

MEMORANDUM

Agenda Item No. 8(G)(3)

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

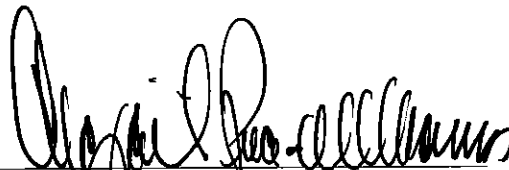
DATE: November 19, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2019-2020 budget for the
N.W. 7th Avenue Corridor
Community Redevelopment
Agency and the N.W. 7th
Avenue Corridor Community
Redevelopment Area in the total
amount of \$2,897,696.00

Resolution No. R-1228-19

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

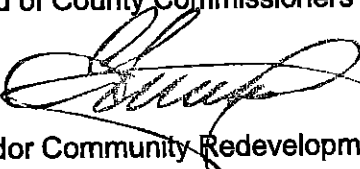
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Memorandum



Date: November 19, 2019

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

From: Carlos A. Gimenez
Mayor 

Subject: NW 7th Avenue 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 7th Avenue Corridor Community Redevelopment Agency's (Agency) FY 2019-20 budget for the NW 7th Avenue Corridor Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$2,897,696.00. 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 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 to the Agency's Trust Fund is \$489,492 and the unincorporated municipal service area (UMSA) TIF payment to the Trust Fund is \$202,251.

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 and the Area's FY 2019-20 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 activities set forth in the Plan when the Board 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 approved 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-661-12, which revised the Plan to include the new expanded area and broadened the redevelopment strategies for the Area.


On July 24, 2019, the Agency adopted Resolution No. CRA-04-2019, which approved the Agency's FY 2019-20 budget of \$2,897,696 for the Area. A copy of the Agency's resolution is attached to this memorandum. The budget includes \$489,492 in revenue sources of County TIF, \$202,251 in UMSA TIF, carryover funds of \$2,153,081, and \$52,872 in interest earnings.

Administrative expenditures total \$137,080, excluding the 1.5 percent County Administrative Charge of \$10,376, and they represent five percent of TIF revenues, which satisfies the 20 percent cap in administrative expenditures stipulated by the Interlocal. Administrative expenses include direct County support (\$118,580), advertising, printing/publishing and meeting costs (\$13,500), and travel/conferences (\$5,000).

Operating expenditures total \$2,750,240 and include:

- \$1,678,440 available for development opportunities;
- \$250,000 for a Commercial Improvement Program to help existing businesses;
- \$150,000 for a Business Innovation and Investment Grant Program;
- \$200,000 for landscape and streetscape improvements;
- \$205,000 for infrastructure improvements;
- \$85,000 for an Economic Development Coordinator;
- \$95,000 for Marketing and Outreach;
- \$60,000 for Grants Administrator;
- \$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.



Jennifer Moon
Deputy Mayor

Attachments

Mayor06619

RESOLUTION NO. CRA-04-2019

RESOLUTION APPROVING THE FISCAL YEAR 2019-2020
BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY IN THE TOTAL
AMOUNT OF \$2,897,696.00

WHEREAS, the Board of Commissioners (Board) of the N.W. 7th Avenue Corridor Community Redevelopment Agency (Agency) desires to approve the annual budget for Fiscal Year 2019-2020 for the Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area ("Area"),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital 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 \$2,897,696.00, 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 Commissioner Gene Lomando, who moved its adoption. The motion was seconded by Commissioner Charesse Chester and upon being put to a vote, the vote was as follows:

	Dr. Mae D. Bryant, Chairwoman	Yea
	Eugene Lomando, Vice Chairman	Yea
Charesse Chester	Yea	Lesly Prudent Absent
Mack Samuel	Yea	

The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of July, 2019.

**N.W. 7th AVENUE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: 

Mack Samuel
N.W. 7th Avenue 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)(3)

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)(3)
11-19-19

RESOLUTION NO. _____ R-1228-19 _____

RESOLUTION APPROVING THE FISCAL YEAR 2019-2020
BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR
COMMUNITY REDEVELOPMENT AGENCY AND THE N.W.
7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT
AREA IN THE TOTAL AMOUNT OF \$2,897,696.00

WHEREAS, this Board desires to approve the annual budget for Fiscal Year 2019-20 for the N.W. 7th Avenue Corridor Community Redevelopment Agency (“Agency”) and the N.W. 7th Avenue Corridor Community 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.

Section 2. This Board approves the Agency and the Area’s annual adopted budget for Fiscal Year 2019-2020 totaling \$2,897,696.00 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.

Terrence A. Smith



N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA

FY 2019 - 2020 BUDGET NARRATIVE



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



NW 7th Avenue Corridor Community Redevelopment Area Proposed Budget for Fiscal Year 2019 - 2020

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 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 2019-20, revenues include Countywide (\$489,492) and Unincorporated Municipal Service Area (\$202,251) TIF payments totaling \$691,743. Additional revenues of \$52,872 are projected from interest earnings and \$2,153,081 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2019-20 total \$137,080 and include direct support from County staff (\$118,580), 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 (\$10,376).

Proposed operating expenditures total \$2,897,696 and include the following programming and expenses:

- Development Opportunities and Land Purchase (\$1,678,440)
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 (\$250,000)
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.

For the upcoming fiscal year, the CRA projects to award five CIP grants.

- Infrastructure Improvements (\$205,000)
The CRA may undertake improvements in the Area that include streets, sidewalks, water and sewer lines, utility lines, etc. These funds can be used to match grants available for these activities.
- Landscaping/Streetscaping (\$200,000)
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 (\$150,000)
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.

For the upcoming fiscal year, the CRA projects to award fifteen (15) BIIG grants.

- Marketing and Outreach (\$95,000)
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.
- Economic Development Coordinator (\$85,000)
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.
- Grants Administrator (\$60,000)
To cover costs associated with a grants coordinator for the CRA. This company/entity will oversee the CRA's grant programs.
- Legal Services (\$25,000)
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- 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).

N.W. 7th Avenue CRA Board Members:

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



**NW 7th Avenue Corridor
Community Redevelopment Agency
FY 2019 - 20 Proposed Budget
(FY 2019 - 2020 begins October 1, 2019)**

	FY 2018-19 Adopted Budget	FY 2018-19 Projected Budget	FY 2019-20 Proposed Budget
Revenues:			
UMSA Tax Increment Revenue (TIR)	171,931	171,931	202,251
County Tax Increment Revenue (TIR)	416,110	416,110	489,492
Carryover	2,579,037	2,153,081	2,153,081
Interest Earnings	11,000	11,000	52,872
Revenue Total	3,178,078	2,752,122	2,897,696
EXPENDITURES			
Administrative Expenditures:			
Employee Salary and Fringes	-	-	-
Contractual Services	-	-	-
Audits and Studies	-	-	-
Printing and publishing	5,000	-	5,000
Clerk and Meeting Costs	500	-	500
Advertising and Notices	8,000	-	8,000
Travel (includes educational conferences/seminars)	5,000	-	5,000
Other Admin. Expenses (Direct County Support)	110,000	110,000	118,580
(A) Sub Total Administrative Expenses	128,500	110,000	137,080
County Administrative Charge at 1.5%	8,821	8,821	10,376
County Reimbursement of Advances (1/3)	-	-	-
(B) Sub Total Admin. Expenses & County Charge	137,321	118,821	147,456
Operating Expenditures:			
Legal Services	25,000	25,000	25,000
Contractual Services - Grants Program Administrator	-	-	60,000
Contractual Services - Economic Development Coordina	80,000	80,000	85,000
Marketing and Outreach	85,000	85,000	95,000
Safety and Security Initiative	-	-	-
Business Innovation & Investment Grant (BIIG)	100,000	11,200	150,000
Landscaping/Streetscaping	150,000	-	200,000
Infrastructure Improvements	150,000	-	205,000
Commercial Improvement Program (CIP)	200,000	52,820	250,000
Memberships and Fees	800	795	800
Other Operating Expenditures	50,000	-	-
Available for Development Opportunities	1,700,000	-	1,678,440
Meeting Room Expenses	1,000	-	1,000
(C) Sub Total Operating Expenses	2,541,800	254,815	2,750,240
(D) Reserve	498,957	2,378,486	(0)
Expenditure Total (B+C+D)	3,178,078	2,752,122	2,897,696
Cash Position (Rev-Exp)	-	-	-