enhancing a community. As the City plans for additional North Beach staffing for the Public Works Department - Sanitation Division, the North Beach CRA will provide support for waste processing fees associated with the removal of solid waste attributed to illegal dumping within the district.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.1: Community Spaces - Work with the City to ensure streets are maintained and cleaned regularly.

3. Arts and Culture

With cultural anchors and assets within the North Beach CRA, there is an opportunity to promote arts and culture through cultural tourism by leveraging these resources. Art galleries, the Miami Beach Bandshell, Rue Vendome Plaza and other public spaces attract tourists and improve quality of life of residents. The North Beach CRA has already achieved some success in terms of branding with the development of a logo. Further development of the brand strategy is needed to propel the Redevelopment Area.

Redevelopment Plan Goal 3: Strengthen Cultural Arts, Branding & Marketing, and Communication

PROGRAM AND INITIATIVES CONT'D

- Section 9.3.1: Cultural Tourism - Leverage arts and culture as a key community development strategy and a core sector of comprehensive community planning and development; Encourage and support the recruitment of cultural partners and performing arts organizations; Invest and assist in cultivating, preserving, and enhancing the artist community; Explore opportunities to partner or collaborate with cultural organizations with emphasis on those based in Miami Beach; and Promote hotels, restaurants, and retailers with area cultural tours and food fairs or other similar programs.
- Section 9.3.2: Branding - Develop a logo, campaign strategy, and signage including for outreach and relationship-building to multilingual stakeholders and residents.

4. Small Business Development

The North Beach CRA business community is strengthened by the various small businesses and entrepreneurs operating within the commercial and residential districts. Small business development programs and services will enhance business success and provide resources to encourage business attraction, retention, and creation.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.1.1: Business Attraction & Retention – Inventory existing businesses to identify complementary businesses for attraction to fill the retail gap identified in the market analysis; Engage with existing business owners to assess and support small business needs, including marketing, rehabilitation, resiliency improvements, labor needs, and employment training; Work with City to allow temporary uses, pop-up activations, retail, and restaurants, whether in vacant shopfronts or on vacant lots; Implement a “Shop Local” program; and Host “banker/broker/developer” events to highlight available land, retail, and office space.

5. Administration

General: Administrative expenses for the North Beach CRA are limited by the Interlocal Agreement which stipulates that no more than 20% of TIF revenue may be used for such costs. The Interlocal Agreement also provides for an Administrative Fee to Miami-Dade County in the amount of 1.5% of its TIF contribution to the Trust Fund. Other administrative expenses include a contribution to the Miami Beach General Fund to cover general costs for internal services as determined by a cost allocation study. The North Beach CRA will also contribute to a portion of personnel costs for a City of Miami Beach Economic Development staff member and the Miami Beach Building Department’s lease of commercial office space to allow for a physical presence within the district.

PROGRAM AND INITIATIVES CONT'D

6. Affordable and Workforce Housing

The Interlocal Agreement stipulates that the North Beach CRA must dedicate at least 10% of TIF revenue for affordable and workforce housing. The funding may be used for renovation, construction, or preservation efforts. The 10% set aside for Fiscal Year 2024 will add to the foundation of funding for housing related projects and initiatives in future years. Although funding is not slated to be expended in Fiscal Year 2024, planning efforts will focus on preservation and renovation of naturally occurring affordable housing units, development of new multifamily affordable and workforce housing inventory, and homeownership opportunities.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 9.1.2: Real Estate - Identify priority areas for redevelopment and associated property acquisition needs related to replacement housing, infill redevelopment, parks, greenspace, parking, and resiliency efforts.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create infill housing programs to increase residential projects on existing residential sites; Support affordable homeownership opportunities through first-time homebuyer, down-payment, and utility assistance programs; Create programs and incentive to increase affordable and workforce housing, mixed-income projects, mixed-use projects; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Partner with the Miami Beach Housing Authority and the City's Housing and Community Services Department to protect existing residents and provide affordable housing and homeownership opportunities.

7. Future Projects

The Redevelopment Plan contemplates projects of varying complexity and costs. As TIF revenue grows, the North Beach CRA will be better able to leverage resources to implement large-scale projects and programs including infrastructure, environmental, and parks and recreation projects. Additionally, the North Beach CRA will be able to utilize revenue to supplement grant funded projects and have the capacity to bond TIF revenue for even greater impact.

BUDGET HIGHLIGHTS

- \$4,000 for a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis

BUDGET HIGHLIGHTS CONT'D

- \$170,000 for the Commercial Façade Improvement Program in the Normandy Fountain/Vendome Plaza area to embrace historic architecture and improve business attraction and retention
- \$120,000 for the Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency
- \$186,000 allocated for MBPD community policing initiatives to continue to provide enhanced levels of staffing and services throughout the area
- \$100,000 for enhanced Code Compliance services including additional levels of staffing each week
- \$100,000 to cover cost for enhanced level of service and to cover solid waste dumping fees and promote additional cleanliness and beautification
- \$65,000 for a strategic plan to focus short-term efforts and initiatives
- \$12,775 for the County's administrative fees, which are equivalent to 1.5% of the County's respective TIF payment for FY 2024
- \$10,000 contribution to the City's General Fund for administrative costs



North Beach CRA Advisory Committee members and staff liaisons
Page 622 of 643

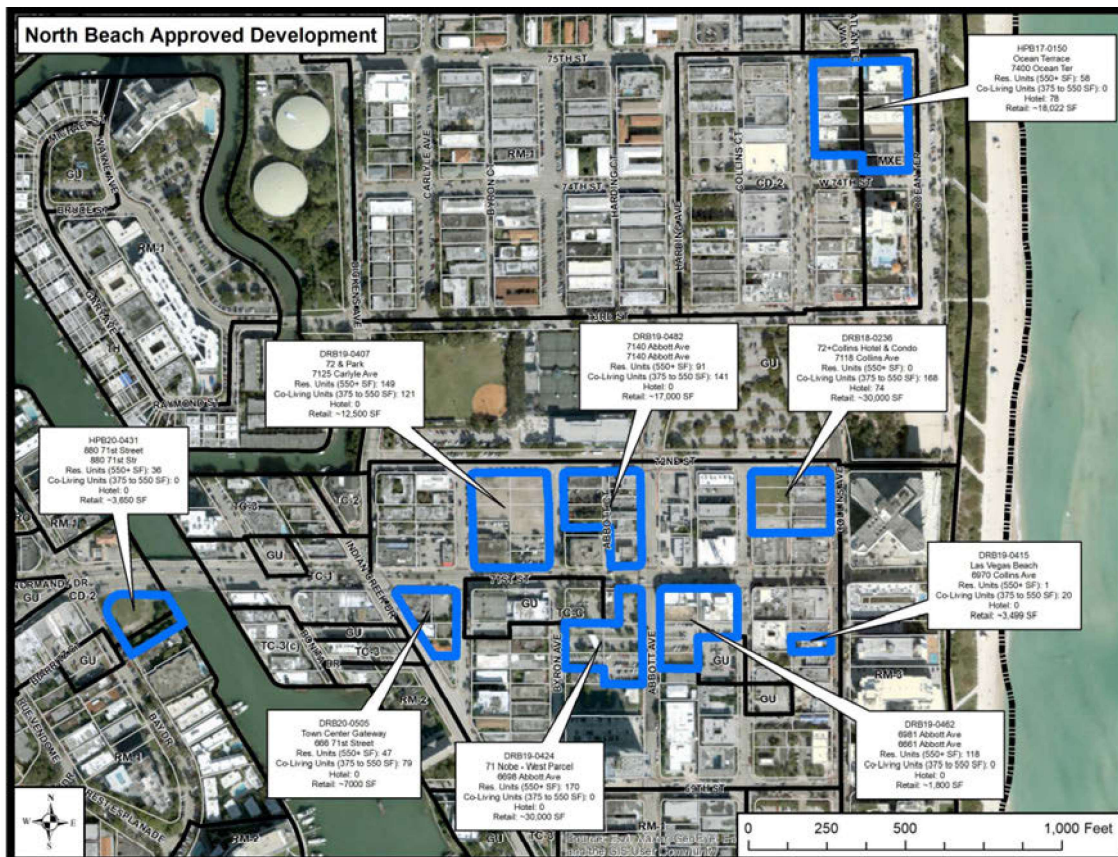
NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

CRITICAL SUCCESS FACTORS

- Adoption and adherence to the Redevelopment Plan and other economic development and revitalization strategy plans for various areas of the North Beach CRA district and the City as a whole
- Enhance networking and communication opportunities with the local community including, but not limited to, residents, property owners, business owners/operators, and visitors to gauge interest in various economic development initiatives, programs, and incentives
- Progress on planned public infrastructure and facility projects
- Progress on approved private development projects

CRITICAL SUCCESS FACTORS CONT'D

- Development of partnerships and opportunities for collaboration with local, regional, and national partners
- Ability to secure external funding sources including grants
- Ability to network and interact with the business and development communities to encourage new and expanding private investment in the area
- Access to local/zip code level market information especially the real estate and job markets
- Improved website and data development to ensure a greater quantity and selection of detailed information and records are instantly available to the public, site selection consultants, and potential business owners



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

FUTURE OUTLOOK

Economic development and growth opportunities are found throughout the Redevelopment Area. While early growth in property values experienced since the 2021 base year suggests that the North Beach CRA is on the fast track to overcoming the conditions that led to its creation, e.g., blight, deterioration, and economic stagnation, redevelopment efforts must be balanced with both aggressive and measured initiatives. The Redevelopment Plan outlines bold, local approaches that will raise community awareness of the CRA and invoke visible change without the tremendous financial expenditure associated with many capital projects. In addition to annual preparation of an Operating Budget and Work Plan, the North Beach CRA will develop a five-year implementation strategy with corresponding funding projections to help steer planning for the redevelopment program. New development projects, economic revitalization programs, and creative financing for commercial and entrepreneurial endeavors are critical to the pathway forward.

FUTURE OUTLOOK CONT'D

The implementation of short-term and immediate redevelopment strategies should be followed by a critical mass of development improvements in key commercial areas which are necessary to accelerate revitalization and signal progress by the North Beach CRA. These areas include Town Center, Normandy Isles/Rue Vendome Plaza, North Shore, and the West Lots. For redevelopment to occur in these parts of North Beach, CRA program initiatives must be accomplished with community participation and the leveraging of available resources. Using the Redevelopment Plan as a guide for strategies that preserve and enhance what residents value most in their neighborhoods, the North Beach CRA will work to improve on existing elements and create new elements essential for promoting a vibrant community.



72 Park Residences

RESOLUTION NO. 012-2023

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2024.

WHEREAS, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the Miami Beach City Commission adopted Resolution No. 2021-31817, respectively, approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

WHEREAS, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board and only for the purposes specified by Statute; and

WHEREAS, project-related expenditures for FY 2024 account for approximately \$386,000, which include \$186,000 allocated for community policing initiatives, \$100,000 for enhanced Code Compliance in the North Beach CRA to continue to provide enhanced levels of staffing and services throughout the area, and \$100,000 to promote additional cleanliness and beautification; and

WHEREAS, the budget also includes \$170,000 for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, \$120,000 for a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$135,000 for Arts & Culture related tourism and branding, and \$80,000 for small business development; and

WHEREAS, administrative expenditures account for \$34,000, which include a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis; and

WHEREAS, other expenditures include \$13,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2024 tax increment financing (TIF) payment; a \$10,000 contribution to the City for administrative expenditures based on a cost allocation study; a \$194,000 set-aside for workforce housing and affordable housing based on 10% of the combined FY 2024 TIF revenues; and a \$791,000 set-aside for future projects; and

WHEREAS, the Executive Director of the North Beach Community Redevelopment Agency recommends approval of the final FY 2024 operating budget for the North Beach CRA.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that

the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the final operating budget for the North Beach Community Redevelopment Area for FY 2024, as outlined below and further detailed in the attached Exhibit "A."

Commercial Façade Improvement Program	\$170,000
Residential Property Improvement Program	120,000
Community Policing Code Compliance	186,000
Enhanced Code Compliance	100,000
Cleanliness and beautification	100,000
Administrative expenditures	34,000
Arts & Culture	135,000
Small Business Development	80,000
County Administration Fee	13,000
City Administration Fee (Cost Allocation)	10,000
Set-aside for Workforce and Affordable Housing	194,000
Set-aside for future projects	791,000
Total FY 2024 Budget	\$1,933,000

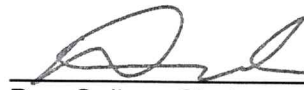
PASSED AND ADOPTED this 27th day of September 2023.

ATTEST:



SEP 28 2023

Rafael E. Granado, Secretary



Dan Gelber, Chairperson



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, RAFAEL E. GRANADO, City Clerk of the City of Miami Beach, 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 seal of said City this 28 day of SEPTEMBER, 2023.



SEP 28 2023

Rafael E. Granado
City Clerk of the City of Miami Beach, Florida

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



Redevelopment Agency
General Counsel

9-20-23
Date

PAZ





City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: September 27, 2023

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2024.**

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

RECOMMENDATION

The Administration recommends that the Mayor and City Commission of the City of Miami Beach adopt the attached Resolution approving the final budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024.

BACKGROUND

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners (“BCC”) approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

Pursuant to the county’s delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City’s preparation of the Redevelopment Plan, in order to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City, North Beach CRA and Miami-Dade County administration negotiated an interlocal cooperation agreement (the “Interlocal Agreement”).

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to Section 163.357, Florida Statutes and declared the Mayor and City Commission to be the governing body of the North Beach CRA (the “North Beach CRA Board”).

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally,

pursuant to Resolution No. 004-2021, the Chairperson and Board Members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to Miami-Dade County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817.

Pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year. As noted in Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute. Additionally, the Interlocal Agreement stipulates that the City Commission approve the North Beach CRA annual budget prior to submittal to Miami-Dade County.

ANALYSIS

North Beach CRA Revenues

Based on the 2023 Certification of Taxable Value provided by the Miami-Dade County Property Appraiser on July 1, 2023, property values in the North Beach CRA were \$1.73 billion reflecting an increase of approximately 9.1% compared to the 2022 Certification of Taxable Value of \$1.58 billion. For FY 2024, the City's portion of the tax increment revenue totals approximately \$1.1 million, and the County's portion of the tax increment revenue totals approximately \$851,000.

North Beach CRA Expenditures

Project-related expenditures for FY 2024 account for approximately \$386,000, which include \$186,000 allocated for community policing initiatives, \$100,000 for enhanced Code Compliance to continue to provide enhanced levels of staffing and services throughout the North Beach CRA Redevelopment Area, and \$100,000 to promote additional cleanliness and beautification.

The budget also includes \$170,000 for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, \$120,000 for a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$135,000 for Arts & Culture related tourism and branding, and \$80,000 for small business development.

Administrative expenditures account for \$34,000, which include a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis.

Other expenditures include \$13,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2024 tax increment financing (TIF) payment; a \$10,000 contribution to the City for administrative expenditures based on a cost allocation study; a \$194,000 set-aside for workforce housing and affordable housing based on 10% of the combined FY 2024 TIF revenues; and a \$791,000 set-aside for future projects.

CONCLUSION

The FY 2024 North Beach CRA budget is \$1.933 million.

To promote economic investment, growth and revitalization within the North Beach Community Redevelopment Area and to address the existing and future obligations of the North Beach CRA, it is recommended that the Mayor and City Commission of the City of Miami Beach adopt the attached Resolution, which establishes the final budgets for the North Beach Community Redevelopment Area (North Beach CRA) for FY 2024.

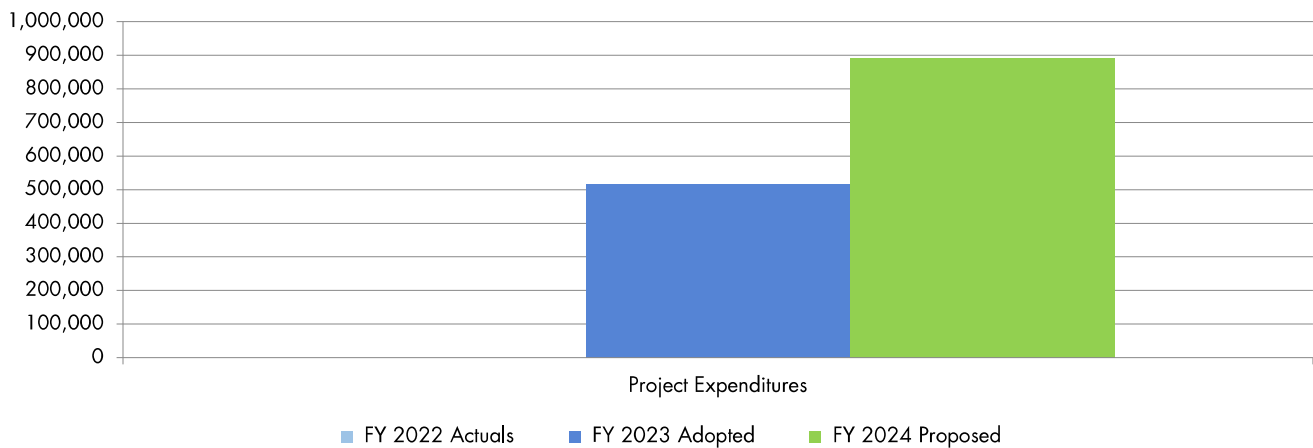
Attachment A – FY 2024 North Beach CRA Operating Budget (Exhibit A)
Attachment B – FY 2024 North Beach CRA Work Plan

ATH/RW/HS/LW

Attachment A – FY 2024 North Beach CRA Operating Budget (Exhibit A)

North Beach Community Redevelopment Area Operating Budget				
	FY 2021 Actual	FY 2022 Actual	FY 2023 Adopted	FY 2024 Proposed
Revenues and Other Sources of Income				
Tax Increment - City	\$ -	\$ -	\$ 577,000	\$ 1,082,000
Tax Increment - County	-	-	458,000	851,000
TOTAL REVENUES	\$ -	\$ -	\$ 1,035,000	\$ 1,933,000
Admin/Operating Expenditures				
CMB Administration	\$ -	\$ -	\$ 18,000	\$ 44,000
County Admin Fee	-	-	7,000	13,000
Total Admin/Operating Expenditures	\$ -	\$ -	\$ 25,000	\$ 57,000
Project Expenditures				
Small Business Development	\$ -	\$ -	\$ 49,000	\$ 80,000
Beautification	-	-	210,000	290,000
Arts & Culture	-	-	52,000	135,000
Enhanced Services:				
Community Policing	-	-	100,000	186,000
Code Compliance	-	-	88,000	100,000
Community Cleanliness	-	-	16,000	100,000
Total Project Expenditures	\$ -	\$ -	\$ 515,000	\$ 891,000
Reserves, Debt Service and Other Obligations				
10% Set-aside for Affordable & Workforce Housing	\$ -	\$ -	\$ 104,000	\$ 194,000
Set-aside for Future Projects	-	-	391,000	791,000
Total Reserves, Debt, & Other Obligations	\$ -	\$ -	\$ 495,000	\$ 985,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ -	\$ -	\$ 1,035,000	\$ 1,933,000
SURPLUS / (GAP)	\$ 0	\$ 0	\$ 0	\$ 0

Expenditure Summary



RESOLUTION NO. 2023-32789

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF
MIAMI BEACH, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR
THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL
YEAR 2024.**

WHEREAS, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the City Commission also adopted Resolution No. 2021-31817 respectively approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

WHEREAS, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute; and

WHEREAS, project-related expenditures for FY 2024 account for approximately \$386,000, which include \$186,000 allocated for community policing initiatives, \$100,000 for enhanced Code Compliance in the North Beach CRA to continue to provide enhanced levels of staffing and services throughout the area, and \$100,000 to promote additional cleanliness and beautification; and

WHEREAS, the budget also includes \$170,000 for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to e improve area aesthetics and promote business attraction and retention, \$120,000 for a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$135,000 for Arts & Culture related tourism and branding, and \$80,000 for small business development; and

WHEREAS, administrative expenditures account for \$34,000, which include a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis; and

WHEREAS, other expenditures include \$13,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2024 tax increment financing (TIF) payment; \$10,000 for the contribution to the City for administrative expenditures based on a cost allocation study; a \$194,000 set-aside for workforce housing and affordable housing based on 10% of the combined FY 2024 TIF revenues; and a \$791,000 set-aside for future projects; and

WHEREAS, the Executive Director of the North Beach Community Redevelopment Agency recommends approval of the final FY 2024 operating budget for the North Beach CRA.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City

Commission hereby adopt the final operating budget for the North Beach Community Redevelopment Area for FY 2024 as outlined below and further detailed in the attached Exhibit "A."

Commercial Façade Improvement Program	\$170,000
Residential Property Improvement Program	120,000
Community Policing	186,000
Enhanced Code Compliance	100,000
Cleanliness and beautification	100,000
Administrative expenditures	34,000
Arts & Culture	135,000
Small Business Development	80,000
County Administration Fee	13,000
City Administration Fee (Cost Allocation)	10,000
Set-aside for Workforce and Affordable Housing	194,000
Set-aside for future projects	791,000
Total FY 2024 Budget	\$1,933,000

PASSED AND ADOPTED this 27th day of September 2023.

ATTEST:



Rafael E. Granado, Secretary

SEP 28 2023



Dan Gelber, Chairperson

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, RAFAEL E. GRANADO, City Clerk of the City of Miami Beach, 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 seal of said City this
28 day of SEPTEMBER, 2023.



Rafael E. Granado
City Clerk of the City of Miami Beach, Florida

SEP 28 2023

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney PAR

9-20-23

Date

RESOLUTION NO. 013-2023

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2023 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 28, 2022, through Resolution No. 007-2022 and approved by the Miami-Dade County Board of County Commissioners on June 21, 2023; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2023 year-end analysis for the North Beach Community Redevelopment Area operating budget, which includes the proposed realignment of funding budgeted between various projects and programs, it is recommended that \$863,000 be set aside for projects and programs within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2023 that have not been completed that the Administration is recommending be carried forward and appropriated in the respective FY 2024 operating budgets.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that following a duly noticed public hearing on November 28, 2023, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2023 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 28 day of November, 2023.

ATTEST:



Rafael E. Granado, Secretary

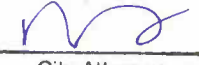
NOV 28 2023



Dan Gelber, Chairperson

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION





City Attorney PAZ 11-17-23
Date

Exhibit "A"

**North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget**

	FY 2023 Adopted Budget	1st Budget Amendment	FY 2023 Amended Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 577,000		\$ 577,000
Proj Adjustment to City Increment	\$ -		\$ -
Tax Increment - County	\$ 458,000		\$ 458,000
Proj Adjustment to County Increment	\$ -		\$ -
Interest Income	\$ -		\$ -
Fund Balance/Retained Earnings	\$ -		\$ -
TOTAL REVENUES	\$ 1,035,000	-	\$ 1,035,000
Admin/Operating Expenditures			
CMB Administration	\$ 18,000	(7,000)	\$ 11,000
County Admin Fee	\$ 7,000		\$ 7,000
Total Admin/Operating Expenditures	\$ 25,000	(7,000)	\$ 18,000
Project Expenditures			
Small Business Development	\$ 49,000	(34,000)	\$ 15,000
Beautification	\$ 210,000	549,000	\$ 759,000
Arts & Culture	\$ 52,000	(52,000)	\$ -
Enhanced Services			
Community Policing	\$ 100,000		\$ 100,000
Code Compliance	\$ 88,000	(62,000)	\$ 26,000
Community Cleanliness	\$ 16,000	(3,000)	\$ 13,000
Total Project Expenditures	\$ 515,000	398,000	\$ 913,000
Reserves, Debt Service and Other Obligations			
10% Set-aside for Affordable & Workforce Housing	\$ 104,000		\$ 104,000
Set-aside for Future Projects	\$ 391,000	(391,000)	\$ -
Total Reserves, Debt Service & Other Obligations	\$ 495,000	(391,000)	\$ 104,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,035,000	-	\$ 1,035,000
SURPLUS / (GAP)	\$ -	-	\$ -

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: November 28, 2023

10:04 a.m. Public Hearing

SUBJECT: A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

RECOMMENDATION

See attached Memorandum

ANALYSIS

See attached Memorandum

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

See attached Memorandum

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Strategic Connection

Organizational Innovation - Ensure strong fiscal stewardship.

Legislative Tracking

Office of Management and Budget

ATTACHMENTS:

Description

- ▢ Memorandum
- ▢ Resolution

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Board of Directors of the North Beach Community
Redevelopment Agency

FROM: Alina T. Hudak, Executive Director

DATE: November 28, 2023

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE
NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST
AMENDMENT TO THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE NORTH
BEACH COMMUNITY REDEVELOPMENT AREA.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

BACKGROUND

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year. The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2023 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 28, 2022, through Resolution No. 007-2022, and approved by the Miami-Dade County Board of County Commissioners on June 21, 2023.

NORTH BEACH CRA ANALYSIS

North Beach CRA Revenues

Revenues for the North Beach Community Redevelopment Area are comprised of City and County Tax Increment funds.

North Beach CRA Expenditures

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

To conclude, other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

NORTH BEACH CRA OPERATING BUDGET AMENDMENT

The preliminary year-end analysis based on the proposed realignment of funding between the various projects and programs budgeted in the North Beach Community Redevelopment Area reflects that the North Beach Community Redevelopment Area revenues totaled approximately \$1.0 million while total expenditures were \$172,000 resulting in a preliminary surplus of \$863,000 for FY 2023. Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan.

The Administration is recommending that \$863,000 of unspent appropriations in the FY 2023 North Beach Community Redevelopment Area operating budget be carried forward into FY 2024 for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2023 that have not been completed and are still ongoing.

CONCLUSION

The Administration recommends that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2023 as described herein and further detailed in the attached Exhibit "A."

ATH/RW/JDG/TOS

Exhibit "A"

**North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget**

	FY 2023 Adopted Budget	1st Budget Amendment	FY 2023 Amended Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 577,000		\$ 577,000
Proj Adjustment to City Increment	\$ -		\$ -
Tax Increment - County	\$ 458,000		\$ 458,000
Proj Adjustment to County Increment	\$ -		\$ -
Interest Income	\$ -		\$ -
Fund Balance/Retained Earnings	\$ -		\$ -
TOTAL REVENUES	\$ 1,035,000	-	\$ 1,035,000
Admin/Operating Expenditures			
CMB Administration	\$ 18,000	(7,000)	\$ 11,000
County Admin Fee	\$ 7,000		\$ 7,000
Total Admin/Operating Expenditures	\$ 25,000	(7,000)	\$ 18,000
Project Expenditures			
Small Business Development	\$ 49,000	(34,000)	\$ 15,000
Beautification	\$ 210,000	549,000	\$ 759,000
Arts & Culture	\$ 52,000	(52,000)	\$ -
Enhanced Services			
Community Policing	\$ 100,000		\$ 100,000
Code Compliance	\$ 88,000	(62,000)	\$ 26,000
Community Cleanliness	\$ 16,000	(3,000)	\$ 13,000
Total Project Expenditures	\$ 515,000	398,000	\$ 913,000
Reserves, Debt Service and Other Obligations			
10% Set-aside for Affordable & Workforce Housing	\$ 104,000		\$ 104,000
Set-aside for Future Projects	\$ 391,000	(391,000)	\$ -
Total Reserves, Debt Service & Other Obligations	\$ 495,000	(391,000)	\$ 104,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,035,000	-	\$ 1,035,000
SURPLUS / (GAP)	\$ -	-	\$ -

RESOLUTION NO. 2023-32838

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2023 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 28, 2022, through Resolution No. 007-2022 and approved by the Miami-Dade County Board of County Commissioners on June 21, 2023; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

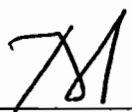
WHEREAS, based on the preliminary FY 2023 year-end analysis for the North Beach Community Redevelopment Area operating budget, which includes the proposed realignment of funding budgeted between various projects and programs, it is recommended that \$863,000 be set aside for projects and programs that were budgeted in FY 2023 that have not been completed that the Administration is recommending be carried forward appropriated and in the respective FY 2024 operating budgets; and

WHEREAS, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that following a duly noticed public hearing on November 28, 2023, the Mayor and City Commission hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2023 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 28 day of November, 2023.

ATTEST:


 Rafael E. Granado, Secretary

NOV 28 2023


 Dan Gelber, Mayor

APPROVED AS TO
 FORM & LANGUAGE
 & FOR EXECUTION



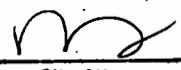

 City Attorney PAZ Date 11-17-23

Exhibit "A"

**City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget**

	FY 2023 Adopted Budget	1st Budget Amendment	FY 2023 Amended Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 577,000		\$ 577,000
Proj Adjustment to City Increment	\$ -		\$ -
Tax Increment - County	\$ 458,000		\$ 458,000
Proj Adjustment to County Increment	\$ -		\$ -
Interest Income	\$ -		\$ -
Fund Balance/Retained Earnings	\$ -		\$ -
TOTAL REVENUES	\$ 1,035,000	-	\$ 1,035,000
Admin/Operating Expenditures			
CMB Administration	\$ 18,000	(7,000)	\$ 11,000
County Admin Fee	\$ 7,000		\$ 7,000
Total Admin/Operating Expenditures	\$ 25,000	(7,000)	\$ 18,000
Project Expenditures			
Small Business Development	\$ 49,000	(34,000)	\$ 15,000
Beautification	\$ 210,000	549,000	\$ 759,000
Arts & Culture	\$ 52,000	(52,000)	\$ -
Enhanced Services			
Community Policing	\$ 100,000		\$ 100,000
Code Compliance	\$ 88,000	(62,000)	\$ 26,000
Community Cleanliness	\$ 16,000	(3,000)	\$ 13,000
Total Project Expenditures	\$ 515,000	398,000	\$ 913,000
Reserves, Debt Service and Other Obligations			
10% Set-aside for Affordable & Workforce Housing	\$ 104,000		\$ 104,000
Set-aside for Future Projects	\$ 391,000	(391,000)	\$ -
Total Reserves, Debt Service & Other Obligations	\$ 495,000	(391,000)	\$ 104,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,035,000	-	\$ 1,035,000
SURPLUS / (GAP)	\$ -	-	\$ -

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: November 28, 2023

10:04 a.m. Public Hearing

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. JOINT CITY COMMISSION AND NBCRA

RECOMMENDATION

See attached Memorandum

ANALYSIS

See attached Memorandum

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

See attached Memorandum

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Strategic Connection

Organizational Innovation - Ensure strong fiscal stewardship.

Legislative Tracking

Office of Management and Budget

ATTACHMENTS:

Description

- ▢ Memorandum
- ▢ Resolution

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: November 28, 2023

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2023 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

BACKGROUND

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year. The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2023 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 28, 2022, through Resolution No. 007-2022, and approved by the Miami-Dade County Board of County Commissioners on June 21, 2023.

NORTH BEACH CRA ANALYSIS

North Beach CRA Revenues

Revenues for the North Beach Community Redevelopment Area are comprised of City and County Tax Increment funds.

North Beach CRA Expenditures

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

To conclude, other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

NORTH BEACH CRA OPERATING BUDGET AMENDMENT

The preliminary year-end analysis based on the proposed realignment of funding between the various projects and programs budgeted in the North Beach Community Redevelopment Area reflects that the North Beach Community Redevelopment Area revenues totaled approximately \$1.0 million while total expenditures were \$172,000 resulting in a preliminary surplus of \$863,000 for FY 2023. Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

The Administration is recommending that \$863,000 of unspent appropriations in the FY 2023 North Beach Community Redevelopment Area operating budget be carried forward into FY 2024 for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2023 that have not been completed and are still ongoing.

CONCLUSION

The Administration recommends that the Mayor and City Commission adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2023 as described herein and further detailed in the attached Exhibit "A."

ATH/RW/JDG/TOS

Exhibit "A"

**City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget**

	FY 2023 Adopted Budget	1st Budget Amendment	FY 2023 Amended Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 577,000		\$ 577,000
Proj Adjustment to City Increment	\$ -		\$ -
Tax Increment - County	\$ 458,000		\$ 458,000
Proj Adjustment to County Increment	\$ -		\$ -
Interest Income	\$ -		\$ -
Fund Balance/Retained Earnings	\$ -		\$ -
TOTAL REVENUES	\$ 1,035,000	-	\$ 1,035,000
Admin/Operating Expenditures			
CMB Administration	\$ 18,000	(7,000)	\$ 11,000
County Admin Fee	\$ 7,000		\$ 7,000
Total Admin/Operating Expenditures	\$ 25,000	(7,000)	\$ 18,000
Project Expenditures			
Small Business Development	\$ 49,000	(34,000)	\$ 15,000
Beautification	\$ 210,000	549,000	\$ 759,000
Arts & Culture	\$ 52,000	(52,000)	\$ -
Enhanced Services			
Community Policing	\$ 100,000		\$ 100,000
Code Compliance	\$ 88,000	(62,000)	\$ 26,000
Community Cleanliness	\$ 16,000	(3,000)	\$ 13,000
Total Project Expenditures	\$ 515,000	398,000	\$ 913,000
Reserves, Debt Service and Other Obligations			
10% Set-aside for Affordable & Workforce Housing	\$ 104,000		\$ 104,000
Set-aside for Future Projects	\$ 391,000	(391,000)	\$ -
Total Reserves, Debt Service & Other Obligations	\$ 495,000	(391,000)	\$ 104,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,035,000	-	\$ 1,035,000
SURPLUS / (GAP)	\$ -	-	\$ -

RESOLUTION NO. 014-2023

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024 was adopted by the Mayor and City Commission on September 27, 2023, through Resolution No. 2023-32789 and the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 27, 2023, through Resolution No. 012-2023; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2023 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that approximately \$863,000 of appropriations for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2023 that have not yet been completed and are still ongoing be carried forward and appropriated in the respective FY 2024 North Beach Community Redevelopment Area operating budgets.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that following a duly noticed public hearing on November 28, 2023, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 28 day of November, 2023.

ATTEST:


 Rafael E. Granado, Secretary

NOV 28 2023


 Dan Gelber, Chairperson



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


 City Attorney PAZ 11-17-23
 Date

Exhibit "A"

North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget

	FY 2024 Adopted Budget	Carryforward Encumbrances from FY 2023	Carryforward Appropriations from FY 2023	Other	FY 2024 Amended Budget
Revenues and Other Sources of Income					
Tax Increment - City	\$ 1,082,000				\$ 1,082,000
Tax Increment - County	\$ 851,000				\$ 851,000
Fund Balance/Prior Year Surplus	\$ -		863,000		\$ 863,000
TOTAL REVENUES	\$ 1,933,000	-	863,000	-	\$ 2,796,000
Admin/Operating Expenditures					
CMB Administration	\$ 44,000				\$ 44,000
County Admin Fee	\$ 13,000				\$ 13,000
Total Admin/Operating Expenditures	\$ 57,000	-	-	-	\$ 57,000
Project Expenditures					
Small Business Development	\$ 80,000				\$ 80,000
Beautification	\$ 290,000		759,000		\$ 1,049,000
Arts & Culture	\$ 135,000				\$ 135,000
Enhanced Services					
Community Policing	\$ 186,000				\$ 186,000
Code Compliance	\$ 100,000				\$ 100,000
Community Cleanliness	\$ 100,000				\$ 100,000
Total Project Expenditures	\$ 891,000	-	759,000	-	\$ 1,650,000
Reserves, Debt Service and Other Obligations					
10% Set-aside for Affordable & Workforce Housing	\$ 194,000		104,000		\$ 298,000
Set-aside for Future Projects	\$ 791,000				\$ 791,000
Total Reserves, Debt Service & Other Obligations	\$ 985,000	-	104,000	-	\$ 1,089,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,933,000	-	863,000	-	\$ 2,796,000
SURPLUS / (GAP)	\$ -	-	-	-	\$ -

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Board of Directors of the North Beach Community Redevelopment Agency

FROM: Alina T. Hudak, Executive Director

DATE: November 28, 2023

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

BACKGROUND

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year. The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 27, 2023, through Resolution No. 012-2023, and by the Mayor and City Commission of the City of Miami Beach on September 27, 2023, through Resolution No. 2023-32789.

NORTH BEACH CRA ANALYSIS

North Beach CRA Revenues

Revenues for the North Beach Community Redevelopment Area are comprised of City and County Tax Increment funds.

North Beach CRA Expenditures

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

To conclude, other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

NORTH BEACH CRA OPERATING BUDGET AMENDMENT

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan.

Based on the preliminary FY 2023 year-end projections for the North Beach Community Redevelopment Area, it is recommended that unspent appropriations of approximately \$863,000 in the FY 2023 North Beach Community Redevelopment Area operating budget be carried forward into FY 2024 for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were originally budgeted in FY 2023 that have not been completed and are still ongoing.

CONCLUSION

The Administration recommends that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as described herein and further detailed in the attached Exhibit "A."

ATH/RW/JDG/TOS

Exhibit "A"

North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget

	FY 2024 Adopted Budget	Carryforward Encumbrances from FY 2023	Carryforward Appropriations from FY 2023	Other	FY 2024 Amended Budget
Revenues and Other Sources of Income					
Tax Increment - City	\$ 1,082,000				\$ 1,082,000
Tax Increment - County	\$ 851,000				\$ 851,000
Fund Balance/Prior Year Surplus	\$ -		863,000		\$ 863,000
TOTAL REVENUES	\$ 1,933,000	-	863,000	-	\$ 2,796,000
Admin/Operating Expenditures					
CMB Administration	\$ 44,000				\$ 44,000
County Admin Fee	\$ 13,000				\$ 13,000
Total Admin/Operating Expenditures	\$ 57,000	-	-	-	\$ 57,000
Project Expenditures					
Small Business Development	\$ 80,000				\$ 80,000
Beautification	\$ 290,000		759,000		\$ 1,049,000
Arts & Culture	\$ 135,000				\$ 135,000
Enhanced Services					
Community Policing	\$ 186,000				\$ 186,000
Code Compliance	\$ 100,000				\$ 100,000
Community Cleanliness	\$ 100,000				\$ 100,000
Total Project Expenditures	\$ 891,000	-	759,000	-	\$ 1,650,000
Reserves, Debt Service and Other Obligations					
10% Set-aside for Affordable & Workforce Housing	\$ 194,000		104,000		\$ 298,000
Set-aside for Future Projects	\$ 791,000				\$ 791,000
Total Reserves, Debt Service & Other Obligations	\$ 985,000	-	104,000	-	\$ 1,089,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,933,000	-	863,000	-	\$ 2,796,000
SURPLUS / (GAP)	\$ -	-	-	-	\$ -

RESOLUTION NO. 2023-32839

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024 was adopted by the Mayor and City Commission on September 27, 2023, through Resolution No. 2023-32789 and the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 27, 2023, through Resolution No. 012-2023; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2023 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that approximately \$863,000 of appropriations for projects that were budgeted in FY 2023 that have not yet been completed and are still ongoing be carried forward and appropriated in the respective FY 2024 operating budgets; and

WHEREAS, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that following a duly noticed public hearing on November 28, 2023, the Mayor and City Commission hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 28 day of November, 2023.

ATTEST:



NOV 28 2023

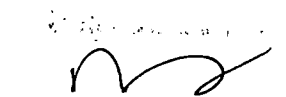
Rafael E. Granado, City Clerk



Dan Gelber, Mayor



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney PAZ

11-17-23
Date

Exhibit "A"

**City of Miami Beach
North Beach Community Redevelopment Area
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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: November 28, 2023

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

BACKGROUND

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CONCLUSION

The Administration recommends that the Mayor and City Commission adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as described herein and further detailed in the attached Exhibit "A."

ATH/RW/JDG/TOS

Exhibit "A"

City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget

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TOTAL EXPENDITURES AND OBLIGATIONS	\$ 1,933,000	-	863,000	-	\$ 2,796,000
SURPLUS / (GAP)	\$ -	-	-	-	\$ -



MEMORANDUM

(Revised)

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

DATE: June 4, 2024

FROM: 
Gen 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)
6-4-24

RESOLUTION NO. _____ R-490-24

RESOLUTION APPROVING THE BUDGET FOR
FISCAL YEAR 2023-24 FOR THE NORTH BEACH
COMMUNITY REDEVELOPMENT AGENCY AND THE
NORTH BEACH COMMUNITY REDEVELOPMENT
AREA, TOTALING \$2,796,000.00

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

WHEREAS, the Agency, the City, and their counsel have determined that all expenditures associated with the attached budget are allowable under the Agency’s Community Redevelopment Plan, the Interlocal Cooperation Agreement, and Chapter 163, Part III, Florida Statutes, and have adopted the budgets presented to this Board; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2023-24 for the North Beach Community Redevelopment Area, totaling \$2,796,000.00, 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 and the accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the North Beach Community Redevelopment Agency's annual adopted budget for FY 2023-24 totaling \$2,796,000.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Anthony Rodriguez** , 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 Rodriguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	absent	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of June, 2024. This resolution shall become effective upon the earlier of (1) (10) days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

LCK

Leigh C. Kobrinski

EXHIBIT - 1

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY
End of Year and Amended Fiscal Year 2022-23
Agency and Redevelopment Area Fiscal Year 2023-24 Budget
(Fiscal Year 2023-24 Begins October 1, 2023)

	FY 2022-23 Adopted Budget	FY 2022-23 Projected EOY Budget	FY 2023-24 Amended Budget	FY 2023-24 Adopted Budget	FY 2023-24 Amended Budget
REVENUES					
City Tax Increment Revenue	\$577,000	577,000	577,000	1,082,000	1,082,000
County Tax Increment Revenue	\$458,000	458,000	458,000	851,000	851,000
Carryover from prior year (cash & equiv.)	-	-	-	-	863,000
Interest Earnings	-	-	-	-	-
Misc. Revenue	-	-	-	-	-
(A) REVENUE TOTAL	\$1,035,000	1,035,000	\$1,035,000	1,933,000	2,796,000
EXPENDITURES					
Administrative Expenditures:					
Employee Salary & Fringe	-	15,000	15,000	-	-
Accounting & Audits	-	-	-	-	-
Advertising & Notices	-	-	-	-	-
Local Travel	-	-	-	-	-
CRA Satellite Office (Other Admin. Exp (attach list)	\$9,000	2,000	2,000	34,000	34,000
Subtotal Administrative Expenses	\$9,000	\$17,000	\$17,000	\$34,000	\$34,000
City Administrative Fee (1.5%)	\$9,000	9,000	9,000	10,000	10,000
County Administrative Fee 1.5%	\$7,000	7,000	7,000	13,000	13,000
(B) Subtotal Administrative Expenses	\$25,000	33,000	33,000	57,000	57,000
Operating Expenditures:					
Printing & Binding	-	-	-	-	-
Arts & Culture Tourism (Marketing/Promotional Events/Positioning)	\$52,000	-	-	135,000	135,000
Out of Town Travel	-	-	-	-	-
Conferences & Meetings	-	-	-	-	-
Other Oper. Expenses (attach list)	-	-	-	-	-
Legal Services/Court Costs	-	-	-	-	-
Professional Services	-	-	-	-	-
Community Policing / Code Enforcement - Public Safety Officers	\$188,000	126,000	126,000	286,000	286,000
Emergency Commercial Grants	-	-	-	-	-
Emergency Rental Assistance	-	-	-	-	-
Clean Team/Ambassadors	-	-	-	-	-
CAPITAL PROJECTS - Grants & Other					
Sanitation / Cleanliness (Clean Team/Ambassadors)	\$16,000	13,000	13,000	100,000	100,000
Small Business Developments (Commercial Incentives Program)	\$49,000	-	-	80,000	80,000
Commercial Façade Improvements	\$110,000	-	480,000	170,000	650,000
Residential Property Improvement	\$100,000	-	279,000	120,000	399,000
Carryover Budgeted Grants	-	-	-	-	-
Farmers Market	-	-	-	-	-
Community Policing	-	-	-	-	-
Art in Public Places	-	-	-	-	-
Affordable & Workforce Housing 10% Set Aside	\$104,000	-	104,000	194,000	298,000
Carryover Budgeted Grants/Housing	-	-	-	-	-
CAPITAL PROJECTS - Infrastructure					
Capital Maintenance	-	-	-	-	-
Capital/Infrastructure Grants	-	-	-	-	-
Transfer to Reserves / Project Set Aside	\$391,000	-	-	-	-
Carryover Funds for Budgeted Proj.	-	-	-	-	-
(C) Subtotal Oper. Expenses	\$1,010,000	139,000	\$1,002,000	1,085,000	1,948,000
(D) Reserve/Contingency	-	-	-	791,000	791,000
EXPENDITURE TOTAL (B+C+D)	\$1,035,000	172,000	\$1,035,000	1,933,000	2,796,000
YEAR END CARRY-OVER		863,000	-	-	-
	FY 2022-23 Proposed Budget	FY 2022-23 Projected EOY Budget	FY 2023-24 Amended Budget	FY 2023-24 Adopted Budget	FY 2023-24 Amended Budget
CAPITAL PROJECTS					
Affordable & Workforce Housing 10% Set Aside	\$104,000	-	\$104,000	194,000	298,000
Neighborhood Gateway Signs	-	-	-	-	-
Capital Project Management/Maintenance	-	-	-	-	-
Commercial Façade Improvements	\$110,000	50,000	379,500	145,000	524,500
Residential Property Improvement	\$100,000	50,000	379,500	145,000	524,500
Renovations	-	-	-	-	-
Renovations	-	-	-	-	-
Renovations	-	-	-	-	-
Carryover Funds Budgeted Proj.	-	-	-	-	-
Total Project Dollars:	\$314,000	100,000	\$863,000	484,000	\$1,347,000

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Board of Directors of the North Beach Community Redevelopment Agency

FROM: Alina T. Hudak, Executive Director

DATE: November 28, 2023

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

BACKGROUND

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CONCLUSION

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FROM: Alina T. Hudak, Executive Director

DATE: September 27, 2023

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2024.**

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

RECOMMENDATION

The Administration recommends that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopt the attached Resolution which establishes the final budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024.

BACKGROUND

On July 17, 2019, the Miami Beach City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners (“BCC”) approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

Pursuant to the county’s delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City’s preparation of the Redevelopment Plan, in order to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City, North Beach CRA and Miami-Dade County negotiated an interlocal cooperation agreement (the “Interlocal Agreement”).

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to Section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA (the “North Beach CRA Board”).

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally, pursuant to Resolution No. 004-2021, the Chairperson and Board Members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to Miami-Dade County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817.

Pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year. As noted in Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute.

ANALYSIS

North Beach CRA Revenues

Based on the 2023 Certification of Taxable Value provided by the Miami-Dade County Property Appraiser on July 1, 2023, property values in the North Beach CRA were \$1.73 billion reflecting an increase of approximately 9.1% compared to the 2022 Certification of Taxable Value of \$1.58 billion. For FY 2024, the City's portion of the tax increment revenue totals approximately \$1.1 million and the County's portion of the tax increment revenue totals approximately \$851,000.

North Beach CRA Expenditures

Project-related expenditures for FY 2024 account for approximately \$386,000, which include \$186,000 allocated for community policing initiatives, \$100,000 for enhanced Code Compliance to continue to provide enhanced levels of staffing and services throughout the North Beach CRA area, and \$100,000 to promote additional cleanliness and beautification.

The budget also includes \$170,000 for a Commercial Façade Improvement Program in the Normandy Fountain/Rue Vendome Plaza area to improve area aesthetics and promote business attraction and retention, \$120,000 for a Residential Property Improvement Program to promote the

maintenance of naturally occurring affordable housing stock and promote resiliency, \$135,000 for Arts & Culture related tourism and branding, and \$80,000 for small business development.

Administrative expenditures account for \$34,000, which include a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis.

Other expenditures include \$13,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2024 tax increment financing (TIF) payment; a \$10,000 contribution to the City for administrative expenditures based on a cost allocation study; a \$194,000 set-aside for workforce housing and affordable housing based on 10% of the combined FY 2024 TIF revenues; and a \$791,000 set-aside for future projects.

CONCLUSION

The FY 2024 North Beach CRA budget is \$1.933 million.

To promote economic investment, growth and revitalization within the North Beach Community Redevelopment Area and to address the existing and future obligations of the North Beach CRA, it is recommended that the Redevelopment Agency adopt the attached Resolution, which establishes the final budgets for the North Beach Community Redevelopment Area (North Beach CRA) for FY 2024.

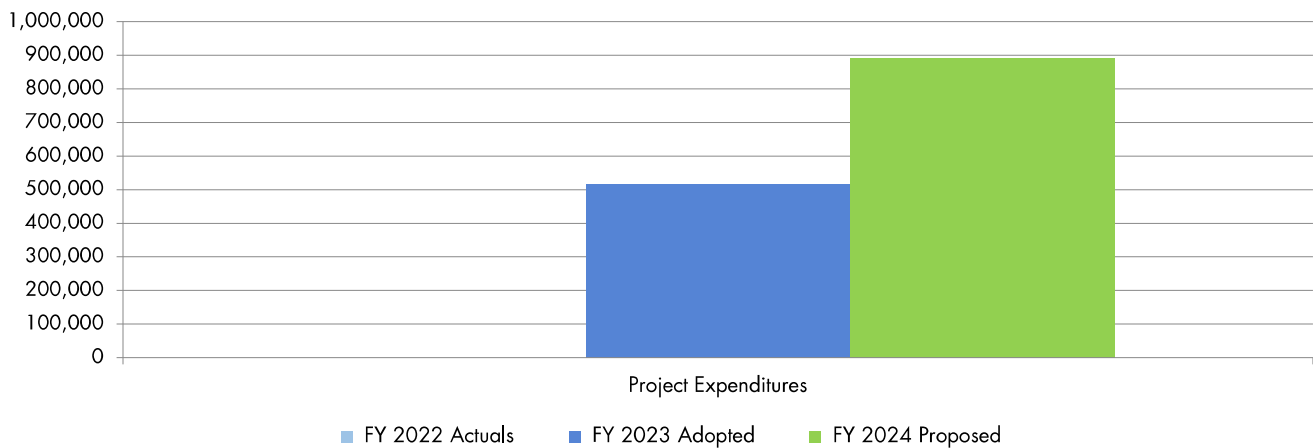
Attachment A – FY 2024 North Beach CRA Operating Budgets (Exhibit A)
Attachment B – FY 2024 North Beach CRA Work Plan

ATH/RW/HS/LW

Attachment A – FY 2024 North Beach CRA Operating Budget (Exhibit A)

North Beach Community Redevelopment Area Operating Budget				
Revenues and Other Sources of Income	FY 2021 Actual	FY 2022 Actual	FY 2023 Adopted	FY 2024 Proposed
Tax Increment - City	\$ -	\$ -	\$ 577,000	\$ 1,082,000
Tax Increment - County	-	-	458,000	851,000
TOTAL REVENUES	\$ -	\$ -	\$ 1,035,000	\$ 1,933,000
Admin/Operating Expenditures				
CMB Administration	\$ -	\$ -	\$ 18,000	\$ 44,000
County Admin Fee	-	-	7,000	13,000
Total Admin/Operating Expenditures	\$ -	\$ -	\$ 25,000	\$ 57,000
Project Expenditures				
Small Business Development	\$ -	\$ -	\$ 49,000	\$ 80,000
Beautification	-	-	210,000	290,000
Arts & Culture	-	-	52,000	135,000
Enhanced Services:				
Community Policing	-	-	100,000	186,000
Code Compliance	-	-	88,000	100,000
Community Cleanliness	-	-	16,000	100,000
Total Project Expenditures	\$ -	\$ -	\$ 515,000	\$ 891,000
Reserves, Debt Service and Other Obligations				
10% Set-aside for Affordable & Workforce Housing	\$ -	\$ -	\$ 104,000	\$ 194,000
Set-aside for Future Projects	-	-	391,000	791,000
Total Reserves, Debt, & Other Obligations	\$ -	\$ -	\$ 495,000	\$ 985,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ -	\$ -	\$ 1,035,000	\$ 1,933,000
SURPLUS / (GAP)	\$ 0	\$ 0	\$ 0	\$ 0

Expenditure Summary



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



Fiscal Year 2024 Proposed Operating Budget and Work Plan

North Beach Community Redevelopment Agency
1755 Meridian Avenue
Miami Beach, FL 33139

Board of Directors

Dan Gelber, Chair
Kristen Rosen Gonzalez, Board member
Laura Dominguez, Board member
Alex J. Fernandez, Board member
Steven Meiner, Board member
Ricky Arriola, Board member
David Richardson, Board member
Micky Steinberg, Board member

Executive Staff

Alina T. Hudak, Executive Director
Rafael Paz, General Counsel
Rafael Granado, Secretary

North Beach CRA Advisory Committee

Jose Smith, Chair
Betsy Perez, Vice Chair
Ronnie Issenberg
Elizabeth Latone
Romina Orozco-Encio
Manning Salazar
David Sexton

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY BOUNDARY MAP





MESSAGE FROM THE EXECUTIVE DIRECTOR ALINA T. HUDAK

Honorable Chair Dan Gelber and Board of Directors:

I am pleased and honored to present for your consideration the Fiscal Year 2024 proposed budget for the North Beach Community Redevelopment Agency. Fiscal Year 2023 represented the inaugural budget year for the North Beach CRA following establishment and approval by Miami-Dade County on July 20, 2021. The Proposed Operating Budget and Work Plan for Fiscal Year 2024 herein, commencing on October 1, 2023 and ending on September 30, 2024, is the second budget for the North Beach CRA.

We are excited by the second consecutive year of significant growth in the Redevelopment Area following the 2021 base year. The combined tax increment revenue from the City of Miami Beach and Miami-Dade County totals approximately \$1.9 million reflecting an increase of approximately 87% over the prior year. The Redevelopment Area has

experienced a 21.85% increase in taxable values from \$1.42 billion in the base year to \$1.73 billion in the current year, which is symbolic of the potential of the area.

On June 21, 2023, the Miami-Dade County Board of County Commissioners approved (ratified) the North Beach CRA Fiscal Year 2023 Budget, as required by Florida law. Following this approval and pursuant to the Interlocal Agreement, the North Beach CRA then began to expend budgeted funds to implement the Redevelopment Plan.

In planning for the future, the executive team, with input from the North Beach CRA Advisory Committee, has identified early short-term and long-term strategies, initiatives, and programs based on the approved Redevelopment Plan, that should enhance the area and lay the foundation for future economic investment. Similar to the prior budget year, the proposed budget for Fiscal Year 2024 recommends a prudent set aside of approximately 50% of tax increment financing revenue for future projects such as affordable and workforce housing and infrastructure and major projects that are essential to the community.

The North Beach CRA district, and North Beach community, is at a pivotal point with the completion of the Beachwalk and Rue Vendome Plaza renovation, progress on planning for the Byron Carlyle Theater through the City's Arts and Culture General Obligation Bond, implementation of public improvements on Ocean Terrace, and several other approved projects in the North Beach Town Center zoning district, including 72 Park Residences. The area is poised for significant economic investment which may include the redevelopment of the Deauville Hotel site, development of the 72nd Street Community Complex, and major resiliency projects. We are confident that the tax increment revenue will be accelerated by direct and indirect economic development resulting from North Beach CRA programs and investments.

The proposed budget contains allocations for a beautification program including, but not limited to, commercial façade and residential property improvement programs; enhanced services including community policing, code compliance, and sanitation; arts and culture-related branding, communications, and marketing; small business development programs and services; and administrative expenses including administrative fees as required by Miami-Dade County, development of a short-term strategic plan, and the operations of the North Beach CRA office within the Redevelopment Area.

Establishing a solid organizational and fiscal foundation for the North Beach CRA is essential to long-term success. I would like to thank the greater Miami Beach community, led by Chair Dan Gelber, North Beach CRA Board of Directors, and the North Beach CRA Advisory Committee for continued leadership and guidance in the budget and planning process for one of the City's most unique and promising areas. It is our collective collaboration, innovation, and fiscal conscientiousness that will elevate and invigorate North Beach.

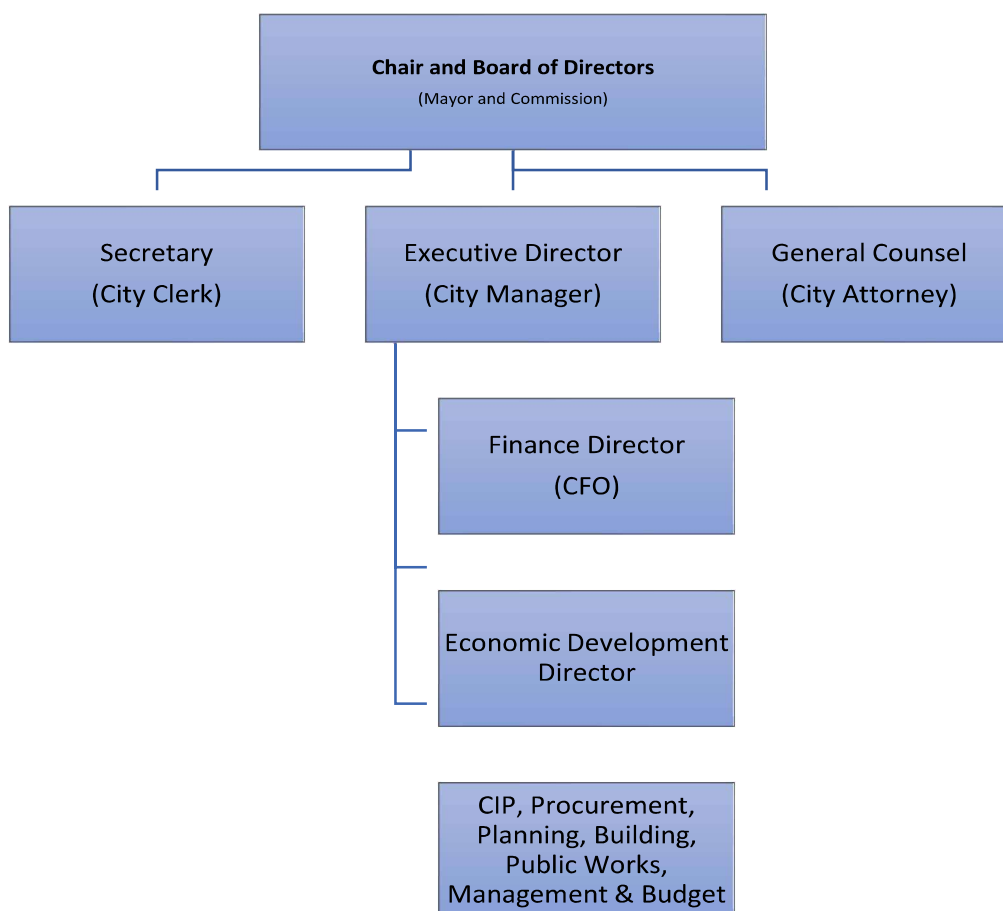
In addition to the Board of Directors and Advisory Committee, the North Beach CRA appreciates the contributions of Eric Carpenter, Deputy City Manager; Rickelle Williams, Assistant City Manager/Economic Development Director; Jason Greene, Chief Financial Officer; David Martinez, Capital Improvement Projects Director; Tameka Otto Stewart, Budget Director; Richard Ajami, Budget Officer; Kyle Teijeiro, Senior Budget Analyst; and Luis Wong, Administrative Services Manager.

Respectfully submitted,

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



ORGANIZATIONAL CHART



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



BACKGROUND

The City of Miami Beach is recognized and admired regionally, nationally, and internationally as a dynamic and vibrant destination. Between the warm climate, sprawling beach, and various cultural and lifestyle amenities, Miami Beach has distinguished itself as a thriving hospitality and tourism mecca. The City's significant investment in the arts, aesthetics, recreation, public safety, and climate resiliency, coupled with the depth and quality of residential and educational offerings, have made the City an ideal live-work-play environment. With tremendous quality of life characteristics and strategic, measured development and preservation over the years, the City has, overall, maintained and improved its status as a major driver of the Miami-Dade County economy and brand.

Notwithstanding, in comparison with other areas of the City, the North Beach area has trailed in the level of redevelopment, revitalization, economic growth, and investment. Substantial commercial vacancy, obsolete housing stock, limited new development, environmental and resiliency challenges, and depressed household income are among the challenges facing North Beach.

BACKGROUND CONT'D

There have been several efforts by the City of Miami Beach to encourage growth and investment in North Beach, including but not limited to the North Beach Revitalization Plan, the North Beach Master Plan (Plan NoBe), the West Lots Plan, and other initiatives focusing on climate resiliency, environmental sustainability, transportation, economic development, affordable housing, historic preservation, and land development regulations. The residents, Mayor, and City Commission have also approved General Obligation Bond (G.O. Bond) funding for major improvement projects in the North Beach area.

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners ("BCC") approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

BACKGROUND CONT'D

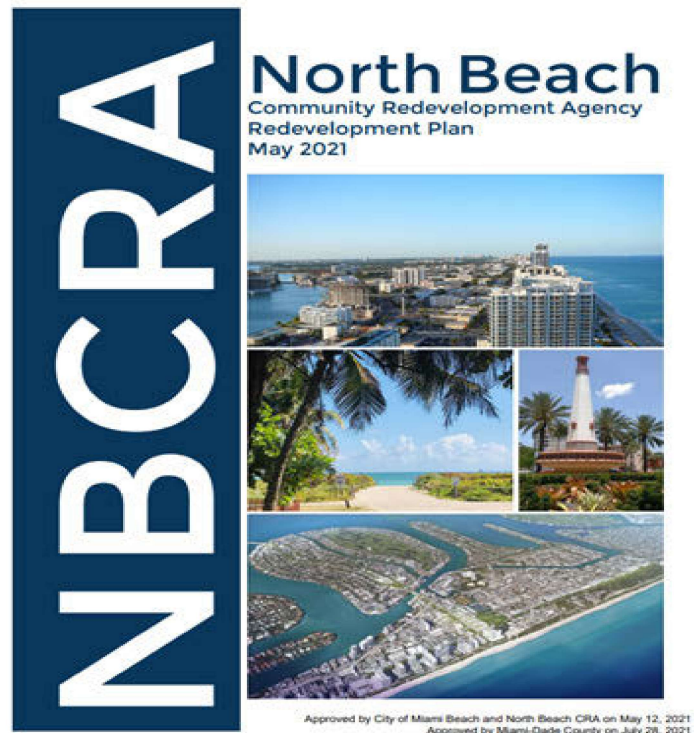
Pursuant to the County's delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City's preparation of the Redevelopment Plan, in order to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City, North Beach CRA, and County Administrations negotiated an interlocal cooperation agreement (the "Interlocal Agreement").

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA.

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Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to the County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817. The North Beach CRA's governing documents and legislation may be accessed at its website: <https://www.miamibeachfl.gov/northbeachcra>.



PURPOSE STATEMENT

The North Beach CRA Redevelopment Plan envisions a vibrant, resilient community with a Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents. The Redevelopment Plan concepts and approaches cover a range of project types across several implementation dimensions such as scale, scope, cost, time duration, and potential impact outcomes. The Redevelopment Plan presents goals and strategies which may be implemented using funding from tax increment revenue derived from within the designated boundary over the 30-year life of the North Beach CRA.

REDEVELOPMENT PLAN GOALS

1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents
2. Invest in Climate Resilience, Sustainability & Infrastructure
3. Strengthen Cultural Arts, Branding & Marketing, and Communication
4. Protect and Enhance the Neighborhood Character
5. Improve the Quality of Life of Residents and Visitors
6. Leverage Resources for Community Redevelopment

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

INTERLOCAL AGREEMENT

The adopted boundaries of the Redevelopment Area delineate the area within which tax revenue will be generated and captured during the 30-year life of the North Beach CRA, for expenditure on investments and projects identified in the Redevelopment Plan. As negotiated and approved, the Interlocal Agreement provides for material financial terms agreed upon by the City of Miami Beach, the North Beach CRA, and Miami-Dade County. The Interlocal Agreement contains the following provisions governing use of TIF revenue:

- One member of the County Commission, or a County Commission designee, may be appointed to serve on the North Beach CRA's Board of Commissioners (in addition to the other members appointed to the North Beach CRA's Board of Commissioners (i.e., the City Commission). Said County Commissioner, or designee, shall be vested with the same rights, duties, and obligations as any other North Beach CRA Board member; and
- No more than twenty percent (20%) of the total tax increment funds deposited annually into the Trust Fund by the City and the County shall be used for total administrative expenses (including indirect and overhead expenses which may not exceed six percent (6%) of the total contemplated administrative expenses to be spent under the Redevelopment Plan); and
- The County shall charge, and the North Beach CRA shall pay to the County, no later than March 31, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the North Beach CRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section; and

INTERLOCAL AGREEMENT CONT'D

- The City and the County hereby agree to contribute 60 percent (60%) of the tax increment funds derived from the Redevelopment Area on an annual basis; and
- The North Beach CRA budget for expenditures funded by tax increment revenues shall be capped, so that an amount equal to the TIF revenues paid into the Trust Fund by the County and the City attributable to 10 percent (10%) of the incremental value in the Area, shall remain un-appropriated and un-expended, except for the purpose of funding projects associated with affordable and workforce housing; and
- Commencing in the year in which the combined annual contribution into the Trust Fund by the County and the City is or exceeds \$1 million, this 10 percent (10%) shall only be used for the purpose of funding projects associated with affordable and workforce housing, including but not limited to, the construction, preservation, and rehabilitation of such housing; and
- The North Beach CRA shall not budget in any fiscal year more than ten percent (10%) of the value of the City and County tax increment payment for that year on capital maintenance activities or community policing, respectively; and
- Beginning FY 2049-50, the County, North Beach CRA, and the City will negotiate an interlocal agreement to account for the sunset of the North Beach CRA.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES

1. Establishment of North Beach CRA District Office and Small Business Development

During the November 17, 2021 meeting of the North Beach CRA Advisory Committee, the Committee recommended establishing a North Beach CRA office located within the district boundaries. The Committee emphasized the benefits of having staff accessible within the CRA district and suggested that initial activities prioritize support for small businesses. On September 28, 2022, approval of the North Beach CRA's FY 2023 Budget included funding for a North Beach CRA office space. Through a collaborative effort across City of Miami Beach departments, the North Beach CRA district office now occupies a portion of the Miami Beach Building Department's leased space at 962-964 Normandy Drive. On January 19, 2023, the North Beach CRA held a ribbon cutting ceremony open to the public and attended by elected officials, City staff, and community stakeholders. As the North Beach CRA does not yet have dedicated staff, the Administration must maximize use of limited resources to operate the office space. Economic Development Department staff serve as an informational resource guide during inquiries by telephone and in-person from Miami Beach residents and businesses in regard to all topics relating to redevelopment, and economic and business development. Through outreach efforts, the North Beach CRA has engaged with approximately 1524 businesses and residents since the District office opened. Staff also conducts site visits and field canvassing with various City departments providing municipal services throughout the CRA district. In addition, staff also attend community events, such as activations and meetings hosted by the Normandy Fountain Business Association, to promote the CRA and its efforts to elevate the community.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

2. Approval and Launch of Commercial Façade Improvement Program and Residential Property Improvement Program

On June 28, 2023, the North Beach CRA Board approved two new CRA beautification programs, a Commercial Façade Improvement Program and Residential Property Improvement Program, initially targeting properties in the vicinity of Normandy Fountain/Rue Vendome Plaza. As approved in the North Beach CRA FY 2023 Budget, the programs aim to enhance and improve the district's existing building stock by helping subsidize private property beautification, maintenance, and resiliency upgrades. These exterior improvements may include, but are not limited to, new windows, doors, lighting, and signage. The Commercial Façade Improvement Program assists commercial properties, and the Residential Property Improvement Program targets the district's multifamily housing stock within the program area. Both programs are structured as a reimbursable matching grant incentive available to properties in the Program area. Following an application and approval process, eligible property owners/businesses are reimbursed for up to 70% of costs with a cap of \$20,000 for eligible improvements. The Residential Property Improvement Program is also aimed at promoting housing affordable as Program participants/eligible properties must have a majority of residential units leased to households earning up to 140% of the area median income for Miami-Dade County. For three (3) years following award, Program participants may not increase rents for the eligible units by more than 3% per year. Information about each Program is being shared with area groups through in person meetings and webinars.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

3. Enhanced Services: Community Policing, Code Compliance, and Sanitation

The North Beach CRA is empowered to provide funding support for enhanced services such as community policing innovations, which is proven to be a useful tool in protecting neighborhoods and improving quality of life. Funding has been utilized for community policing services within the North Beach CRA district boundaries, including crime prevention initiatives, pro-active policing, and response to calls for service. Miami Beach Police Department officers have proactively engaged with approximately 150 businesses, issued roughly 150 moving citations, made 62 felony arrests and 151 homeless referrals.

The Miami Beach Code Compliance Department has provided enhanced services in the North Beach CRA district. Calls for service and investigations addressing quality of life issues, including enhancement of physical appearance and cleanliness, have served to increase compliance throughout. Code Compliance staff have dedicated an additional 264 hours of service including approximately 86 inspections and 50 violations.

The Miami Beach Sanitation Division has diligently provided comprehensive litter control services in the North Beach CRA area, further extending their range of services. As part of their commitment to maintaining cleanliness and promoting a healthy environment, the Division has allocated an average of 18 additional hours per month specifically dedicated to this area. Through these efforts, the Sanitation Division ensures that litter is promptly collected, streets are regularly swept, and public spaces are kept free from debris. By providing this valuable service, the division contributes significantly to enhancing the aesthetic appeal and overall quality of life in the Redevelopment Area.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

4. Affordable and Workforce Housing

While at least 10% of the TIF revenue generated must be itemized to fund projects associated with affordable and workforce housing, the North Beach CRA has not yet expended these funds. Rather, the North Beach CRA has set these funds aside for the construction, preservation, and/or rehabilitation of such housing. Once an eligible project or program has been identified, the North Beach CRA will allocate these funds to promote affordable and workforce housing. Note that the Residential Property Improvement Program, described above, does focus on preserving affordable and workforce housing in addition to encouraging beautification.

WORKPLAN

The North Beach CRA Redevelopment Plan Goals and Implementation Strategies include many initiatives derived from resident and stakeholder suggestions during the Redevelopment Plan development process, best practices, and concepts recommended in previous studies, reports, and master plans. Implementation strategies vary in cost, duration, impact, complexity, and boldness. There are several strategies that may require significant costs to effect visible change.

As the Redevelopment Plan and previous related plans are expansive in scope, a primary initiative for Fiscal Year 2024 includes the development of a short-term (3-5 year) strategic plan to focus the initial efforts of the North Beach CRA. In the interim, the proposed immediate focus of the North Beach CRA during its initial years continues to concentrate on actions that can be implemented at little cost, since long-term implementation strategies are typically ongoing or are projects for which funding is not currently available. Short-term strategies that are immediate may include actions addressing, for example, code compliance or marketing and branding initiatives, which involve less expenditure but are visible and impactful, nonetheless.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES

The Fiscal Year 2024 operating budget recommendation prioritizes six categories of expenditures:

North Beach CRA				
Revenues	FY 2023 Adopted Budget	Percentage	FY 2024 Proposed	Percentage
City of Miami Beach TIF Contribution	\$ 577,000	55.7%	1,082,000	56.0%
Miami-Dade County TIF Contribution	\$ 458,000	44.3%	851,000	44.0%
Total:	\$ 1,035,000	100.0%	1,933,000	100.0%

Expenditures	FY 2023 Adopted Budget	Percentage	FY 2024 Proposed	Percentage
Beautification	\$ 210,000	20.3%	\$ 290,000	15.0%
Enhanced Services:				
Community Policing	\$ 100,000	9.7%	\$ 186,000	9.6%
Code Compliance	\$ 88,000	8.5%	\$ 100,000	5.2%
Community Cleanliness	\$ 16,000	1.5%	\$ 100,000	5.2%
Arts and Culture	\$ 52,000	5.0%	\$ 135,000	7.0%
Small Business Development	\$ 49,000	4.7%	\$ 80,000	4.1%
Administration	\$ 25,000	2.4%	\$ 57,000	2.9%
Set-aside: Affordable and Workforce Housing	\$ 104,000	10.0%	\$ 194,000	10.0%
Set-aside: Future Projects	\$ 391,000	37.8%	\$ 791,000	40.9%
Total:	\$ 1,035,000	100.0%	\$ 1,933,000	100.0%

1. Beautification

a. Commercial Façade Improvement Program: The North Beach CRA has developed a commercial façade improvement program (matching grant) available to businesses located within the Normandy Isles/Rue Vendome Plaza section of the Redevelopment Area. The purpose is to substantially improve the visible appearance and street presence of properties as well as enhance the functionality and sustainability of businesses within this main commercial area. Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.

- Section 6.2: Normandy Isles - The Normandy Fountain area, also known as Vendome Plaza, serves as the community and commercial center of Normandy Isle and could develop into a vibrant, pedestrian-oriented shopping district with a strategic combination of protection and enhancement.
- Section 8.3: Several initiatives, such as rehabilitation/beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.1: Business Attraction and Retention - Develop incentive programs to help existing or new property and business owners with aesthetics, repairs, rehabilitations, improvements, land acquisition, and resiliency modifications.
- Section 9.4.1: Normandy Isles – Fountain Area - Support redevelopment of sites around the fountain to include retail, Class A office space, and residential.

PROGRAM AND INITIATIVES CONT'D

b. Residential Property Improvement Program: The North Beach CRA has developed a residential property improvement program (matching grant) available to residential property owners to promote resiliency, beautification, and historic preservation. The program provides for renovation and rehabilitation of multifamily residential properties to encourage sustainable features, housing affordability and age-in-place opportunities for residents.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 7.5.3: Building Adaptation - Resilient design can also be implemented through residential, commercial and business façade improvement programs. The programs would aim to help the Redevelopment Area to address façades and building systems to properly anticipate and accommodate future extreme weather patterns and natural events. This incentive-based program could also encourage building owners to invest in green infrastructure.
- Section 8.3: Several initiatives, such as rehabilitation/beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.2: Real Estate - Establish protective measures to safeguard housing for existing residents within the CRA consistent with federal requirements.
- Section 9.2.1: Resiliency and Sustainability — Develop a climate resiliency incentive program to assist residential and commercial property owners with applicable capital improvements.
- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Create programs and incentives to promote age in place opportunities for existing and new housing stock.
- Section 9.4.1: North Shore - Partner with multifamily property owners to retain affordable and workforce housing offerings

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

2. Enhanced Services

a. Community Policing: The North Beach CRA is empowered to provide funding to support the development and implementation of community policing innovations, subject to the budgetary limitation set forth in the Interlocal Agreement. Through additional shifts/over time, the Miami Beach Police Department (MBPD) will augment and promote relationship building and trust among officers and residents to encourage the development and effectiveness of crime watch groups. Community policing initiatives will include “Park and Walks” foot patrols to increase visibility in parks and commercial corridors and proactive police activities including quality of life sweeps and drug and traffic enforcement.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.2: Safety - Work with the Miami Beach Police Department or ambassador programs to develop and implement community policing innovations.

PROGRAM AND INITIATIVES CONT'D

b. Code Compliance: The North Beach CRA, in cooperation with the MBPD, Miami Beach Fire Department, and Code Compliance Department, will work to create a safe, quality environment for residents and businesses. The CRA will fund two additional 10-hour Code Compliance Officer shifts per week to provide opportunities for community engagement, education, outreach, and enforcement efforts.

Redevelopment Plan Goal 4: Protect and enhance the neighborhood character.

- Section 9.4: Work with the City to ensure property owners are meeting code compliance standards and implement remedies.
- Section 9.5.2: Safety — Work with the Miami Beach Code Compliance Department to highlight opportunities and address code-related concerns.



Normandy Fountain Rue Vendôme Plaza Ribbon-cutting February 27, 2022

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

c. Sanitation: Maintaining clean streets and public and private spaces are critical elements for enhancing a community. As the City plans for additional North Beach staffing for the Public Works Department - Sanitation Division, the North Beach CRA will provide support for waste processing fees associated with the removal of solid waste attributed to illegal dumping within the district.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.1: Community Spaces - Work with the City to ensure streets are maintained and cleaned regularly.

3. Arts and Culture

With cultural anchors and assets within the North Beach CRA, there is an opportunity to promote arts and culture through cultural tourism by leveraging these resources. Art galleries, the Miami Beach Bandshell, Rue Vendome Plaza and other public spaces attract tourists and improve quality of life of residents. The North Beach CRA has already achieved some success in terms of branding with the development of a logo. Further development of the brand strategy is needed to propel the Redevelopment Area.

Redevelopment Plan Goal 3: Strengthen Cultural Arts, Branding & Marketing, and Communication

PROGRAM AND INITIATIVES CONT'D

- Section 9.3.1: Cultural Tourism - Leverage arts and culture as a key community development strategy and a core sector of comprehensive community planning and development; Encourage and support the recruitment of cultural partners and performing arts organizations; Invest and assist in cultivating, preserving, and enhancing the artist community; Explore opportunities to partner or collaborate with cultural organizations with emphasis on those based in Miami Beach; and Promote hotels, restaurants, and retailers with area cultural tours and food fairs or other similar programs.
- Section 9.3.2: Branding - Develop a logo, campaign strategy, and signage including for outreach and relationship-building to multilingual stakeholders and residents.

4. Small Business Development

The North Beach CRA business community is strengthened by the various small businesses and entrepreneurs operating within the commercial and residential districts. Small business development programs and services will enhance business success and provide resources to encourage business attraction, retention, and creation.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.1.1: Business Attraction & Retention – Inventory existing businesses to identify complementary businesses for attraction to fill the retail gap identified in the market analysis; Engage with existing business owners to assess and support small business needs, including marketing, rehabilitation, resiliency improvements, labor needs, and employment training; Work with City to allow temporary uses, pop-up activations, retail, and restaurants, whether in vacant shopfronts or on vacant lots; Implement a “Shop Local” program; and Host “banker/broker/developer” events to highlight available land, retail, and office space.

5. Administration

General: Administrative expenses for the North Beach CRA are limited by the Interlocal Agreement which stipulates that no more than 20% of TIF revenue may be used for such costs. The Interlocal Agreement also provides for an Administrative Fee to Miami-Dade County in the amount of 1.5% of its TIF contribution to the Trust Fund. Other administrative expenses include a contribution to the Miami Beach General Fund to cover general costs for internal services as determined by a cost allocation study. The North Beach CRA will also contribute to a portion of personnel costs for a City of Miami Beach Economic Development staff member and the Miami Beach Building Department’s lease of commercial office space to allow for a physical presence within the district.

PROGRAM AND INITIATIVES CONT'D

6. Affordable and Workforce Housing

The Interlocal Agreement stipulates that the North Beach CRA must dedicate at least 10% of TIF revenue for affordable and workforce housing. The funding may be used for renovation, construction, or preservation efforts. The 10% set aside for Fiscal Year 2024 will add to the foundation of funding for housing related projects and initiatives in future years. Although funding is not slated to be expended in Fiscal Year 2024, planning efforts will focus on preservation and renovation of naturally occurring affordable housing units, development of new multifamily affordable and workforce housing inventory, and homeownership opportunities.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 9.1.2: Real Estate - Identify priority areas for redevelopment and associated property acquisition needs related to replacement housing, infill redevelopment, parks, greenspace, parking, and resiliency efforts.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create infill housing programs to increase residential projects on existing residential sites; Support affordable homeownership opportunities through first-time homebuyer, down-payment, and utility assistance programs; Create programs and incentive to increase affordable and workforce housing, mixed-income projects, mixed-use projects; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Partner with the Miami Beach Housing Authority and the City's Housing and Community Services Department to protect existing residents and provide affordable housing and homeownership opportunities.

7. Future Projects

The Redevelopment Plan contemplates projects of varying complexity and costs. As TIF revenue grows, the North Beach CRA will be better able to leverage resources to implement large-scale projects and programs including infrastructure, environmental, and parks and recreation projects. Additionally, the North Beach CRA will be able to utilize revenue to supplement grant funded projects and have the capacity to bond TIF revenue for even greater impact.

BUDGET HIGHLIGHTS

- \$4,000 for a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis

BUDGET HIGHLIGHTS CONT'D

- \$170,000 for the Commercial Façade Improvement Program in the Normandy Fountain/Vendome Plaza area to embrace historic architecture and improve business attraction and retention
- \$120,000 for the Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency
- \$186,000 allocated for MBPD community policing initiatives to continue to provide enhanced levels of staffing and services throughout the area
- \$100,000 for enhanced Code Compliance services including additional levels of staffing each week
- \$100,000 to cover cost for enhanced level of service and to cover solid waste dumping fees and promote additional cleanliness and beautification
- \$65,000 for a strategic plan to focus short-term efforts and initiatives
- \$12,775 for the County's administrative fees, which are equivalent to 1.5% of the County's respective TIF payment for FY 2024
- \$10,000 contribution to the City's General Fund for administrative costs



North Beach CRA Advisory Committee members and staff liaisons
Page 622 of 643

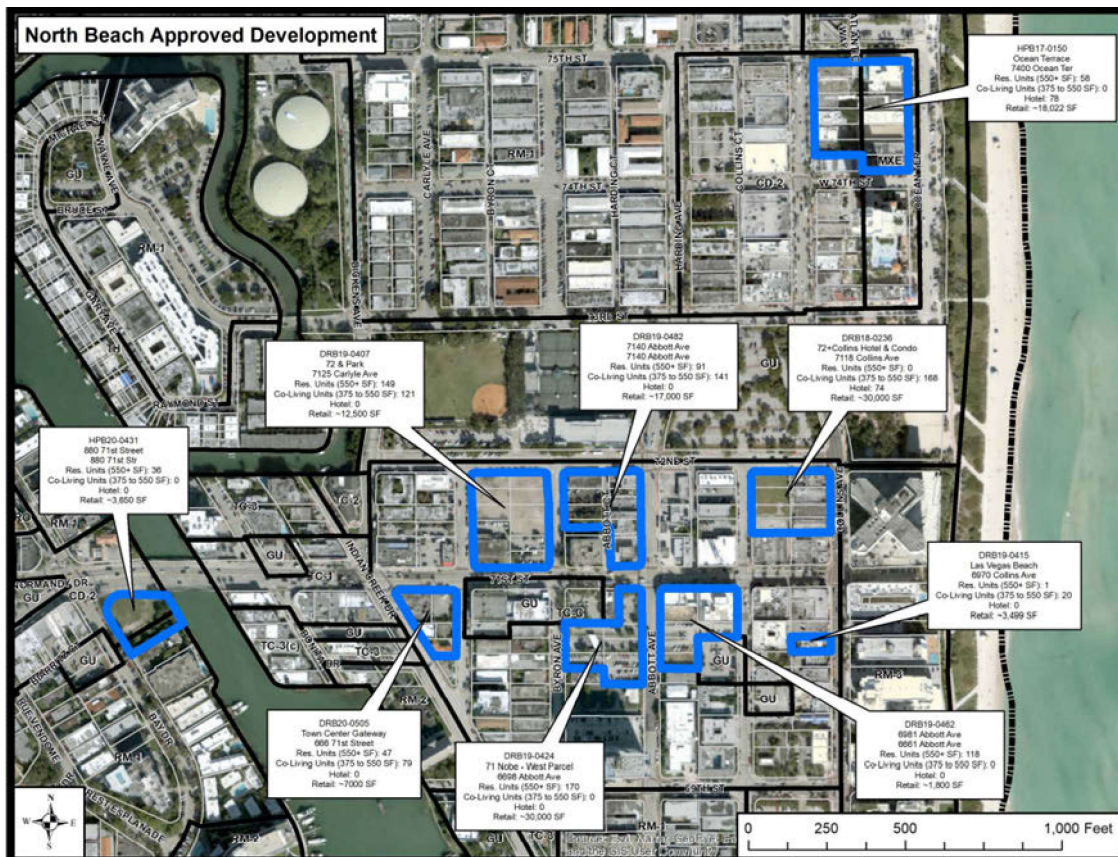
NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

CRITICAL SUCCESS FACTORS

- Adoption and adherence to the Redevelopment Plan and other economic development and revitalization strategy plans for various areas of the North Beach CRA district and the City as a whole
- Enhance networking and communication opportunities with the local community including, but not limited to, residents, property owners, business owners/operators, and visitors to gauge interest in various economic development initiatives, programs, and incentives
- Progress on planned public infrastructure and facility projects
- Progress on approved private development projects

CRITICAL SUCCESS FACTORS CONT'D

- Development of partnerships and opportunities for collaboration with local, regional, and national partners
- Ability to secure external funding sources including grants
- Ability to network and interact with the business and development communities to encourage new and expanding private investment in the area
- Access to local/zip code level market information especially the real estate and job markets
- Improved website and data development to ensure a greater quantity and selection of detailed information and records are instantly available to the public, site selection consultants, and potential business owners



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

FUTURE OUTLOOK

Economic development and growth opportunities are found throughout the Redevelopment Area. While early growth in property values experienced since the 2021 base year suggests that the North Beach CRA is on the fast track to overcoming the conditions that led to its creation, e.g., blight, deterioration, and economic stagnation, redevelopment efforts must be balanced with both aggressive and measured initiatives. The Redevelopment Plan outlines bold, local approaches that will raise community awareness of the CRA and invoke visible change without the tremendous financial expenditure associated with many capital projects. In addition to annual preparation of an Operating Budget and Work Plan, the North Beach CRA will develop a five-year implementation strategy with corresponding funding projections to help steer planning for the redevelopment program. New development projects, economic revitalization programs, and creative financing for commercial and entrepreneurial endeavors are critical to the pathway forward.

FUTURE OUTLOOK CONT'D

The implementation of short-term and immediate redevelopment strategies should be followed by a critical mass of development improvements in key commercial areas which are necessary to accelerate revitalization and signal progress by the North Beach CRA. These areas include Town Center, Normandy Isles/Rue Vendome Plaza, North Shore, and the West Lots. For redevelopment to occur in these parts of North Beach, CRA program initiatives must be accomplished with community participation and the leveraging of available resources. Using the Redevelopment Plan as a guide for strategies that preserve and enhance what residents value most in their neighborhoods, the North Beach CRA will work to improve on existing elements and create new elements essential for promoting a vibrant community.



72 Park Residences