

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: September 6, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2022-2023 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 \$5,298,712.00

Resolution No. R-750-23

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.


Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: September 6, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: NW 7th Avenue Corridor Community Redevelopment Agency FY 2022-23 Budget

Executive Summary

As required by Florida law and by Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County) and N.W. 7th Avenue Corridor Community Redevelopment Agency's (Agency), the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies, and any amendments to their budgets. This item seeks approval of the Agency's fiscal year (FY) 2022-23 budget for the N.W. 7th Avenue Community Redevelopment Area (redevelopment area) in the amount of \$5,298,712.

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's FY 2022-23 budget for the redevelopment area. The Agency's budget includes revenues and expenditures in the amount of \$5,298,712. The Board must approve the Agency's budget prior to the Agency expending any funds as required by the interlocal.

Scope of Agenda Item

The redevelopment area lies within Commission District 2, represented by Commissioner Marlene Bastien.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor's designee.

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. The countywide TIF payment to the Agency's trust fund is \$811,829, the unincorporated municipal service area (UMSA) TIF payment to the trust fund is \$335,437, \$4,131,446 in carry over, and \$20,000 in interest earnings. 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 and the redevelopment area sunsets.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency and the redevelopment area's FY 2022-23 budget.

Background

On March 16, 2004, the Board adopted Resolution No. R-293-04, which established the boundaries of the redevelopment area, and declared the redevelopment area to be slum or blighted. On June 22, 2004, 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 trust fund.

On December 1, 2009, the Board adopted Resolution No. R-1360-09, which authorized 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 the plan. On April 4, 2011, the Board adopted Resolution No. R-223-11, which approved a finding of necessity to expand the redevelopment area to include a new redevelopment area north of the existing redevelopment area. Further, on September 6, 2012, the Board adopted Resolution No. R-661-12, which revised the plan to include the newly expanded redevelopment area and broadened the redevelopment strategies for the redevelopment area.

Fiscal Year 2022-23

On April 26, 2023, the Agency adopted Resolution No. CRA-01-2023, which is attached hereto as Attachment A, approving the Agency's FY 2022-23 budget of \$5,298,712 for the redevelopment area (Exhibit 1). The budget includes \$811,829 in revenue sources of County TIF, \$335,437 in UMSA TIF, carryover funds of \$4,131,446, and \$20,000 in interest earnings.

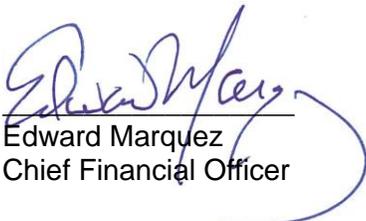
Administrative expenditures total \$232,438 and includes: direct County support (\$166,438); audits & studies (\$30,000); travel, educational seminars & conferences (\$14,000); advertising, mail services & notices (\$8,000); printing & publishing (\$5,000); office supplies (\$4,000); web-based software services (\$3,000); clerk/meeting costs (\$2,000). Administrative costs represent approximately 5 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$17,209).

Operating expenditures total \$5,049,065 and includes:

- \$2,451,735 available for land acquisition and development opportunities;
- \$500,000 for a Commercial Improvement Program to help existing/new businesses;
- \$375,000 business relocation program;
- \$350,000 for a Business Innovation and Investment Grant Program;
- \$300,000 for corridor infrastructure improvements;
- \$250,000 for community policing/solid waste;
- \$206,330 for landscape and streetscape improvements;
- \$155,000 for contractual services for marketing/business outreach;
- \$125,000 for contractual services for economic development/market analyst;
- \$125,000 for contractual services for grants administrator;
- \$100,000 for contractual services for finding of necessity/expansion/redevelopment plan update;
- \$75,000 for marketing and promotion;
- \$30,000 for legal services; and
- \$6,000 for memberships, fees and meeting room expenses.

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

Attachments


Edward Marquez
Chief Financial Officer

RESOLUTION NO. CRA-01-2023

RESOLUTION APPROVING THE FISCAL YEAR 2022-23 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 \$5,298,712.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

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 2022-23 budget for the Agency and the N.W. 7th Avenue 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 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.

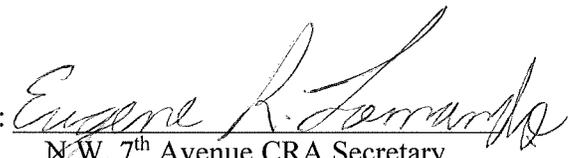
Section 2. This Board approves the Agency's and the area's budget for Fiscal Year 2022-2023 in the total amount of \$5,298,712.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or the Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

The foregoing resolution was offered by Gene Lomando, who moved its adoption. The motion was seconded by Jeffy Mondesir and upon being put to a vote, the vote was as follows:

	Daniella Pierre, Chairwoman	<u>Yes</u>
	Jeffy Mondesir, Vice Chairman	<u>Yes</u>
John L. Gay	<u>resigned</u>	
Gene Lomando	<u>Yes</u>	
	Linnon Lathan	<u>absent</u>
	Nadeige Theresias	<u>absent</u>

The Chairperson thereupon declared the resolution duly passed and adopted this 26th day of April, 2023.

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

By: 
N.W. 7th Avenue CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: September 6, 2023

FROM: 
Gen Bonzon-Keenan
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 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)(1)
9-6-23

RESOLUTION NO. _____ R-750-23

RESOLUTION APPROVING THE FISCAL YEAR 2022-2023 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 \$5,298,712.00

WHEREAS, this Board desires to approve the Fiscal Year 2022-23 budget in the total amount of \$5,298,712.00 for the N.W. 7th Avenue Corridor Community Redevelopment 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.

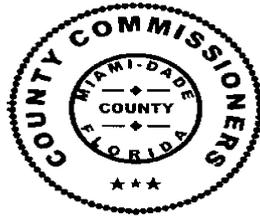
Section 2. This Board approves the N.W. 7th Avenue Corridor Community Redevelopment Agency's and the N.W. 7th Avenue Corridor Community Redevelopment Area's Fiscal Year 2022-2023 budget in the total amount of \$5,298,712.00, which is attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of September, 2023. 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



JUAN FERNANDEZ-BARQUIN, CLERK

Basia Pruna

By: _____
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

Terrence A. Smith

N.W. 7th Avenue Corridor Community Redevelopment Agency

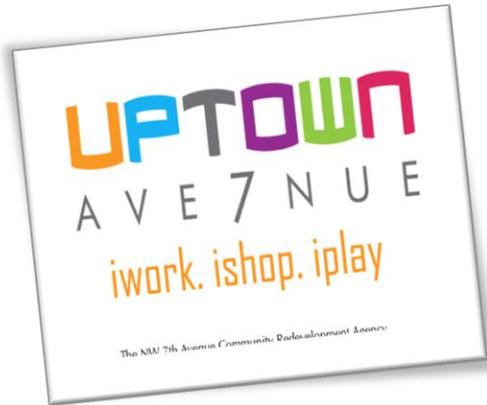


The NW 7th Avenue Community Redevelopment Agency

FY 2022 - 2023 BUDGET NARRATIVE

BUDGET NARRATIVE

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



NW 7th Avenue Corridor Community Redevelopment Agency *Fiscal Year 2022 - 2023 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 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.

For the current fiscal year 2022-2023, 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; initiating several grant programs to assist Area businesses and residents with expanded equipment and construction grants; offering relocation grants to businesses desirous of moving into the CRA; redevelopment of the 7th Avenue corridor, through support of a mix of business, residential and commercial opportunities.



CRA Commissioners

The N. W. 7th Avenue CRA Board Members are: Daniella Pierre, Chair; Jeffy Mondesir, Vic-Chair; Gene Lomando; Linnon Lathan; and Nadeige Theresias.

Revenues

The Agency's FY 2022-23 budget totals \$5,298,712. The 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 2022-23, revenues include Countywide (\$811,829) and Unincorporated Municipal Service Area (\$335,437) TIF payments totaling \$1,147,266. Additional revenues of \$20,000 are projected from interest earnings and \$4,131,446 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2022-23 total \$249,647 and include direct support from County staff (\$166,438), travel and educational seminars (\$14,000), advertising, mailing services and notices (\$8,000), printing and publishing (\$5,000), staff office supplies (\$4,000), web-based software services (\$3,000) and clerk/meeting costs (\$2,000). Administrative costs represent 4 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$17,209).

Proposed operating expenditures total \$5,298,712 and include the following programming and expenses:

- Development Opportunities/Land/Parcel Acquisitions (\$2,451,735)
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 Grant Program (\$500,000)
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.
- Relocation Grant Program (\$375,000)
The CRA is introducing a new grant program designed to specifically attract new businesses looking to relocate into the CRA Area.
- Business Innovation and Investment Grant Program (\$350,000)
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.
- Corridor Infrastructure Improvements - \$300,000
The CRA may invest in upgrades to streets, sidewalks, lighting, side streets, sewer lines and utility lines throughout the CRA area within the right-of-way areas approved by the County/FDOT. Additionally, the CRA may engage the services of a firm to provide a landscape Master Plan for the Area which will facilitate improvements.
- Community Policing/Solid Waste - \$250,000
The CRA may enter into a Memorandum of Understanding with the Miami-Dade Police Department, Northside Station to provide additional policing/enforcement services to complement the base service and the Department off Solid waste for periodic trash removals. Some of the areas of concern to the local residents and businesses are: illegal dumping, homelessness, prostitution and other illegal/licit activities. Line item may also be utilized to purchase license plate readers, security camera systems, daily roving patrols, and/or regular proactive enforcement sweeps.

- Landscaping/Streetscaping (\$206,330)
As part of its Streetscape initiative, adopted in 2018, the CRA may provide landscape, greenscape 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.
- Contractual Services, Business Outreach/Marketing Consultant (\$155,000)
The business outreach/marketing consulting services will fund activities/events which create the opportunity to market and promote the businesses located within the CRA and reach businesses both inside and outside the CRA.
- Contractual Services, Economic Development/Marketing Analyst (\$125,000)
To cover the administrative & programmatic support costs associated with an economic development /market analyst for the CRA and other approved expenses (sub-contractor, studies, retreat, etc.). The firm of record provides needed support for the Agency's economic and redevelopment mission as dictated by the Redevelopment Plan and other adopted action plans.
- Contractual Services, Grants Program Administrator (\$125,000)
To cover costs associated with a grants coordinator for the CRA. This company/entity will oversee the CRA's grant programs.
- Contractual Services, FON/Expansion and/or Program Assistant - \$100,000
The CRA may engage the services of a Program Assistant (to administer programs) and/or Finding of Necessity firm (for update of Redevelopment Plan/Area expansion studies). May also be used to conduct charrettes.
- Marketing & Promotion Services (\$75,000)
Marketing services promote the CRA to the surrounding community, business, residents and those located outside the CRA desirous of relocation. The CRA completed Phase 1 of the Streetscape Improvements portfolio with the purchase and installation of 150 FPL light pole banners in FY 2020. Phase 2, saw the launch of an alternate website and banner renewals in FY 2021. Additional marketing opportunities continue to be identified.
- Audits and Studies (\$30,000)
External audit to be conducted each fiscal year, per Florida Statute.
- Legal Services (\$30,000)
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Memberships and State Fees (\$3,000)
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).
- Meeting Room Expenses (\$3,000)
To cover costs associated with the CRA monthly meetings.



**N.W. 7th Avenue Corridor
Community Redevelopment
Agency**

FY 2022-2023
Beginning October 1, 2022

	FY 2021-22 Proposed Budget	FY 2021-22 Actual Budget As of 12/6/22	FY 2022-23 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	281,969	281,969	335,437
County-wide Tax Increment Revenue (TIR)	682,424	682,424	811,829
Carryover from Prior Year	3,842,978	3,836,677	4,131,446
Interest Earnings	6,000	20,042	20,000
Revenue Total	4,813,371	4,821,113	5,298,712
EXPENDITURES			
Administrative Expenditures:			
Employee Salary & Fringes	-	-	-
Contractual Services, Web-based Grants Program	-	-	3,000
Audits & Studies	30,000		30,000
CRA Support Staff - Office Supplies	-	-	4,000
Printing & Publishing	5,000	-	5,000
Clerk/Meeting Costs	500	-	2,000
Advertising, Mail Services & Notices	8,000	-	8,000
Travel (includes educational conferences/seminars)	5,000	-	14,000
Other Admin. Expenses (Direct County Support)	148,438	148,438	166,438
(A) Sub Total Administrative Expenses	196,938	148,438	232,438
County Administrative Fee/Charge at 1.5%	14,466	14,466	17,209
(B) Sub Total Admin. Expenses & County Charge	211,404	162,904	249,647
Operating Expenditures:			
Legal Services	25,000	25,000	30,000
Marketing & Promotion	75,000	-	75,000
Contractual Services, Grants Prog Administrator	90,000	91,667	125,000
Contractual Services, Econ Dev/Mrkt Analyst	100,000	-	125,000
Contractual Services, Marketing/Bussiness Outreach	200,000	187,498	155,000
Contractual Services, FON/Expansion Firm			100,000
Meeting Room Expenses	1,000	-	3,000
Memberships & State Fees	3,000	1,420	3,000
Relocation Grant Program	-	-	375,000
Business Investment & Improvement Grant (BIIG)	279,500	75,862	350,000
Commercial Improvement Grant Program (CIP)	835,000	145,316	500,000
Corridor Infrastructure Improvements	205,000	-	300,000
Landscaping/Streetscaping	200,000	-	206,330
Community Policing/Solid Waste			250,000
Land Acquisition/Acquisition/Development	2,588,467	-	2,451,735
(C) Sub Total Operating Expenses	4,601,967	526,763	5,049,065
(D) Reserve	-	-	-
Expenditure Total (B+C+D)	4,813,371	689,667	5,298,712
Cash Position (Rev-Exp)	-	4,131,446	(0)