

MEMORANDUM

Agenda Item No. 8(G)(1)

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

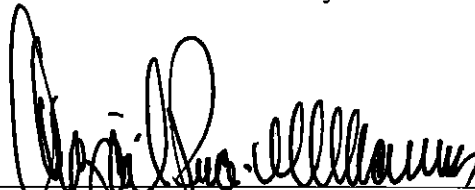
DATE: July 10, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the
Fiscal Year 2017-18 budget
for the N.W. 7th Avenue
Corridor Community
Redevelopment Agency in
the amount of \$2,477,944.00

Resolution No. R-704-18

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.



Abigail Price-Williams
County Attorney


APW/smm

Memorandum



Date: July 10, 2018

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

From: Carlos A. Gimenez
Mayor 

Subject: NW 7th Avenue Corridor Community Redevelopment Agency FY 2017-18 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the NW 7th Avenue Corridor Community Redevelopment Agency's (Agency) FY 2017-18 budget for the NW 7th Avenue Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$2,447,944. The Board must approve the Agency's budget prior to the Agency expending any funds.

Scope of Agenda Item

The Area is located in County Commission Districts 2 and 3, which are represented by Commissioner Jean Monestime and Vice 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 2017-18, the countywide TIF payment to the Agency's Trust Fund is \$365,079 and the unincorporated municipal service area (UMSA) TIF payment to the Trust Fund is \$150,846.

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 2034, when the Agency sunsets.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2017-18 Budget.

Background

On March 16, 2004, the Board adopted Resolution No. R-293-04, which established the boundaries of the Area and declared the Area to be slum or blighted. On June 7, 2005, the Board approved the establishment of the Agency by adopting the Agency's Community Redevelopment Plan (Plan), through Resolution No. R-780-04, and the funding of the Plan when it enacted Ordinance No. 04-124, which created the Agency's Redevelopment Trust Fund (Trust Fund).

On December 1, 2009, the Board adopted Resolution No. R-1360-09, which authorized an Interlocal Cooperation Agreement (Interlocal) between the Agency and the County. The Interlocal grants to the Agency certain redevelopment powers. The Interlocal requires the Agency to submit, for the County's approval, an annual budget for the implementation of their Plan. On August 4, 2011, the Board adopted Resolution No. R-223-11, which adopted a Finding of Necessity to expand the Area to include a new area north of the existing Area. Further, on September 6, 2012, the Board adopted Resolution No. R-

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

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661-12, which revised the Plan to include the new expanded area and broadened the redevelopment strategies for the Area.

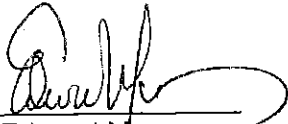
On February 27, 2018, the Agency adopted Resolution No. CRA-R-2018-001, which approved the Agency's FY 2017-18 budget of \$2,477,944 for the Area. The budget includes \$365,079 in revenue sources of County TIF, \$150,846 in UMSA TIF, carryover funds of \$1,948,019, and \$14,000 in interest earnings.

Administrative expenditures total \$116,500 and, excluding the 1.5 percent County Administrative Charge of \$7,739, represents five percent of TIF revenues, which satisfies the 20 percent cap in administrative expenditures stipulated by the Interlocal. Administrative expenses include direct County support (\$98,000), advertising, printing/publishing and meeting costs (\$13,500), and travel/conferences (\$5,000).

Operating expenditures total \$2,353,705 and include:

- \$1,684,905 available for development opportunities;
- \$200,000 for a Commercial Improvement Program to help existing businesses;
- \$200,000 for landscape and streetscape improvements;
- \$100,000 for a Business Innovation and Investment Grant Program;
- \$72,000 for an Economic Development Coordinator;
- \$20,000 for Safety and Security Initiatives;
- \$50,000 for marketing and outreach;
- \$25,000 for legal services; and
- \$1,800 for memberships, fees and meeting room expenses.

All expenditures are detailed in Exhibit 1 to the attached resolution.



Edward Marquez
Deputy Mayor

Attachments

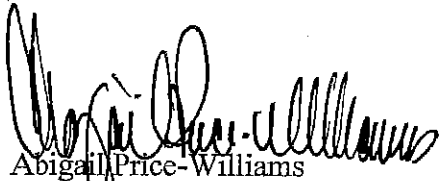


MEMORANDUM

(Revised)

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

DATE: July 10, 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)
7-10-18

RESOLUTION NO. R-704-18

RESOLUTION APPROVING THE FISCAL YEAR 2017-18
BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY IN THE
AMOUNT OF \$2,477,944.00

WHEREAS, this Board desires to approve the N.W. 7th Avenue Corridor Community Redevelopment Agency's ("Agency") annual budget for Fiscal Year 2017-18 for N.W. 7th Avenue Corridor Community Redevelopment Area ("Area") in the form attached hereto as Exhibit 1 and incorporated herein by reference; and

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

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

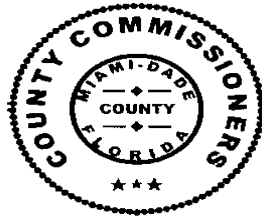
Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's annual adopted budget for Fiscal Year 2017-18 totaling \$2,477,944.00 for the Area in the form attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Audrey M. Edmonson** who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** 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	aye	Joe A. Martinez	nay
Jean Monestime	aye	Dennis C. Moss	aye
Rebeca Sosa	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 10th day of July, 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

Christopher Agrippa

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA

FY 2017-18 BUDGET NARRATIVE



Uptown Avenue 7 -- 2016 Street Fair & Art Bazaar



CRA Board Members

- Dr. Mae Bryant, Chairwoman
- Gene Lomando, Vice Chairman
- Charesse Chester
- Lesly Prudent
- Mack Samuel

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp



NW 7th Avenue Corridor Community Redevelopment Area Proposed Budget for Fiscal Year 2017-18

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 7th Avenue Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2004. On March 16, 2004, the BCC adopted Resolution R-293-04, establishing the boundaries of the CRA and declaring the area to be slum or blighted and in need of redevelopment, per Florida Statutes, Chapter 163. Subsequently, on June 22, 2004, the Board approved the CRA's Community Redevelopment Plan (Plan) pursuant to Resolution R-780-04 and the funding of the Plan when it enacted Ordinance No. 04-124 (Trust Fund). Upon creation of the CRA, the BCC appointed itself as the CRA Board of Commissioners. On February 7, 2006, the BCC established a citizen's Board of Commissioners for the CRA and delegated certain redevelopment powers to the Board. During Fiscal Year 2008-2009, seven citizens were appointed to the CRA Board (O-06-18).

The original Redevelopment Plan called for the development of a new car automotive retail marketing, sales, and distribution center, commonly referred to as the "Automall" as the primary redevelopment project. On December 7, 2005, the Developer, Potamkin Development I-95 LLC, decided to continue the negotiations.

On February 21, 2012, the CRA Board adopted a revised Redevelopment Plan which the BCC approved on September 6, 2012. Approval of the revised Redevelopment Plan extended the boundaries of the redevelopment area and broadened the redevelopment strategy for the area.

The NW 7th Avenue Community Redevelopment Area boundary is generally defined as the area bounded on the north by 119th Street, south by the municipal boundary of the City of Miami, east by I-95 and west by the properties bordering on NW 7th Avenue in unincorporated Miami-Dade County.

The expansion area is generally bounded on the north by the City of Miami Gardens, south by the municipal boundary of the City of North Miami, east by I-95 and west by the westernmost property lines of the parcels that abut the westerly right-of-way along NW 7th Avenue.

The goals of the NW 7th Avenue CRA continue to be the re-positioning of the corridor as a major regional employment center; providing support for the growth and expansion of existing businesses in the CRA; supporting development of new business in the CRA; providing training and increased employment opportunities for residents of Northwest Miami-Dade, and; redevelopment of the 7th Avenue corridor, through support of a mix of business, residential and commercial opportunities.

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 2017-18, Revenues include Countywide (\$365,079) and Unincorporated Municipal Service Area (\$150,846) TIF payments totaling \$515,925. Additional revenues of \$14,000 are projected from interest earnings and \$1,948,019 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2017-18 total \$124,239 and include direct support from County staff (\$98,000), advertising and notices (\$8,000), printing and publishing (\$5,000), travel and educational seminars (\$5,000) and meeting costs (\$500). Administrative costs represent 5 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$7,739).

Proposed operating expenditures total \$2,353,705 and include the following programming and expenses:

- Development Opportunities and Land Purchase (\$1,684,905)
The Board has budgeted funds to be able to acquire land or participate in development activities that may arise within the Redevelopment Area.
- Commercial Improvement Program (\$200,000)
The Commercial Improvement Program (CIP) funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, building improvements to include sewer connections. In conversations with the community, the CRA Board decided to mirror a similar program that Miami-Dade County uses for commercial type improvement activities.
- Landscaping/Streetscaping (\$150,000)
The CRA may provide landscape and streetscape improvements throughout the CRA area within the right of way. Additionally, the CRA may provide a landscape master plan for the Area that will facilitate improvements on the corridor.
- Business Innovation and Investment Program (\$100,000)
The Business Innovation Investment Grant (BIIG) Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments.

The grants under this program will be used to assist businesses invest in new equipment and technology. The program aims to create or retain jobs in the area and enhance the skill level of those jobs.

- Economic Development Coordinator (\$72,000)
To cover the costs associated with an economic development coordinator for the CRA. This individual will provide support to the Agency's mission on the corridor.

- Marketing and Outreach (\$50,000)

The marketing and outreach program will fund events that create the opportunity to promote the businesses in the CRA area and provide much needed services to the areas residents. For last fiscal year, the CRA launched its inaugural Uptown Avenue 7 Street Fair & Art Bazaar.

- Legal Services (\$25,000)

Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.

- Safety and Security Initiatives (\$20,000)

This program is intended to deter crime from the area and provide a safe environment for businesses and residents. The program will include either providing a private security patrol, an agreement with the Police Department to patrol the corridor, or monitored camera surveillance for business in the redevelopment area.

- Meeting Room Expenses (\$1,000)

To cover costs associated with the CRA monthly meetings.

- State Fee and Memberships (\$800)

All CRAs are required by the State of Florida to pay a Special District fee. Additionally, the CRA maintains membership in the Florida Redevelopment Association (FRA).

There are no reserves set aside for this fiscal year.

**NW 7th Avenue Corridor
Community Redevelopment Agency
FY 2017-18 Proposed Budget
(FY 2017-18 begins October 1, 2017)**

	FY 2016-17 Adopted Budget	FY 2016-17 Projection	FY 2017-18 Proposed Budget
Revenues:			
UMSA Tax Increment Revenue	122,630	122,630	150,846
County Tax Increment Revenue	296,790	296,790	365,079
Carryover	2,101,535	1,973,059	1,948,019
Interest Earnings	5,800	13,204	14,000
Revenue Total	2,526,755	2,405,683	2,477,944
Expenditures			
Administrative Expenditures:			
Employee Salary and Fringe			
Contractual services			
Audits and studies	-		
Printing and publishing	5,000	127	5,000
Clerk and Meeting Costs	500		500
Advertising and notices	8,000	-	8,000
Travel (includes Educational Seminars)	5,000	-	5,000
Other Admin. Exps (Direct Cnty Support)	98,000	98,000	98,000
(A) Subtotal Admin Expenses	116,500	98,127	116,500
County Administrative Charge at 1.5%	6,291	6,291	7,739
County Reimbursement of Advances (1/3)	-		
(B) Subtot Adm Exp & County Charge	122,791	104,418	124,239
Operating Expenditures:			
Legal Services	25,000	-	25,000
Grant/Match Funding	-	-	
Contractual services	72,000	78,202	72,000
Marketing and Outreach	50,000	1,134	50,000
Safety and Security Initiative	100,000	-	20,000
Existing Business Enhancement Grant (BIG)	200,000	59,834	100,000
New Business Incentive Program	-		
Landscaping/Streetscaping	150,000	-	200,000
Infrastructure Improvements	200,000	-	-
Commercial Improvement Program (CIP)	500,000	213,211	200,000
Residential Improvement Program	-	-	
Memberships and Fees	795	795	800
Transfers out to others (attach list)	-		
Other Operating Expenditures	-	-	
Available for Development Opportunities	1,105,169	-	1,684,905
Meeting Room Expenses	1,000	70	1,000
(C) Subtotal Oper. Expenses	2,403,964	353,246	2,353,705
(D) Reserve	-		
Expenditure Total (B+C+D)	2,526,755	457,664	2,477,944
Cash Position (Rev-Exp)	(0)	1,948,019	0