



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 a Naranja Lakes CRA expanded 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, contingent upon the CRA executing the First Amendment. On April 11, 2018, the CRA executed the First Amendment to the Interlocal Agreement. As amended, the 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

Revenues include 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 the plan implementation in the current and expanded boundaries 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 of County Commissioners (BCC) approving the Amended Redevelopment Plan. The BCC 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. Agreement for this project will be brought to the Board at a later date.

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.

Naranja Lakes Community Redevelopment Agency

FISCAL YEAR 2017-18 PROJECTED EXPENDITURES & PROPOSED FISCAL YEAR 2018-19 BUDGET				
	FY 17-18 ADOPTED BUDGET	FY 17-18 ACTUAL AS OF 08-20-18	FY 17-18 PROJECTED	FY 18-19 PROPOSED
REVENUES				
Carryover	1,756,128	1,837,278	1,837,278	2,410,269
TIF Revenues - Original Area				
UMSA Tax Increment Revenue	443,766	443,766	443,766	492,879
County Tax Increment Revenue	-	-	-	1,192,873
TIF Revenues - Expanded Area				
UMSA Tax Increment Revenue	1,074,008	1,074,009	1,074,009	95,779
County Tax Increment Revenue	-	-	-	231,805
Interest	12,000	29,653	35,653	40,000
Revenue Total	3,285,902	3,384,706	3,390,706	4,463,605
EXPENDITURES				
Administrative Expense				
Advertising and Notices	5,000	1,452	1,452	3,000
Printing & Publishing	500	-	-	500
Mail Services	50	-	-	50
Travel	-	-	-	-
Direct County Support	105,000	-	105,000	115,000
Subtotal Administrative Expense	110,550	1,452	106,452	118,550
County Administrative Charge (1.5%)	22,767	22,767	22,767	30,200
(A) Subtotal Admin and Admin Charge	133,317	24,219	129,219	148,750
Operating Expense				
F.R.A. Membership and State Fee	1,420	1,045	1,045	1,420
Contractual Services (Economic Dev. Coord.)	125,000	-	-	125,000
Legal Services	40,000	5,153	8,153	50,000
Community Policing and Security	400,000	224,252	398,252	400,000
Infrastructure Improvements	-	-	-	300,000
Landscape Enhancement	-	-	-	100,000
Marketing	2,000	-	-	50,000
Residential Improvement Grants	50,000	-	-	100,000
Redevelopment Grants - Commercial	100,000	-	-	100,000
Grant Coordinator	20,000	-	-	20,000
Community Center Building	65,000	45,585	52,932	70,000
Insurance	20,000	3,336	14,836	20,000
Debt Payments	376,000	376,000	376,000	376,000
Smart Plan Projects Reserve				57,951
Reserves	1,953,165	-	-	2,544,484
(B) Subtotal Operating Expenses & Reserves	3,152,585	655,371	851,218	4,314,855
Expenditures Total (A+B)	3,285,902	679,590	980,437	4,463,605
Revenues Less Expenditures Total	-	2,705,116	2,410,269	-