

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

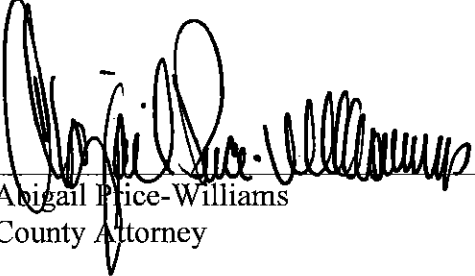
DATE: December 4, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the
budget totaling \$4,463,605.00
for Fiscal Year 2018-19 for
the Naranja Lakes Community
Redevelopment Agency and
the Naranja Lakes Community
Redevelopment Area

Resolution No. R-1233-18

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss and Co-Sponsor Commissioner Daniella Levine Cava.

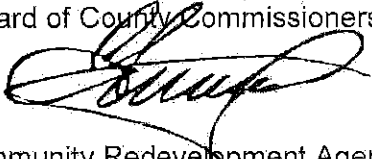


Abigail Price-Williams
County Attorney

APW/uw

Memorandum



Date: December 4, 2018
To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners
From: Carlos A. Gimenez 
Mayor
Subject: Naranja Lakes Community Redevelopment Agency FY 2018-19 budget

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Naranja Lakes Community Redevelopment Agency's (Agency) FY 2018-19 budget for the Naranja Lakes Community Redevelopment Area (Area) in the amount of \$4,463,605.

The Board must approve the Agency's budget prior to the Agency expending any funding in the Trust Fund, as required by Section III D of the Interlocal Cooperation Agreement (Interlocal Agreement) between the County and the Agency.

Scope

The Area lies within Commission Districts 8 and 9, which are represented by Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss, respectively.

Fiscal Impact / Funding Source

The Agency's main 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 of the Florida Statutes. The Countywide TIF payment into the Agency's Trust Fund is \$1,424,678 and the unincorporated municipal service area (UMSA) TIF payment into the Trust Fund is \$588,658.

The County will continue to make annual payments to the Agency through 2033, which is when the Agency and the Area will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity and only approves the Agency's FY 2018-19 Budget of \$4,463,605 as detailed in Exhibit A to the resolution.

Background

On July 21, 1998, the Board adopted Resolution No. R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Agency was created by the Board pursuant to Ordinance No. 02-216, adopted on October 22, 2002. The ordinance also appointed the Agency's board members and delegated the power to the Agency to prepare a Redevelopment Plan (Plan). On May 6, 2003, the Board adopted Resolution No. R-418-03, approving the Plan, and funded the Plan by adopting Ordinance No. 03-106, which created the Trust Fund. Resolution No. R-418-03, adopted by the Board on July 22, 2003, approved the Interlocal Agreement granting the Agency certain redevelopment powers. On March 8, 2016, the Board adopted Resolution No. R-187-16, accepting the Finding of Necessity declaring an area of 3,060 acres as slum and blight. On January 23, 2018, the Board adopted Resolution No. R-13-18, amending the Naranja Lakes Redevelopment Plan, which expanded the Area and defined general redevelopment strategies for the new and existing Area, and the First Amendment to the Interlocal Agreement, which the Agency adopted on April 11, 2018. The First Amendment to the Interlocal Agreement included a provision that requires the Agency to set aside a portion of funding from the expanded area for Strategic Miami Rapid Transit (SMART) projects in the Area.

On August 29, 2018, the Agency adopted Resolution No. 2018-04, approving the Agency's FY 2018-19 budget. The budget includes \$1,424,678 in County TIF, \$588,658 in UMSA TIF, carryover of \$2,410,269, and projected interest earnings of \$40,000.

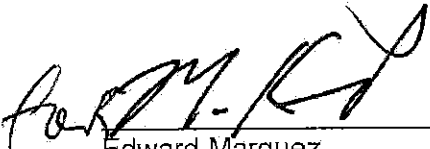
Administrative expenditures total \$118,550, excluding the 1.5 percent County administrative charge of \$30,200, and represent six percent of TIF revenues, satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total \$1,770,371 including:

- \$400,000 for community policing;
- \$376,000 for debt service;
- \$300,000 for infrastructure improvements;
- \$125,000 for professional contractual services of an economic development coordinator;
- \$100,000 for landscape enhancements;
- \$100,000 for residential redevelopment grants;
- \$100,000 for commercial redevelopment grants;
- \$90,000 for community building operations, maintenance, and insurance;
- \$57,951 for SMART Plan Projects;
- \$50,000 for legal services;
- \$50,000 for marketing;
- \$20,000 for a grant coordinator; and
- \$1,420 for membership in the Florida Redevelopment Association and required state fees.

The Agency's budget includes a \$2,544,484 contingency reserve.

Attachment



Edward Marquez
Deputy Mayor

Mayor06518

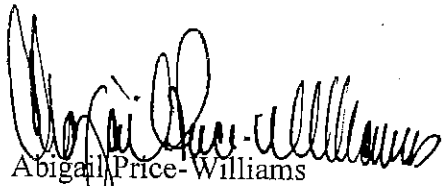


MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: December 4, 2018

FROM: 
Abigail Price-Williams
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 _____, 3/5's _____, unanimous _____) 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)
12-4-18

RESOLUTION NO. R-1233-18

RESOLUTION APPROVING THE BUDGET TOTALING \$4,463,605.00 FOR FISCAL YEAR 2018-19 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the “County”) and the Naranja Lakes Community Redevelopment Agency (the “Agency”) requires that the Agency transmit its adopted annual budget to the Board of County Commissioners of Miami-Dade County, Florida (the “Board”) for approval; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and the Chapter 163, Part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2018-19 for the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit A and incorporated herein by reference; and

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

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

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

Section 2. This Board approves the Agency's annual adopted budget totaling \$4,463,605.00 for Fiscal Year 2018-19 related to the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit A and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Xavier L. Suarez** and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman	aye		
Audrey M. Edmonson, Vice Chairwoman	aye		
Daniella Levine Cava	aye	Jose "Pepe" Diaz	aye
Sally A. Heyman	aye	Eileen Higgins	aye
Barbara J. Jordan	absent	Joe A. Martinez	nay
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

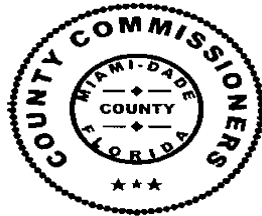
The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of December, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

Linda L. Cave

By: _____
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

Brenda Kuhns Neuman



NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2018-2019

Introduction

On July 21, 1998, the Board of County Commissioners (Board) adopted Resolution R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Naranja Lakes Community Redevelopment Agency (CRA) was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002, appointing its board members and delegating the power to prepare a Redevelopment Plan (Plan), subject to Board approval, to address slum and blight in the redevelopment area. The interlocal agreement granting the CRA certain redevelopment powers was approved by Resolution R-855-03 on July 22, 2003. The Redevelopment Plan was adopted pursuant to Resolution R-418-03 on May 6, 2003, as well as the Trust Fund to finance the CRA's redevelopment initiatives.

The CRA Plan included as its Primary Redevelopment Project (Project) the development of approximately 210 acres, known as the Mandarin Lakes development. The Mandarin Lakes development is the County's first Traditional Neighborhood Development (TND) project. The County facilitated loans to the CRA that were used to fund certain infrastructure improvements, such as roadways, streetscape, landscape, recreational grounds with gazebos, and a Community Center. Phase I of the Project was completed in Fiscal Year 2010-11. Mandarin Lakes has spurred residential life and landscape beauty in an area that was in ruins after Hurricane Andrew. The Mandarin Lakes project has been critical to the creation of meaningful tax increment to address slum and blight in the entire redevelopment area.

On March 8, 2016 the Board adopted Resolution R-187-16 declaring an area adjacent to the Naranja Lakes CRA area to be a slum or blighted and authorizing the CRA to prepare an amendment to its Redevelopment Plan for both, the existing and the proposed expanded area. In January 2018, the Board adopted Resolution R-13-18 approving the First Amendment to the Interlocal Cooperation Agreement between the County and the CRA and approving the Amendment to the Redevelopment Plan. On April 11, 2018, the CRA executed the First Amendment to the Interlocal Agreement. The expanded CRA boundaries include County Commission District 8 and 9, and are generally bounded on the North by SW 232nd Street from the Urban Development Boundary (UDB) to SW 122nd Avenue, on the West by the UDB, on the South by SW 296th Street, and on the East by the Florida Turnpike following SW 296th Street to SW 127th Avenue to SW 248th Street to SW 122nd Avenue. The expansion

area is approximately 3,060 acres, the original area is 1,247 acres for a total CRA Area of 4,307 acres, which is equivalent to 6.73 square miles.

Tax Base Growth and Proposed Budget

The goals of the CRA continue to be the expansion of the property values within the redevelopment area, to provide enhanced safety to the area residents in the form of Community Policing, and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance with the Plan. Based on the preliminary tax roll received from the Property Appraiser for 2018 the value of the original area is \$404,708,392 which represents a seven percent increase from the 2017 Preliminary Tax Roll. Additionally, the value of the expansion area increased eleven percent from last year, with a value of \$545,809,385. Overall, the CRA's original taxable values have increased approximately 208%, from \$131 million to \$404 million, since the CRA's inception in 2002. Fiscal Year 2018-19 is the first year in which the expansion area increment is measured. The value for the expansion area increased eleven percent, from the 2017 base year of \$493 million to \$545 million.

Proposed Budget for Fiscal Year 2018-19

On August 29, 2018, the CRA adopted the FY 2018-19 budget of \$4,463,605 based on projections of TIF revenues and cash balances at the end of FY 2017-18. The CRA adopted Resolution No. R-2018-04 directing that County staff forward the adopted budget to the Board of County Commissioners as required by the Interlocal Agreement between the CRA and the County.

	UMSA	Countywide	Total
Original Area	\$492,879	\$1,192,873	\$1,685,752
Expansion Area	\$95,779	\$231,805	\$327,584
Total	\$588,658	\$1,424,678	\$2,013,336

Revenues total \$4,463,605 including Countywide and Unincorporated Municipal Service Area (UMSA) TIF payments in the amount of \$1,192,873 and \$492,879 respectively for the original area; \$231,805 and \$95,779 respectively for the expansion area, carryover funds totaling \$2,410,269 and projected interest earnings of \$40,000.

Administrative Expenses - \$118,550

1. Direct County Support (\$115,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives.

2. Advertising, Printing, and Mail Services (\$3,550)

Expenses relating to advertisement seeking proposals for CRA annual initiatives, printing and mail services.

County Administrative Charge - \$30,200

1. County Administrative Charge (\$30,200)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$118,550 and represent six percent of the County's payments of \$2,013,336 tax increment revenues, which satisfies the 20 percent administrative cap required by the Interlocal Agreement.

Operating Expenses - \$1,770,371

1. Membership and State Fee (\$1,420)

Required State of Florida Special District fee and annual membership dues to the Florida Redevelopment Association.

2. Contractual Services (\$125,000)

For contracting services of an Economic Development Coordinator to assist with implementing the plan in the area.

3. Legal Services (\$50,000)

The CRA receives legal representation from the law firm Gray Robinson, P.A. The CRA Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents the CRA in numerous meetings with County staff.

4. Community Policing and Security (\$400,000)

The CRA has a Memorandum of Understanding with the Miami-Dade Police Department (MDPD) to provide dedicated above and beyond daily roving patrols, weekly proactive enforcement sweeps/operations, community projects and community police interactions. The overall goal of the project is to reduce crime through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

The budget in FY 2014-15 was \$300,000. Subsequently in FY 2015-16, this budget was increased to \$400,000 to include the expansion area, in anticipation of the Board approving the Amended Redevelopment Plan. The Board approved the Amended Redevelopment Plan when it adopted Resolution No. R-13-18 in January 2018.

5. Infrastructure Improvements (\$300,000)

This allocation will be utilized for redevelopment opportunities once the Action Plan for the implementation of the Redevelopment Plan is adopted.

6. Landscape Enhancement (\$100,000)

The Action Plan will identify areas where redevelopment through beautification of public spaces can be enhanced to invigorate the area's appeal to attract business and developers.

7. Marketing Contingency (\$50,000)

This allocation is set aside to aggressively place the redevelopment area as a destination for business and development projects through various and strategic marketing campaigns.

8. Residential Improvement Grants (\$100,000)

Through a Memorandum of Understanding the CRA will partner with *Rebuilding Together* to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners. In partnership with the Naranja Lakes Community Action Committee, *Rebuilding Together* will identify homes within the CRA boundaries that are in need of rehabilitation. The CRA contribution covers costs associated with project management, purchase and storage of materials, trash disposal, and volunteer support.

9. Redevelopment Grants Commercial Programs (\$100,000)

Commercial Rehabilitation is part of the goals set in the Agency's Redevelopment Plan to enhance visibility and area aesthetics in an effort to bring about increased property values and attract new business. The CRA, through a Memorandum of Understanding with Neighbors and Neighbors Association, Inc. (NANA), will create a commercial grant program to assist existing business structures in the Area. Eligible work will include, but will not be limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

10. Grant Coordinator (\$20,000)

The Agency will contract with a non-for profit agency to administer their respective grant programs.

11. Community Center Building - Property Maintenance (\$70,000)

The CRA engages the services of Innovative Properties Management Services of South Florida, Inc. to provide property management services for the Community Center. This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for Water and Sewer and waste collection services.

12. Insurance (\$20,000)

Insurance payments include property, liability and special events insurance for the CRA Community Center.

13. Debt Service Payments (\$376,000)

Financing of the Primary Redevelopment Project was possible by two \$5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, and the County refinanced the remaining \$4.8 million balance with a 20-year loan.

14. SMART Plan Projects Reserve (\$57,951)

The Agency executed the First Amendment to the Interlocal Cooperation Agreement with the County, which requires that the Agency annually set aside twenty five percent reserve from the tax increment generated within the expansion area for projects related to the Strategic Miami Area Rapid Transit Plan. This funding will be used for SMART Plan Projects within the CRA Area.

Reserves - \$2,544,484

The reserves set aside for this fiscal year will be used for future debt service payments and for projects within the redevelopment area identified by the Economic Development Coordinator and approved by the Board.

RESOLUTION OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2018-19 BUDGET IN THE AMOUNT OF \$4,463,605 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND AUTHORIZING STAFF TO ADJUST REVENUES SHOULD BOARD OF COUNTY COMMISSIONERS ADOPT A LOWER MILLAGE RATE

WHEREAS, the Board of the Naranja Lakes Community Redevelopment Agency (the "Board") desires to approve the fiscal year 2018-19 budget for the Naranja Lakes Community Redevelopment Area in the amount of \$4,463,605, in the form attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, all expenditures associated with the budget are allowable under the Redevelopment Plan, Interlocal Agreement and Florida State Statute; and

WHEREAS, this Board directs staff to transmit the Agency's FY 2018-19 budget to the Miami-Dade County Board of County Commissioners for review and approval,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. The CRA Board hereby approves the fiscal year 2017-2018 budget in the form attached hereto as Exhibit A.

Section 3. Provide Staff ability to adjust revenues should Board of County Commissioners adopt a lower millage rate.

Section 4. This Resolution shall be effective immediately upon adoption.


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

Chairperson, Kenneth Forbes	<u>Aye</u>
Commissioner Stuart Archer	<u>Aye</u>
Commissioner Kametra Driver	<u>Aye</u>
Commissioner Sandra Gilley	<u>Aye</u>
Commissioner Rene Infante	<u>Absent</u>
Commissioner Jeanne Foster Jacobs	<u>Absent</u>
Commissioner Philip Marraccini	<u>Aye</u>
Commissioner Mark Wilson	<u>Aye</u>

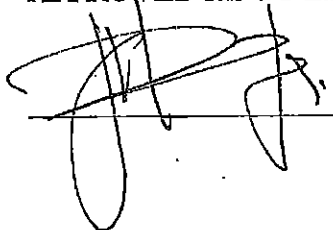


KENNETH FORBES
CHAIRPERSON

ATTEST:


_____, Board Member

APPROVED AS TO LEGAL SUFFICIENCY


_____, CRA Attorney