

MEMORANDUM

Special Item no. 3

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, West Perrine Community
Redevelopment Agency

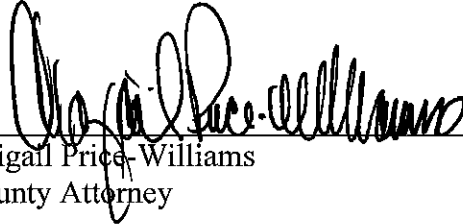
DATE: February 6, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution of the Board of
Commissioners of the West
Perrine Community
Redevelopment Agency
approving the Agency's budget
totaling \$583,494.00 for Fiscal
Year 2017-18 related to the West
Perrine Community
Redevelopment Area


CRA-3-18 WEST PERRINE

The accompanying resolution was prepared by Office of Management and Budget Department and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney

APW/cp

Date: February 6, 2018
To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, West Perrine Community
Redevelopment Agency
From: Carlos A. Gimenez 
Mayor
Subject: West Perrine Community Redevelopment Agency FY 2017-18 Budget

Recommendation

It is recommended that the Board of Commissioners of the West Perrine Community Redevelopment Agency (Agency) adopt the attached resolution approving the Agency's FY 2017-18 budget for the West Perrine Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$583,494.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. R-598-12 granting the Agency redevelopment powers, along with the power to appropriate and expend funds.

Scope of Agenda Item

The Area lies entirely within Commission District 9, represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's main revenue source is generated through the incremental growth of ad valorem revenues beyond an established base year, known as tax increment financing (TIF) and as defined in Section 163.387, Florida Statutes. For FY 2017-18, the countywide TIF payment into the Agency's Trust Fund is \$128,462 and the Unincorporated Municipal Service Area's (UMSA) TIF payment into the Trust Fund is \$53,079.

The County will continue to make payments to the Agency, when applicable, based on each year's growth of ad valorem revenues over the base year through 2046 when the Agency will sunset.

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 June 5, 2007, the Board approved the establishment of the Agency when it adopted the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07. The Board further adopted Ordinance No. 07-79, which created the Trust Fund, and Resolution No. R-745-07, whereby the Board appointed itself as the board of commissioners of the Agency. On July 14, 2016, the Board approved an amendment to the Agency's Plan and extended the life of the Agency until September 30, 2046.

The Agency's FY 2017-18 budget of \$583,494 includes \$128,462 in countywide TIF, \$53,079 in UMSA TIF, carryover of \$398,953 and interest earnings of \$3,000. Administrative expenditures total \$51,500 and represent less than 20 percent of total expenditures, excluding the 1.5 percent County Administrative Charge of \$2,723. Administrative expenses are for direct County support of \$50,000, and advertising, notices and mailing expenses of \$1,500.

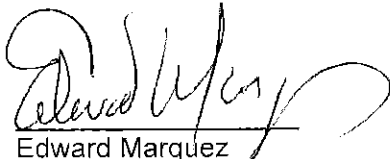
Honorable Chairman Esteban L. Bovo, Jr.
and Members, West Perrine Community Redevelopment Agency
Page 2

Operating expenditures total \$335,800 and include:

- \$100,000 for land purchase and development;
- \$75,000 for commercial improvement grants;
- \$35,000 for residential improvement grants;
- \$30,000 for non-profit partner to administer commercial grants;
- \$25,000 for grant partnerships with non-profit organizations
- \$70,000 for infrastructure improvements within the Area;
- \$625 for Florida Redevelopment Association membership; and
- \$175 for payment of a Special District fee to the State of Florida.

The Agency's budget includes a \$193,471 contingency reserve.

Attachment 1 to the resolution details the Agency's FY 2017-18 expenditures. The interlocal agreement between the Agency and Miami-Dade County does not require the Board's approval of the Agency's budget.



Edward Marquez
Deputy Mayor

Mayor01818

RESOLUTION NO. CRA-3-18 WEST PERRINE

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AGENCY'S BUDGET TOTALING \$583,494.00 FOR FISCAL YEAR 2017-18 RELATED TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA

WHEREAS, the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "Board") desires to approve the Agency's annual budget for Fiscal Year 2017-18, which totals \$583,494.00; 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 WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

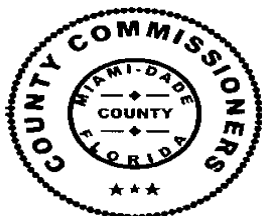
Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the annual budget totaling \$583,494.00 for Fiscal Year 2017-18 related to the West Perrine Community Redevelopment Area in substantially the form attached hereto as Attachment 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of February, 2018.



WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith



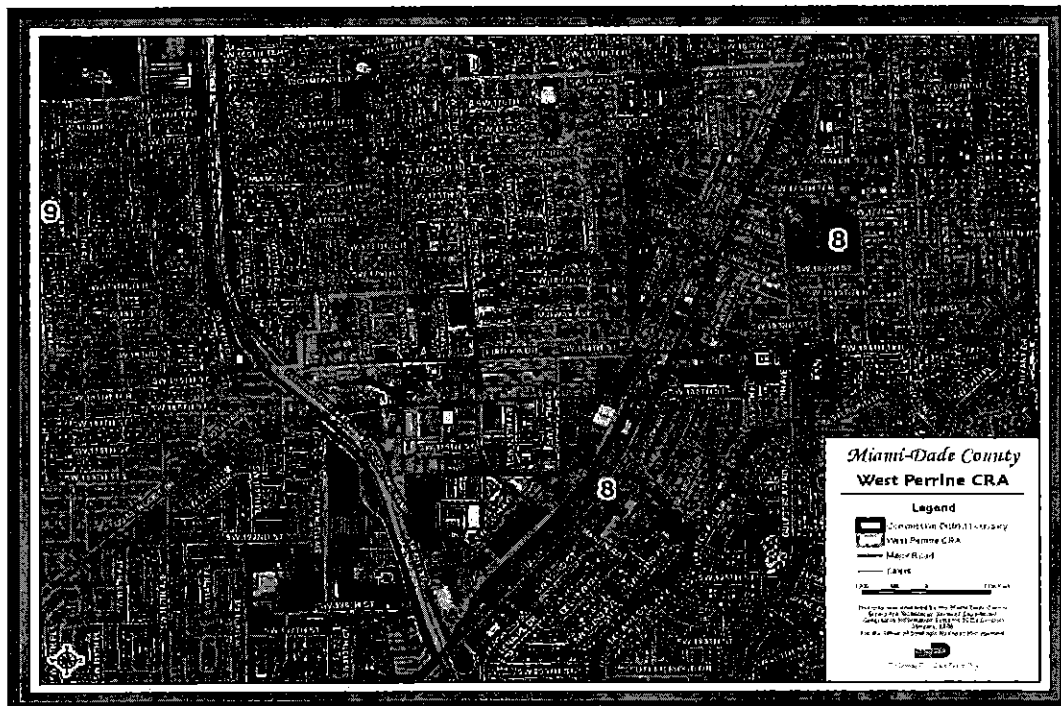
WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY

Proposed Fiscal Year 2017-18 Budget

Introduction

The West Perrine Community Redevelopment Agency (Agency) was created by the Board of County Commissioners (Board) on June 5, 2007, with the adoption of the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the Agency's Trust Fund, and appointed itself as the Agency's Board pursuant to Resolution No. R-745-07. FY 2016-17 was the Agency's tenth year of operation.

The Agency is located in the southern area of Miami-Dade County and is generally bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9.



Tax Base Growth and Proposed Budget

The Agency's base year is the 2006 tax roll (\$431,319,597). The 2017 Preliminary Tax Roll from the Miami-Dade County Property Appraiser for the area is \$460,294,581, which represents a five (5) percent increase from the 2016 Preliminary Roll. Overall, the Agency's taxable value has increased approximately seven (7) percent (\$431 million to \$460 million), above the base year.

Proposed Budget for 2017-18

Revenues - \$583,494

The Agency's proposed budget for FY 2017-18 is \$583,494. Revenues include a countywide tax increment revenue payment of \$128,462, an unincorporated area tax increment payment of \$53,079, carryover funding \$398,953 and interest earnings \$3,000.

Expenditures - \$583,494

Administrative Expenses - \$51,500

1. Direct County Support (\$50,000)
This line item covers expenses incurred by the County's Office of Management and Budget relating to operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.
2. Advertising and Notices (\$1,500)
Set aside for any advertising that may be required as a result of the Agency's activities.

County Administrative Charge - \$2,723

1. County Administrative Charge (\$2,723)
The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$56,500 and represent less than 20 percent of total expenditures.

Operating Expenses - \$335,800

1. Contractual Services (\$30,000)
The Agency has entered into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund those activities in conjunction with the program.
2. Land / Building Acquisition / Appraisal (\$100,000)
This allocation will be used for costs associated with potential land purchase.
3. Infrastructure Improvements (\$70,000)
This allocation will fund improvements within the Area. Additionally, this will be used for a match with a Florida Department of Transportation grant for a beautification project within the redevelopment area.

4. Commercial Redevelopment Grants (\$75,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

5. Residential Redevelopment Grant Program (\$35,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In prior years, the Agency has partnered with Rebuilding Together to provide repairs to homes in the area. Rebuilding Together has identified four homes that can benefit from rehab and which meet the Agency's guidelines for funding.

6. Membership and State Fee (\$800)

All community redevelopment agencies are required by the State of Florida to pay a Special District fee of \$175. The Agency is also a member of the Florida Redevelopment Association, the dues for FY 2017-18 are \$625.

7. Non-Profit Organizations Grants (\$25,000)

This amount will fund a pilot program to award grants to non-profit organizations which provide services to the low income and elderly population of the CRA. Services may include after school activities, tutoring and learning, and programs aimed at improving the quality of life of CRA residents.

Reserve \$193,471

The Agency is placing this revenue in reserve for a future redevelopment opportunity.

**West Perrine
Community Redevelopment Agency
FY 2017 - 2018 Proposed Budget**

	<u>FY 17-18 Proposed Budget</u>
<u>Revenues</u>	
UMSA Tax Increment Revenue (TIR)	53,079
County Tax Increment Revenue (TIR)	128,462
Carryover from prior year	398,953
Interest earnings	3,000
<u>Revenue Total</u>	\$ 583,494
<u>Expenditures</u>	
Administrative Expenditures:	
Advertising, Notices and Mailings	1,500
Other Admin. Exps (Direct Cnty Support)	50,000
Subtotal Admin Expenses	51,500
County Administrative Charge at 1.5%	2,723
Subtotal County Charges	54,223
Operating Expenditures:	
Contractual services	30,000
Land/building acquisitions/Appraisal	100,000
Infrastructure improvements	70,000
Debt service payments	-
Redevelopment grants - commercial	75,000
Redevelopment grants - residential	35,000
State Fee/Membership	800
Non-Profit Organizations Grants	25,000
Debt Issuance Costs	
Subtotal Oper. Expenses	\$ 335,800
Reserve	\$ 193,471
<u>Expenditure Total</u>	\$ 583,494