

MEMORANDUM

Agenda Item No. 8(G)(2)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

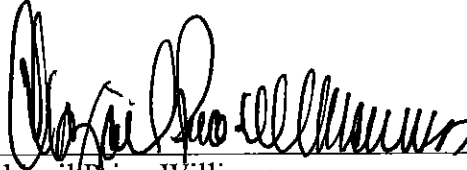
DATE: November 19, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2019-2020 budget for
the N.W. 79th Street Corridor
Community Redevelopment
Agency and the N.W. 79th
Street Corridor Community
Redevelopment Area in the
amount of \$1,916,729.00

Resolution No. R-1227-19

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.


Abigail Price-Williams
County Attorney

APW/uw

Memorandum



Date: November 19, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez", written over the "From:" line.

Subject: NW 79th Street Corridor Community Redevelopment Agency FY 2019-20 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached Resolution approving the NW 79th Street Corridor Community Redevelopment Agency's (Agency) FY 2019-20 budget for the NW 79th Street Corridor Community Redevelopment Area (Area) in the amount of \$1,916,729.

The Interlocal Cooperation Agreement (Interlocal) between the County and the Agency requires the Agency to submit an annual budget for County approval, prior to the Agency expending any funding in the Trust Fund.

Scope of Agenda Item

The Area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Chairwoman Audrey M. Edmonson, respectively.

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. For FY 2019-20, the Countywide TIF payment into the Agency's Trust Fund is \$709,509 and the unincorporated municipal service area (UMSA) TIF payment to the Trust Fund is \$293,150.

The County will continue to make annual payments to the Agency based on each year's growth of ad valorem revenues over the base year until both the Agency and Area sunset in 2039.

Track Record/Monitor

This resolution does not provide for contracting with any specific entity. The Resolution approves the Agency and the Area's FY 2019-20 budget of \$1,916,729, as detailed in Exhibit 1 to the Resolution.

Background

On May 5, 2009, the Board adopted Resolution No. R-566-09, which established the boundaries of the Area and declared the Area to be slum or blighted. On July 19, 2011, the Board approved establishment of the Agency by adopting the Agency's Community Redevelopment Plan (Plan), through Resolution No. R-604-11, and the funding of the activities set forth in the Plan when the Board enacted Ordinance No. 11-55, which created the Agency's Redevelopment Trust Fund (Trust Fund). On October 3, 2011, the Agency approved an Interlocal Cooperation Agreement (Interlocal) with the County, which grants the Agency certain redevelopment powers. The Interlocal was subsequently approved by the Board on January 24, 2012, through Resolution No. R-95-12. The Interlocal requires the Agency to submit, for the County's approval, an annual budget for the implementation of their Plan.

On August 7, 2019, the Agency adopted Resolution No. CRA-02-2019, which approved the Agency and the Area's FY 2019-20 budget totaling \$1,916,729. A copy of the Agency's resolution is attached to this memorandum. The budget includes \$709,509 in County TIF, \$293,150 in UMSA TIF, projected carryover of \$901,070, and projected interest earnings of \$13,000.

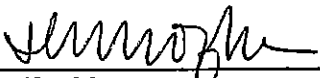
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Administrative expenditures total \$70,000, excluding the 1.5 percent County Administrative Charge of \$15,040, and they represent 3.6 percent of total funds contemplated to be spent in this budget, satisfying the 20 percent cap in administrative expenditures stipulated by the Interlocal Agreement.

Operating expenses total \$1,831,689 including:

- \$1,404,789 for land appraisals, acquisitions and development;
- \$100,000 for corridor façade, grants and business training programs;
- \$100,000 for professional services;
- \$75,000 for infrastructure improvements;
- \$65,000 for administrative support for economic development coordinator services;
- \$60,000 for business training support programs;
- \$50,000 for marketing and promotional activities;
- \$40,000 for a portion of the costs associated with the creation of the Agency, and will continue to be deducted until the remaining creation expenses of \$260,656 have been reimbursed;
- \$25,000 for printing, publishing and social media activities;
- \$10,000 for legal services;
- \$1,000 for meeting room expenses; and
- \$900 for professional memberships and a special district fee imposed by the State of Florida.

Attachments



Jennifer Moon
Deputy Mayor

Mayor06519

RESOLUTION NO. CRA-02-2019

RESOLUTION APPROVING THE FISCAL YEAR 2019-2020
BUDGET FOR THE N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY IN THE TOTAL
AMOUNT OF \$1,916,729.00

WHEREAS, the Board of Commissioners (Board) of the N.W. 79th Street Corridor Community Redevelopment Agency (Agency) desires to approve the annual budget for Fiscal Year 2019-2020 for the Agency and the N.W. 79th Street Corridor Community Redevelopment Area ("Area"),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET COMMUNITY REDEVELOPMENT AGENCY, that:

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

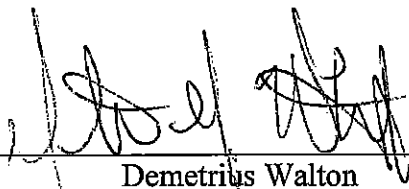
Section 2. This Board approves the Agency and the Area's annual budget for Fiscal Year 2019-2020 in the total amount of \$1,916,729.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further authorizes the Executive Director or Executive Director's designee to make necessary changes to the budget to account for corrected carry-over from the prior year or revenue estimates based on final action by the Board of County Commissioners during Miami-Dade County's final budget hearing.

The foregoing resolution was offered by Rasha Cameau, who moved its adoption. The motion was seconded by Francesca Menes and upon being put to a vote, the vote was as follows:

Oliver L. Gross, Chairman
Rasha Soray-Cameau, Vice Chairwoman
Ronald E. Frazier
Demetrius Walton
Francesca Menes

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of August, 2019.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: 
Demetrius Walton
N.W. 79th Street CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith

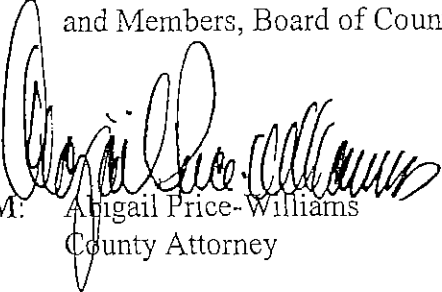


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: November 19, 2019

FROM: 
Abigail Price-Williams
County Attorney

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

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(2)
11-19-19

RESOLUTION NO. _____ R-1227-19

RESOLUTION APPROVING THE FISCAL YEAR 2019-2020
BUDGET FOR THE N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY AND THE N.W.
79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT
AREA IN THE AMOUNT OF \$1,916,729.00

WHEREAS, this Board desires to approve the annual budget for Fiscal Year 2019-20 for the N.W. 79th Street Corridor Community Redevelopment Agency ("Agency") and the N.W. 79th Street Corridor Community Redevelopment Area ("Area"); and

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

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

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

Section 2. This Board approves the Agency and the Area's annual adopted budget for Fiscal Year 2019-20 totaling \$1,916,729.00 in the form attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**,
who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman**
and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of November, 2019. 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.

A handwritten signature in dark ink, appearing to read "TAS" or similar, written over a horizontal line.

Terrence A. Smith

NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY



FY 2019-20 Budget Narrative

<https://www8.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>

NW 79th Street Corridor
Community Redevelopment Agency
FY 2018-19 Proposed Budget

Introduction and Overview

Chapter 163, Part 3 of Florida State Statutes, known as the "Community Redevelopment Act of 1969" authorized local governments to establish Community Redevelopment Agencies to revitalize areas designated as slum and blight.

The NW 79th Street Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2009. On May 5, 2009, the Miami-Dade County (County) Board of County Commissioners (BCC) adopted Resolution R-566-09, which declared the 79th Street area as slum or blighted and further declared the rebuilding, rehabilitation, conservation and redevelopment of the Area as necessary to eradicate slum and blight. On July 19, 2011, the BCC adopted the CRA's Redevelopment Plan (Plan) through Resolution R-604-11 and established a CRA Board and Trust Fund for the CRA through Ordinance No. 11-55.

The CRA held its first meeting on September 12, 2011 and on October 3, 2011, adopted the Interlocal Agreement between the County and the CRA which granted the CRA certain redevelopment powers. The Interlocal Agreement was approved by the County's Internal Management and Fiscal Responsibility Committee at the December 13, 2011 meeting and the BCC on January 24, 2012.

At the September 20, 2011 BCC meeting, Commissioner Jean Monestime allocated \$20,000 from his office funds to the CRA for their use. This allocation had been the CRA's sole source of revenue. In order to further implementation of its redevelopment plan, the CRA urged the BCC to convey certain county-owned parcels to the CRA. In February of 2014, the BCC, via Resolution No. R-241-14 conveyed a parcel of land to the CRA to be used as an incentive to attract developers interested in creating new jobs in part through the construction of facilities for new retail, office and industrial use within the redevelopment area.

During FY 2014-15, the CRA issued a Request for Proposals (RFP) for development on this parcel of land. Eco Building Solutions, the sole responder to the RFP, offered to construct a mixed use, residential land office/commercial building. Unfortunately, the negotiations with Eco Building Solutions did not materialize and the CRA re-conveyed the parcel back to the County.

For the current fiscal year 2018-2019, the CRA issued and RFP for economic development coordinator services and has engaged the services of a firm to assist the CRA with shaping its future economic development policy agenda by re-vising and updating the redevelopment and strategic plans.

Revenues

The Agency's primary revenue source consists of tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year within the CRA Area.

For FY 2019-20, revenues include Countywide (\$709,509) and Unincorporated Municipal Service Area (\$293,159) TIF payments totaling \$1,002,668. Additional revenues of \$13,000 are projected from interest earnings and \$901,070 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2019-20 total \$70,000 and include direct support from County staff (\$51,000), travel and educational seminars (\$14,000), advertising and notices (\$2,000), staff office supplies (\$2,000) and meeting costs (\$1,000). Administrative costs represent 3.6 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$15,040).

Proposed operating expenditures total \$1,916,729 and include the following programming and expenses:

- Land Appraisal/Acquisition/Development - \$1,304,789
Funding designated for the acquisition of any property.
- Infrastructure Improvements - \$75,000
Investment in upgrades to sidewalks, lighting and green spaces.
- Administrative & Program Support/Economic Development Coordinator - \$65,000
To cover the costs associated with an economic development coordinator for the CRA. This company/entity will provide support for the Agency's development mission on the corridor.
- Business Training Program - \$60,000
Invest in training programs that are designed for businesses interested in building capacity in the hospitality, trade and logistics industries.
- Direct County Support - \$51,000
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.
- Corridor Façade Improvement Program - \$50,000
Improvement grants of up to \$5,000 each will be awarded to qualified businesses to support commercial façade enhancements within the CRA district.
- Marketing and Promotion - \$50,000
Promote special community events in which the CRA is the lead organization or partner; marketing area to potential developers and promoting local businesses.
- Professional Services - \$50,000
The CRA will engage the services of a Community Liaison, Program Assistant or Grants Coordinator. Retaining consultants to update Redevelopment Plan, future FON studies; develop a master plan for Poinciana; to support Business Improvement District (BID) exploration; charrettes, and community marketing campaign.
- Creation Expenses/Finding of Necessity (FON) and Plan - \$40,000
In FY 2018-19 the CRA will reimburse the County \$40,000 which represents a portion of the creation and other related expenses associated with the CRA of approximately \$260,656. Since the CRA had not received any TIF funding until fiscal year 2016-17, the County had not charged the CRA for these expenses. For FY 2017-2018, the CRA reimbursed the County \$40,000.

As in the case of the direct County Support funding, the CRA will reimburse the County in installments for the creation expenses until the remaining has been repaid and so long as funding is sufficient for CRA programming and administration.

- Printing, Publishing & Social Media - \$25,000
Producing video documenting history of area; press releases; using social media platforms to market events and inform community. Also publication of reports and documents.
- County Administrative Charge - \$15,040
The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of their County's tax increment contribution.
- Travel and Educational Seminars - \$14,000
This line item covers expenses for Members desirous of attending or participating in any Florida Redevelopment Association (FRA), other Community Redevelopment Associations or any other related redevelopment conferences/seminars.
- Legal Services - \$10,000
Cost for legal services beyond County legal support
- Advertising, Printing, and Mail Services - \$2,000
Expenses relating to advertisements, printing newspaper notices and mail services.
- CRA Support Staff Office Supplies - \$2,000
Office-related supplies.
- Meeting Room Expenses - \$1,000
The CRA currently meets in the Arcola Lakes library. These costs are associated with expenses charged by the library to hold the meetings at this or any other public location.
- Memberships and State Fees - \$900
All CRAs are required by the State of Florida to pay a Special District fee of \$175. Additionally, there is \$495 budgeted for membership in the Florida Redevelopment Association.

N.W. 79th Street Corridor CRA Board Members

Oliver L. Gross, Chairman
Rasha Soray-Cameau, Vice Chairwoman
Ron Frazier, AIA
Francesca Menes
Demetrius Walton

<https://www8.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>

NW 79th Street Community Redevelopment Agency FY 2019 - 2020 Proposed Budget (FY 2019-20 begins October 1, 2019)				
	FY 16-17 Projected Budget	FY 17-18 Adopted Budget	FY 18-19 Adopted Budget	FY 19-20 Proposed Budget
Revenues				
UMSA Tax Increment Revenue (TIR)	53,888	100,719	177,956	293,150
County Tax Increment Revenue (TIR)	130,419	243,760	430,692	709,509
Carryover from prior year	-	149,946	416,305	901,070
Other- Commission Allocation	-	-	-	-
Property Sale	-	-	-	-
Interest earnings	450	700	6,500	13,000
Revenue Total	184,757	495,125	1,031,453	1,916,729
Expenditures				
Administrative Expenditures:				
Employee salary and fringe	-	-	-	-
Contractual Services (Economic Dev. Coord.)	-	-	-	-
Printing and publishing	-	-	-	-
Meeting Costs	-	2,000	2,000	1,000
Advertising, Printing & Mail Services	143	6,600	2,500	2,000
Travel (includes Educational Seminars)	-	200	13,323	14,000
CRA Support Staff Office Supplies	-	5,000	2,500	2,000
Other Admin. Exps (Direct Cnty Support)	-	25,000	30,000	51,000
(A) Subtotal Admin Expenses	143	38,800	50,323	70,000
County Administrative Charge at 1.5%	2,765	5,167	9,130	15,040
(B) Subtot Adm Exp & County Charge	2,908	43,967	59,453	85,040
Operating Expenditures:				
Repayment for FON and Plan	30,000	40,000	40,000	40,000
Memberships and State Fee	670	800	800	900
Contractual services	-	-	-	-
Printing, Publishing & Social Media	-	15,000	15,000	25,000
Marketing & Promotional Events	-	25,000	50,000	50,000
Meeting Room Expenses	600	1,000	1,000	1,000
Legal Services	-	10,000	10,000	10,000
Administrative & Program Support - Econ. Dev. Coord.	-	50,000	50,000	65,000
Professional Services	-	50,000	50,000	100,000
Property Maintenance	575	-	-	-
Property Assessment and Fees	58	-	-	-
Corridor Façade Program - Grants Program	-	50,000	150,000	100,000
Business Training Programs Support	-	40,000	40,000	60,000
Land Appraisal / Acquisition	-	75,000	250,000	1,304,789
Infrastructure	-	75,000	75,000	75,000
(C) Subtotal Oper. Expenses	31,903	431,800	731,800	1,831,689
(D) Reserve		19,358		0
Expenditure Total (B+C+D)	34,811	495,125	1,031,453	1,916,729
Cash Position (Rev-Exp)	149,946	(0)	-	