

MEMORANDUM

Special Item No. 1

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, West Perrine Community
Redevelopment Agency

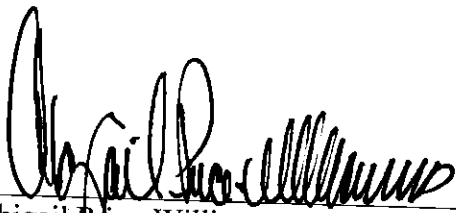
DATE: May 7, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution of the Board of
Commissioners of the West
Perrine Community
Redevelopment Agency
approving the budget for Fiscal
Year 2018-19 for the West
Perrine Community
Redevelopment Agency and
West Perrine Community
Redevelopment Area totaling
\$786,716.00

CRA-1-19 WEST PERRINE

The accompanying resolution was prepared by the 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

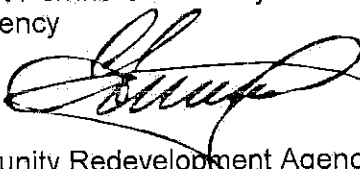
APW/cp

Memorandum



Date: May 7, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, West Perrine Community
Redevelopment Agency

From: Carlos A. Gimenez 
Mayor

Subject: West Perrine Community Redevelopment Agency FY 2018-19 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 Fiscal Year (FY) 2018-19 budget for the Agency and the West Perrine Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$786,716.

On July 3, 2012, the Miami-Dade County Board of County Commissioners (BCC) 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, which is 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 2018-19 the countywide TIF payment into the Agency's Trust Fund is \$327,234 and the Unincorporated Municipal Service Area's (UMSA) TIF payment into the Trust Fund is \$135,209.

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 2018-19 Budget.

Background

On June 5, 2007, the BCC adopted Resolution No. R-745-07 appointing itself as the board of commissioners of the Agency, Resolution No. R-744-07, which approved the redevelopment plan (Plan) for the Area, and Ordinance No. 07-79, which created the Trust Fund. On July 3, 2012, the BCC also adopted Resolution No. R-598-12 to delegate certain redevelopment powers to the Agency. On July 14, 2016, the BCC also approved an amendment to the Agency's Plan and extended the life of the Agency until September 30, 2046.

The Agency's FY 2018-19 budget of \$786,716 includes \$327,234 in County TIF, \$135,209 in UMSA TIF, carryover of \$319,773 and interest earnings of \$4,500. Administrative expenditures total \$62,000 and represents less than 20 percent of total expenditures, excluding the 1.5 percent County Administrative

Honorable Chairwoman Audrey M. Edmonson
and Members, West Perrine Community Redevelopment Agency
Page 2

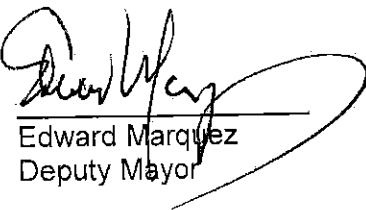
Charge of \$6,937. Administrative expenses are for direct County support of \$60,000, and advertising notices and printing expenses of \$2,000.

Operating expenditures total \$600,320 and include:

- \$250,000 for infrastructure improvements within the Area;
- \$125,000 for non-profit organizations;
- \$100,000 for commercial improvement grants;
- \$50,000 for land purchase and development;
- \$50,000 for residential improvement grants;
- \$24,400 for a grants administrator;
- \$745 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 \$117,459 contingency reserve.

Attachment 1 to the resolution details the Agency's FY 2018-19 expenditures. The interlocal agreement between the Agency and the County does not require BCC approval of the Agency's budget.



Edward Marquez
Deputy Mayor

Mayor03219

RESOLUTION NO. CRA-1-19 WEST PERRINE

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE BUDGET FOR FISCAL YEAR 2018-19 FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY AND WEST PERRINE COMMUNITY REDEVELOPMENT AREA TOTALING \$786,716.00

WHEREAS, the Board of Commissioners (“Board”) of the West Perrine Community Redevelopment Agency (the “Agency”) desires to approve the Agency’s annual budget for Fiscal Year 2018-19, which totals \$786,716.00; 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:

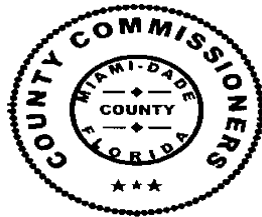
Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2018-19 budget totaling \$786,716.00 related to the Agency and 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 **Barbara J. Jordan** 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	nay	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 7th day of May, 2019.



WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY 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



WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY

Proposed Fiscal Year 2018-19 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 2017-18 was the Agency's eleventh 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.



6

Tax Base Growth and Proposed Budget

The Agency's base year is the 2006 tax roll (\$431,319,597). The 2018 Preliminary Tax Roll from the Miami-Dade County Property Appraiser for the area is \$505,128,061, which represents a ten (10) percent increase from the 2017 Preliminary Roll. Overall, the Agency's taxable value has increased approximately seventeen (17) percent (\$431 million to \$505 million), above the base year.

Proposed Budget for Fiscal Year 2018-19

Revenues - \$786,716

The Agency's proposed budget for FY 2018-19 is \$786,716. Revenues include a countywide tax increment revenue payment of \$327,234, an unincorporated area tax increment payment of \$135,209, carryover funding \$319,773 and projected interest earnings \$4,500.

Expenditures - \$786,716

Administrative Expenses - \$62,000

1. Direct County Support (\$60,000)

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 Notices & Printing Materials (\$2,000)

Set aside for any advertising and printing materials that may be required as a result of the Agency's activities.

County Administrative Charge - \$6,937

1. County Administrative Charge (\$6,937)

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 \$62,000 and represent less than 20 percent of total expenditures.

Operating Expenses - \$600,320

1. Membership and State Fee (\$920)

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 2018-19 are \$625.

2. Land / Building Acquisition / Appraisal (\$50,000)

This allocation will be used for costs associated with potential land purchase.

3. Infrastructure Improvements (\$250,000)

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.

7

4. Residential Redevelopment Grant Program (\$50,000)

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.

5. Commercial Redevelopment Grants (\$100,000)

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.

6. Grant Coordinator (\$24,400)

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 their activities in conjunction with the program.

7. Non-Profit Organizations Grants (\$125,000)

This amount will be set aside 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 \$117,459

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

West Perrine Community Redevelopment Agency

FISCAL YEAR 2017-18 EXPENDITURES & PROPOSED FISCAL YEAR 2018-19 BUDGET			
	FY 17-18 ADOPTED BUDGET CRA-3-18	FY 17-18 ACTUAL AS OF 09-30-18	FY 18-19 PROPOSED
REVENUES			
Carryover	398,953	398,492	319,773
TIF Revenues			
UMSA Tax Increment Revenue	53,079	53,079	135,209
County Tax Increment Revenue	128,462	128,462	327,234
Interest	3,000	8,427	4,500
Revenue Total	583,494	588,460	786,716
EXPENDITURES			
Administrative Expense			
Advertising and Notices	1,500		1,500
Printing & Publishing	-	130	500
Mail Services	-	-	0
Travel	-	-	-
Direct County Support	50,000	50,000	60,000
Subtotal Administrative Expense	51,500	50,130	62,000
County Administrative Charge (1.5%)	2,723	2,723	6,937
(A) Subtotal Admin and Admin Charge	54,223	52,853	68,937
Operating Expense			
F.R.A. Membership and State Fee	800	175	920
Contractual Services (-)	30,000	-	-
Land / Bldg. Acquisitions	100,000	51,795	50,000
Infrastructure Improvements	70,000	123,864	250,000
Landscape Enhancement - SW 186 (Quail Roost Dr.)	-	40,000	-
Marketing	-	-	-
Residential Improvement Grants	35,000	-	50,000
Redevelopment Grants - Commercial	75,000		100,000
Grant Coordinator	-	-	24,400
Debt Payments	-	-	-
Non-Profit Organizations	25,000		125,000
Reserves	193,471	-	117,459
(B) Subtotal Operating Expenses & Reserves	529,271	215,834	717,779
Expenditures Total (A+B)	583,494	268,687	786,716
Revenues Less Expenditures Total	-	319,773	(0)