MEMORANDUM

Agenda Item No. 8(G)(2)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	July 1, 2025
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving the Fiscal Year 2024-2025 budget for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area in the total amount of $15,543,816.00

Resolution No. R-657-25

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

for

Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum MIAMI-DADE COUNTY

Date: July 1, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava Daniella Levine Cava
Mayor

Subject: Florida City Community Redevelopment Agency FY 2024-25 Budget

---

Executive Summary

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the city of Florida City (City) and the Florida City Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies. This item seeks approval of the fiscal year (FY) 2024-25 budget totaling $15,543,816 for the Agency and the Florida City Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's FY 2024-25 budget for the redevelopment area in the amount of $15,543,816. The interlocal requires the Agency to submit an annual budget for County approval. Notwithstanding the interlocal, Section 163.387, Florida Statutes, which was amended after the execution of the interlocal, requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

Scope

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

Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. The countywide TIF payment into the Agency's trust fund is $1,832,371 and the City's TIF payment into the trust fund is $2,527,022. The County and the City will continue to make annual payments to the Agency through 2055, which is 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 2024-25 budget totaling $15,543,816 as more fully described in Attachment "1" to the resolution.

Background

On March 2, 1993, the Board adopted Resolution No. R-288-93, which adopted a finding of necessity study declaring a certain geographical area in the City as slum and blight. On June 6, 1995, the Board approved the establishment of the Agency when it adopted the Agency's community redevelopment plan (plan) pursuant to Resolution No. R-795-95 and funded the plan when it enacted Ordinance No. 95-108 to create the trust fund.

The interlocal was also approved by the Board on April 16, 1996, through Resolution No. R-367-96. Subsequently, the plan and the interlocal were amended on July 8, 1997, to allow for the acquisition of properties (Ordinance No. 97-132) and on September 23, 2003, to allow community policing programs (Resolution No. R-1010-03). On June 2, 2009, the Board approved an expansion to the Agency's boundaries and a revised plan through Resolution No. R-645-09, and an amendment to the interlocal to grant the Agency the necessary power to implement the new plan through Resolution No. R-683-09. On October 6, 2020, the Board approved the North Central expansion area into the Agency's boundaries, a revised plan, a restated interlocal, and extended the life of the Agency until June 1, 2055, through Resolution R-936-20. Additionally, the approved interlocal required the Agency to refund 25 percent of the County's TIF payment to fund the SMART Plan's South Dade Corridor, and effective FY 2024-25 an additional 25 percent refund to the County's general fund.

<u>FY 2024-25 Budget</u>

The Agency's FY 2024-25 budget was approved on September 24, 2024, by the City and by the Agency through Resolution No. 24-50 (Attachment A) and Resolution No. 24-02 (Attachment B), respectively. The budget includes $1,832,371 in County TIF, $2,527,022 in City TIF, carryover funds of $10,469,423, $215,000 from property sale revenue, and $500,000 in interest earnings. Administrative expenditures total $462,232, which represents 11 percent of the annual TIF funds collected, excluding the 1.5 percent County administrative charge of $27,486, satisfying the 20 percent cap in administrative expenditures required by the interlocal.

Operating Expenditures total $11,344,206 including:

$4,035,000 for carry forward construction costs for the roadway project and Washington Park redevelopment.

- $3,000,000 for construction improvements for Florida Pioneer Museum;
- $1,824,740 for County refund and transportation initiatives;
- $1,100,000 for constructions costs associated for the raising and relocation of the Rock House, and relocation of the Florida Pioneer Museum and Depot building;
- $475,000 for contractual services including civil engineering and architectural design fees for the raising and relocation of the historic Limestone Cottage, relocation of the Florida Pioneer Museum and Depot Building, and architectural design of the new Display and Storage Building;
- $385,000 for community policing;
- $200,000 for operational funding support of the Florida Pioneer Museum and the Florida International University occupational trades training program
- $150,000 for housing assistance projects in partnership with Rebuilding Together Miami;
- $104,466 for operating expenditures that include:
  - Employees' salary and fringes related to redevelopment projects ($89,716)
  - Audit and studies ($7,000)
  - Property maintenance ($3,000)
  - Printing and publishing ($2,250)
  - Membership dues ($2,000)
  - Other operating expenses ($500);
- $50,000 for Commercial Building Improvement Grants for local businesses; and
- $20,000 for legal services.

The budget also includes a contingency reserve of $3,709,893.

Attachments

Carladenise Edwards
Chief Administrative Officer

CITY OF FLORIDA CITY
RESOLUTION NUMBER 24-50

A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2024-2025 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF $15,543,816 AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

WHEREAS, the Board of the Florida City Community Redevelopment Agency has approved of the 2024-25 budget, hereto attached as Exhibit A; and

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

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

Section 2. That the FY 2024-25 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $15,543,816 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2023-24, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

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

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

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

CITY OF FLORIDA CITY RESOLUTION 24-50

PASSED AND ADOPTED THIS 24th day of September*****, 2024.

OTIS T WALLACE, MAYOR

RESO #24-50

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

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

FINAL VOTE AT ADOPTION

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Jennifer A. Evelyn
City Clerk
I, ______
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City this 25th day of September AD 20 24.

Exhibit A

City of Florida City
Community Redevlopment Agency
Proposed Budget
FY 2024-25 begins October 1, 2024

	FY 2019-20 Budget Actual	FY 2020-21 Budget Actual	FY 2021-22 Budget Actual	FY 2022-23 Budget Actual	FY 2023-24 Budget Proposed	FY 2023-24 Budget Projected	FY 2024-25 Budget Proposed
Revenues							
City Tax Increment Revenue	1,325,116	1,371,650	1,513,078	1,867,733	2,237,862	2,092,253	2,527,022
County Tax Increment Revenue	860,612	890,834	968,029	1,244,951	1,476,181	1,472,591	1,832,371
Carryover from prior year	2,696,882	4,002,677	6,400,454	10,650,741	9,719,733	9,677,156	10,469,423
All other revenues (name)		61,511					
Gain on Sale of Property	84,738	1,036,392	2,633,236	0	0	0	215,000
Accounts Receivable							
Interest earnings	36,884	9,021	6,964	104,595	50,000	569,119	500,000
Revenue Total	5,004,232	7,372,084	11,521,761	13,868,020	13,483,776	13,811,119	15,543,816
Expenditures							
Administrative Expenditures:							
Employee salary (Administrative)	83,277	82,885	86,150	92,503	99,048	97,484	101,383
Employee Fringes (Administrative)	27,065	27,135	28,204	30,284	32,426	31,914	33,191
Contractual services		8,193					
Insurance							
Indirect Cost Allocation	153,013	158,374	173,717	217,925	260,004	249,539	305,158
Bad Debt Expense							
Printing and publishing							
Marketing							
Advertising and notices	5,874	7,141	493	0	15,000	1,869	15,000
Travel and Training	1,299	482	667	988	4,000	387	4,000
Auto Expenses					2,000	497	2,000
Rent/lease costs							
Equipment other than office							
Office equipment and furniture	364		1,184	0	1,500		1,500
Other Admin. Exps	1,881						
(A) Subtotal Admin Expenses, %	272,773	284,210	290,415	341,700	413,979	381,690	462,232
County Administrative Charge at 1.5%	12,904	13,363	14,520	18,674	22,143	22,089	27,486
(B) Subtot Adm Exp & County Charge	285,677	297,573	304,935	360,374	436,121	403,779	489,717
Operating Expenditures:							
Employee salary (Operating)	55,518	55,356	57,537	62,093	66,032	65,106	67,710
Employee Fringes (operating)	18,044	17,991	18,699	20,180	21,460	21,159	22,006
Contractual services	22,590	39,496	59,805	63,940	200,000	123,887	475,000
Insurance							
Audits and studies		6,500	5,500	0	7,000	7,000	7,000
Printing and publishing		320	231	741	2,250	1,632	2,250
Membership/Dues	1,075	1,520	1,520	1,713	2,000	630	2,000
General Operating							
Legal services/court costs	17,789	375	188	0	20,000		20,000
Property Maintenance	2,500	3,000	3,000	3,000	3,000		3,000
Land/building acquisitions & Demo/Relo					1,000,000		1,100,000
Infrastructure improvements	106,988	17,731		3,305,657	7,660,000	2,075,549	4,035,000
County Reimbursement Charges					908,554		1,824,740
Assistance to Non-profits	5,125	5,820	15,361	10,485	125,000	104,638	200,000
Housing Assistance Projects	69,500	175,227	54,017	44,185	150,000	175,658	150,000
Redevelopment façade / CBIG grants				10,000	40,000	35,000	50,000
Redevelopment loans / grants issued out							
Building construction & improves	1,110				1,500,000		3,000,000
Transfer out to others (Community Policing)	300,000	350,000	350,000	305,589	385,000	327,613	385,000
Policing Cameras in Commercial District	115,071						
Acquisition of Tax Certificates				1,285			
Other Oper. Expenses	568	720	227	1,622	500	43	500
(C) Subtotal Oper. Expenses	715,878	674,056	566,085	3,830,490	12,090,796	2,937,917	11,344,206
(D) Reserve/Contingency					956,858		3,709,893
Expenditure Total (B+C+D)	1,001,555	971,629	871,020	4,190,864	13,483,776	3,341,696	15,543,816
Cash Position (Rev-Exp)	4,002,677	6,400,454	10,650,741	9,677,156		10,469,423	

MDC007

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 24-02

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2024-25 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF $15,543,816 AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY AND TO THE FLORIDA CITY COMMISSION FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

Section 2. That the FY 2024-25 budget of the City of Florida City Community Redevelopment Agency shall be adopted at $15,543,816 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2023-24, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

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

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

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

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

PASSED AND ADOPTED THIS 24th day of September, 2024.

OTIS T WALLACE, CHAIRMAN

ATTEST:

JENNIFER A. EVELYN, AGENCY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, AGENCY ATTORNEY

Offered by: Chairman

Motion to adopt by Director Berry seconded by Director Gold

FINAL VOTE AT ADOPTION

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

STATE OF FLORIDA
COUNTY OF Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City this 25th day of September AD 2024

MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners

DATE: July 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

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

Please note any items checked.

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

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

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

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

_______ **Budget required**

_______ **Statement of fiscal impact required**

_______ **Statement of social equity required**

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

_______ **No committee review**

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

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

Approved ______________________ Mayor
Veto __________
Override __________

Agenda Item No. 8(G)(2)
7-1-25

RESOLUTION NO. R-657-25

RESOLUTION APPROVING THE FISCAL YEAR 2024-2025 BUDGET FOR THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY AND THE FLORIDA CITY COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF $15,543,816.00

WHEREAS, the interlocal cooperation agreement ("interlocal agreement") between Miami-Dade County, Florida ("County"), the City of Florida City, Florida ("City"), and the Florida City Community Redevelopment Agency ("Agency") and section 163.387, Florida Statutes, requires that the Agency transmit its adopted annual budget to this Board for approval; and

WHEREAS, the Agency and the City have adopted the Fiscal Year 2024-2025 budget for the Florida City Community Redevelopment Area ("redevelopment area") through City Resolution No. 24-50, and through Agency Resolution No. 24-02; and

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

WHEREAS, this Board desires to approve the Agency's adopted annual budget for Fiscal Year 2024-2025 in the total amount of $15,543,816.00 for the Agency and the redevelopment area; and

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

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

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

<u>Section 2.</u> This Board approves the Fiscal Year 2024-2025 annual adopted budget for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area, in the total amount of $15,543,816.00, in substantially the form attached hereto as Attachment 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman **aye**
Kionne L. McGhee, Vice Chairman **aye**

Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Sen. René García	**aye**	Oliver G. Gilbert, III	**aye**
Roberto J. Gonzalez	**aye**	Keon Hardemon	**aye**
Danielle Cohen Higgins	**aye**	Eileen Higgins	**aye**
Natalie Milian Orbis	**aye**	Raquel A. Regalado	**aye**
Micky Steinberg	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of July, 2025. 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. RFA

Richard Appleton

CITY OF FLORIDA CITY

COMMUNITY REDEVELOPMENT AGENCY

Annual Report

Fiscal Year 2023-24

Executive Director's Statement

Fiscal year 2023-24 has seen the continued implementation of infrastructure projects and extensive planning for major community historical and cultural assets marking a period that I predicted in last year's Annual Report "to be the most active period in the CRA's history".

The Report commented that "Florida City is similarly experiencing its most significant time of growth, with the number of primarily market rate *(private sector)* residential dwelling units in town literally doubling". We're also on the cusp of the most commercial development activity since the recovery period after Hurricane Andrew, 32 years ago. The impact of new infill housing has been striking, with much of it taking place in the most challenged neighborhoods. And the most promising project of all, developed on property assembled by the CRA, the proposed five- acre "Florida City Place" in the former "Snake Pit" part of town, is moving through final planning. This legacy project will add hundreds of affordable apartments as well as a neighborhood retail component, transforming an area that Mayor Wallace proclaims "was in bad shape when I was a boy."

The attached Annual Report for FY 2023-24 and a projected Budget for 2024-'25 is hereby respectfully submitted for your information and comments.

History of the Florida City Community Redevelopment Agency

Created in 1996, the CRA was enlarged in 2009 and again in 2020. The Mayor, four City Commissioners, two local residents from the private sector and our County Commissioner (or a representative) comprise the CRA Board. CRA Bylaws primarily mirror City policies and procedures. The CRA Board meets on an as-needed basis. Modifications to the CRA Plan, Budgets, Reports and Debt Proposals are all submitted to the County Commission after approval by the City Commission. An independent audit of the Agency's business is performed annually, per F.S. 163.387 (8) and the Agency has no outstanding debt.

Restated Inter-Local Agreement

A restated inter-local Agreement between the City and the County was approved in 2020, expanding the area of the CRA and extending the life of the Agency until June 1, 2055. Certain rebates of TIF proceeds were proposed by Miami-Dade County and are currently being renegotiated with the assistance of Commissioner McGhee.

Staffing and Shared Operating Expenses

Executive Director Jon Ward is the only full time Agency employee. City Finance Director Chad Burkhalter continues as Agency Treasurer and City Attorney Regine Monestime serves as the Agency Attorney.

An indirect cost allocation plan, implemented in 2012, identified the indirect shared costs that the CRA is responsible for, including fiscal operations, rent, insurance, utilities and related expenses.

Accomplishments

A developers' Purchase and Sale Agreement was finally inked in July, 2022, with the Agency recovering $2,550,000 of it's almost $4 million dollar investment in acquiring and assembling the "Snake Pit" properties over a period of 12 years. **The developer purchased a final parcel of surplus property to augment the assembly, closing in September, 2024 for $150,000**. The City previously negotiated proceeds from a General Obligation Bond (GOB) with the County, to further underwrite the cost of developing a quality affordable housing project. Staff continues to work with the developer to access the GOB funding. We anticipate construction to commence in the Fall, 2025.

Alphaville Developments completed construction on additional affordable infill housing projects and continues work on several other quality projects **on properties acquired from the CRA**, closing on two additional parcels in September, 2024.

Other private sector developers have likewise risen to the challenge of providing affordable housing for local residents. Additional new multi-unit projects by experienced local affordable housing professionals are under development at 5th Avenue and 12th Street and also on Lucy at 3rd Street, **on land acquired from the CRA.**

In 2023-'24, the CRA provided $150,000 for the renovation of existing owner-occupied single-family homes to income-qualified residents, performed by the Agency's renovation partners at **Rebuilding Together Miami.** The City provided an additional $150,000 to Rebuilding Together for homes located outside of Agency boundaries. For the 2024-'25 fiscal year, the Agency proposes to maintain that significant level of funding.

To provide the necessary infrastructure to support these projects and to rebuild their surrounding neighborhoods, the CRA committed $8,5mm in 2022-'23 Agency funding to **rebuild 7 miles of neighborhood streets** in a large swath of the District, from Davis Parkway on the south to Lucy Street on the north and from 6th Avenue on the west to the Busway on the east. The project is scheduled to be complete in March-April, 2025 and, as we close FY 2023-24, approximately $5.2mm of Agency funding has been expended on the roadwork.

The **reconstruction of Washington Park**, a children's park at 5th Avenue and 12th Street, was awarded in July, 2023 to Coreland Construction at a cost of $1,379,414,000. The park, featuring an innovative "Crab Trap" design as its main feature, will be a striking addition to the District and is located in the center of the affordable housing activity, making it convenient and accessible for neighborhood families. **Construction commenced in January, 2024** and will finish in Spring, 2025, after a significant delay created by the equipment manufacturer. $465,000 has been expended from the 2023-24 budget.

In 2023 and 2024, a series of facilitated discussions were held with the Board of Directors of the City-owned Florida Pioneer Museum and members of the public to plan the redevelopment of this cultural asset. The CRA passed Resolutions 23-07 and 23-08 to retain an architect and engineer to develop a conceptual plan for a new Cultural Center, including the Pioneer Museum, Depot Building and a new multi-purpose display and storage building on property adjacent to City Hall. With the passage of City Resolution 24-12 on April 23, 2024, the City Commission approved the concept of relocating the Museum components and the conceptual design of the Cultural Center. The approved 2023-24 CRA budget provided for conceptual architectural design services and partial funding for building demo and relocation and partial development and construction costs. The CRA expended $64,097 for conceptual architectural design and $20,259 for surveys and preliminary engineering in the 2023-24 budget. The balance of the previously approved funding will rollover into, and be augmented by additional funding, in the 2024-25 budget. A museum Advisory Board will be created in the coming year to take input from the public.

A contract to provide **additional roadwork** on NW 1st and 2nd Streets was awarded to Southeast Engineering Contractors on Feb. 26, 2024, in the amount of $2,082,125. The work will be primarily funded by an FDEM HMGP grant in the amount of $1,492,590 with the balance match to be provided from other sources, including the CRA. The work will be completed in Spring, 2025.

Revenue Growth and Proposed 2024-'25 Budget

The CRA TIF increment increased for the coming year due to a general increase in real estate values regionally and because the City's growth is being supported more actively by the development community. The City TIF increment was projected to be $2,237,862 in 2023-24 and $2,257,022 for the coming year, a negligible increase due to the City's decision to maintain the rolled back tax rate. The County TIF showed growth from $1,476,181 in 2023-'24 to $1,832,371 projected for the coming year, almost 24% up.

The $15,543,816 budget will also show a significant $10,469,423 carryover balance due to the large multi-year projects, such as the roadwork, cultural center development and park construction, which cannot be completed in one fiscal year, with approximately $5,750,000 expended in the current year for those line items.

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

Administrative Expenses (12.48%)

1. Indirect Cost Allocation ($305,158) represents the CRA's reimbursement for City services provided to the Agency, such as Finance and Legal support, office rent and utilities, shared equipment, maintenance and insurance. (Approx. 7% of TIF)
2. Advertising and Notices ($15,000). Public notices are required for special meetings and solicitations and must be available in English and Spanish, as determined by the makeup of this diverse community.
3. The other general expenses, such as Travel, Office Supplies, etc. are maintained at current levels.

4. County Administration Charge ($27,486) is a rebate to the County of 1.5% of the County's TIF contribution to the Agency.

Operating Expenses (with noted Goals and Policies per 2019 CRA Master Plan Update)

1. **Contractual Services ($475,000)** include civil engineering and architectural design fees for the raising and relocation of the historic Limestone Cottage and relocation of the Florida Pioneer Museum and Depot Building and architectural design of the new Display and Storage Building. (Implementation Goal Sect. X, Part G, pg. 59)
2. **General expenses** such as audits, printing, memberships, legal and property management figures are maintained at current levels.
3. **Demo/Relocation costs ($1,100,000)** are estimated construction costs for the raising and relocation of the Rock House and relocation of the Pioneer Museum and Depot building. (Goal Sect. IX, Part C (1), pg. 49)
4. **Infrastructure improvements ($4,035,000)** represents the carry forward construction costs for the roadway projects and Washington Park redevelopment plus change orders and increased costs for those projects ($300,000). Public art sculpture ($200,000). (Road: Goal Sect. X, Part D (2), pg. 56. Park: Goal Sect. X, Part D (3), pg. 57 and Policy 7.3, pg. 42. Public art: Goal Sect. X, Part D (2), pg. 56 and Policy 5.3 and 5.6, pg. 41)
5. **County Reimbursement Charges ($1,824,740)** Per re-stated Interlocal Agreement, reserve of 50% of County TIF contribution for potential reimbursement to County, terms currently being renegotiated with County.
6. **Assistance to Non-Profits ($200,000).** Operational support for Florida Pioneer Museum ($100,000) (Goal Sect. VIII, Part D (4.3) pg. 41 and Policy IX Part C (1), pg. 49) and occupational trades training program provided by FIU ($100,000) (Goal VIII, Part E (5.3) pg. 41).
7. **Housing Assistance Projects ($150,000).** Home improvements and reconstruction by Rebuilding Together Miami. (Goal Sect. X, Part D (2), pg. 54 and Policy 1.2, pg. 39)
8. **Commercial Building Improvement Grants (CBIG) ($50,000).** Grants to local businesses for retention and improvement to facilities on 50/50 reimbursement basis, not to exceed $10,000 per grant. (Goal Sect. X, Part A (1), pg. 52)
9. **Building Construction and Improvements ($3,000,000).** Construction costs for adjunct storage and temporary display space for Pioneer Museum. (Goal Sect. IX, Part C (1), pg. 49 and Policy 5.3, pg. 41)
10. **Other line items** (Community Policing, Legal, Memberships, Printing and Property Maintenance same as 2023-24. Slight increase in Audit ($1,500) and Other Operating Expenses ($400). (Community Policing: Goal Sect. X, Part E (1), pg. 57 and Policy 6.1, pg. 41)

Exhibit A

City of Florida City
Community Redevlopment Agency
Proposed Budget
FY 2024-25 begins October 1, 2024

Revenues	FY 2019-20 Budget Actual	FY 2020-21 Budget Actual	FY 2021-22 Budget Actual	FY 2022-23 Budget Actual	FY 2023-24 Budget Proposed	FY 2023-24 Budget Projected	FY 2024-25 Budget Proposed
City Tax Increment Revenue	1,325,116	1,371,650	1,513,078	1,867,733	2,237,862	2,092,253	2,527,022
County Tax Increment Revenue	860,612	890,834	968,029	1,244,951	1,476,181	1,472,591	1,832,371
Carryover from prior year	2,696,882	4,002,677	6,400,454	10,650,741	9,719,733	9,677,156	10,469,423
All other revenues (name)		61,511					
Gain on Sale of Property	84,738	1,036,392	2,633,236	0	0	0	215,000
Accounts Receivable							
Interest earnings	36,884	9,021	6,964	104,595	50,000	569,119	500,000
Revenue Total	**5,004,232**	**7,372,084**	**11,521,761**	**13,868,020**	**13,483,776**	**13,811,119**	**15,543,816**
Expenditures							
Administrative Expenditures:							
Employee salary (Administrative)	83,277	82,885	86,150	92,503	99,048	97,484	101,383
Employee Fringes (Administrative)	27,065	27,135	28,204	30,284	32,426	31,914	33,191
Contractual services		8,193					
Insurance							
Indirect Cost Allocation	153,013	158,374	173,717	217,925	260,004	249,539	305,158
Bad Debt Expense							
Printing and publishing							
Marketing							
Advertising and notices	5,874	7,141	493	0	15,000	1,869	15,000
Travel and Training	1,299	482	667	988	4,000	387	4,000
Auto Expenses					2,000	497	2,000
Rent/lease costs							
Equipment other than office							
Office equipment and furniture	364		1,184	0	1,500		1,500
Other Admin. Exps	1,881						
(A) Subtotal Admin Expenses, %	**272,773**	**284,210**	**290,415**	**341,700**	**413,979**	**381,690**	**462,232**
County Administrative Charge at 1.5%	12,904	13,363	14,520	18,674	22,143	22,089	27,486
(B) Subtot Adm Exp & County Charge	**285,677**	**297,573**	**304,935**	**360,374**	**436,121**	**403,779**	**489,717**
Operating Expenditures:							
Employee salary (Operating)	55,518	55,356	57,537	62,093	66,032	65,106	67,710
Employee Fringes (operating)	18,044	17,991	18,699	20,180	21,460	21,159	22,006
Contractual services	22,590	39,496	59,805	63,940	200,000	123,887	475,000
Insurance							
Audits and studies		6,500	5,500	0	7,000	7,000	7,000
Printing and publishing		320	231	741	2,250	1,632	2,250
Membership/Dues	1,075	1,520	1,520	1,713	2,000	630	2,000
General Operating							
Legal services/court costs	17,789	375	188	0	20,000		20,000
Property Maintenance	2,500	3,000	3,000	3,000	3,000		3,000
Land/building acquisitions & Demo/Relo					1,000,000		1,100,000
Infrastructure improvements	106,988	17,731		3,305,657	7,660,000	2,075,549	4,035,000
County Reimbursement Charges					908,554		1,824,740
Assistance to Non-profits	5,125	5,820	15,361	10,485	125,000	104,638	200,000
Housing Assistance Projects	69,500	175,227	54,017	44,185	150,000	175,658	150,000
Redevelopment façade / CBIG grants				10,000	40,000	35,000	50,000
Redevelopment loans / grants issued out							
Building construction & improves	1,110				1,500,000		3,000,000
Transfer out to others (Community Policing)	300,000	350,000	350,000	305,589	385,000	327,613	385,000
Policing Cameras in Commercial District	115,071						
Acquisition of Tax Certificates				1,285			
Other Oper. Expenses	568	720	227	1,622	500	43	500
(C) Subtotal Oper. Expenses	**715,878**	**674,056**	**566,085**	**3,830,490**	**12,090,796**	**2,937,917**	**11,344,206**
(D) Reserve/Contingency					**956,858**		**3,709,893**
Expenditure Total (B+C+D)	**1,001,555**	**971,629**	**871,020**	**4,190,864**	**13,483,776**	**3,341,696**	**15,543,816**
Cash Position (Rev-Exp)	**4,002,677**	6,400,454	10,650,741	9,677,156		10,469,423	

MDC018