

MEMORANDUM

Special Item No. 3

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

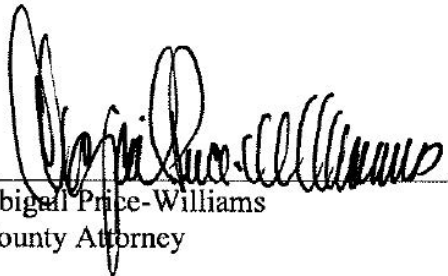
DATE: July 21, 2020

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 2019-20 for the West
Perrine Community
Redevelopment Agency and
West Perrine Community
Redevelopment Area totaling
\$1,215,226.00

RESOLUTION NO. CRA-3-20 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: July 21, 2020

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

From: Carlos A. Gimenez
Mayor 

Subject: West Perrine Community Redevelopment Agency Fiscal Year 2019-20 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) 2019-20 budget for the Agency and the West Perrine Community Redevelopment Area (Area). The Agency's budget includes revenues and expenditures in the amount of \$1,215,226. 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

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

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 into the Agency's Trust Fund is \$421,140 and the Unincorporated Municipal Service Area's (UMSA) TIF payment into the Trust Fund is \$174,009. The County will continue to make payments to the Agency through 2046, which is when the Agency and the Area will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity. The resolution approves the Agency's FY 2019-20 Budget of \$1,215,226 as detailed in Exhibit A to the resolution.

Background

On March 1, 2005, the Board adopted Resolution No. R-212-05, declaring a geographical area in south Miami-Dade County as slum and blight. On June 5, 2007, the Board 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 Board adopted Resolution No. R-598-12 to delegate certain redevelopment powers to 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 2019-20 budget of \$1,215,226 includes \$421,140 in County TIF, \$174,009 in UMSA TIF, carryover of \$609,077 and interest earnings of \$11,000. Administrative expenditures total \$67,000 excluding the 1.5 percent County administrative charge of \$8,927 and represent less than 20 percent of total expenditures. Administrative expenses are for direct County support of \$65,000 and advertising notices and printing expenses of \$2,000. Operating expenditures total \$951,045 and include:

- \$300,000 for non-profit organizations;

- \$250,000 for infrastructure improvements;
- \$200,000 for commercial improvement grants;
- \$100,000 for landscape enhancements;
- \$50,000 for residential improvement grants
- \$25,000 for grant coordinator
- \$25,000 for marketing;
- \$870 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 \$188,254 contingency reserve. Exhibit A to the resolution details the Agency's FY 2019-20 expenditures. The interlocal agreement between the Agency and the County does not require Board approval of the Agency's budget.



Jennifer Moon
Deputy Mayor

RESOLUTION NO. CRA-3-20 WEST PERRINE

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE BUDGET FOR FISCAL YEAR 2019-20 FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY AND WEST PERRINE COMMUNITY REDEVELOPMENT AREA TOTALING \$1,215,226.00

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 2019-20, in the total amount of \$1,215,226.00 for the West Perrine 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 WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

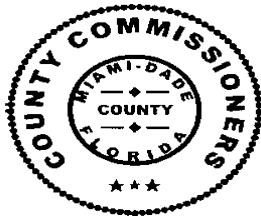
Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency’s and the Area’s annual budget for Fiscal Year 2019-20 totaling \$1,215,226.00 in substantially the form attached hereto as Exhibit A 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 **Daniella Levine Cava** 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	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 2020.



WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COUNTY
COMMISSIONERS
HARVEY RUVIN, CLERK

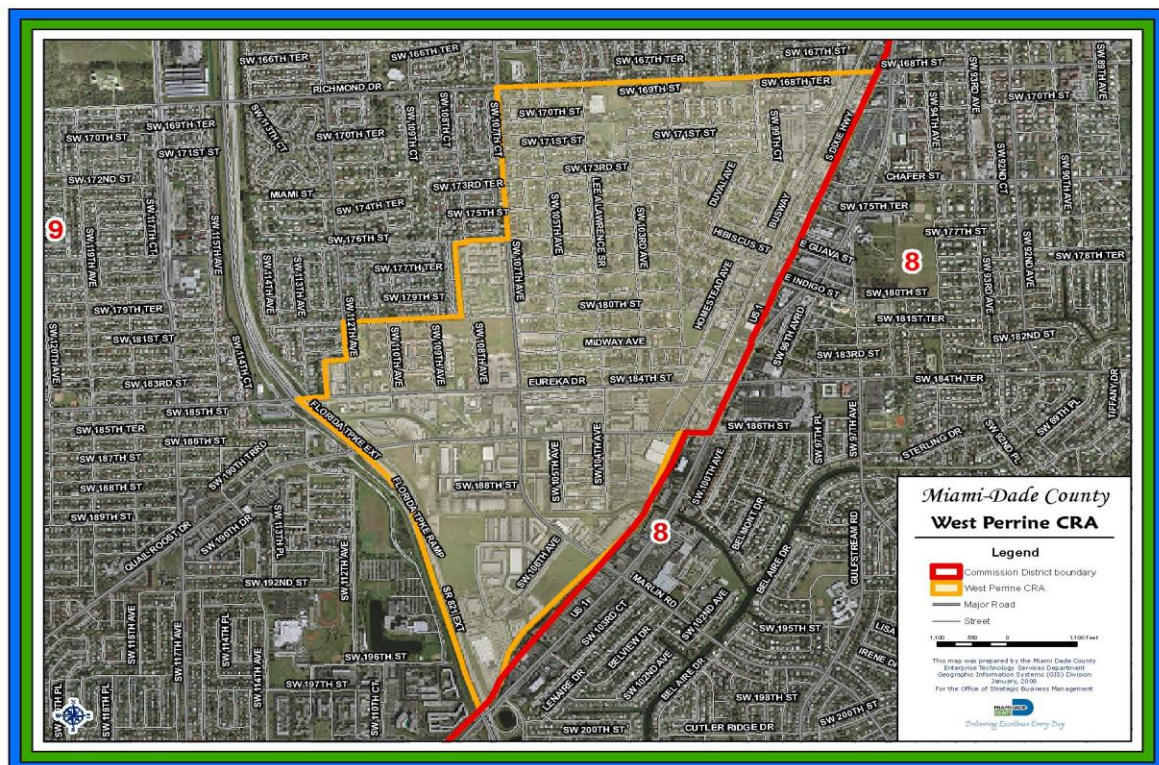
By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. 

Terrence A. Smith

Proposed Fiscal Year 2019-20 Budget

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 2019 Preliminary Tax Roll from the Miami-Dade County Property Appraiser for the area is \$531,787,678, which represents a five (5) percent increase from the 2018 Preliminary Roll. Overall, the Agency's taxable value has increased approximately twenty-three (23) percent (\$431 million to \$531 million), above the base year.

Proposed Budget for Fiscal Year 2019-20**Revenues - \$1,215,226**

The Agency's proposed budget for FY 2019-20 is \$1,215,226. Revenues include a countywide tax increment revenue payment of \$421,140, an unincorporated area tax increment payment of \$174,009, carryover funding \$609,077 and projected interest earnings \$11,000.

Expenditures - \$1,215,226**Administrative Expenses - \$67,000****1. Direct County Support (\$65,000)**

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 - \$8,927**1. County Administrative Charge (\$8,927)**

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 \$67,000 and represent less than 20 percent of total expenditures.

Operating Expenses - \$951,045**1. Membership and State Fee (\$1,045)**

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 2019-20 are \$870.

2. Landscape Enhancement (\$100,000)

This allocation will be used for costs associated with possible landscape projects within the Area.

3. Infrastructure Improvements (\$250,000)

This allocation will fund improvements within the Area. Additionally, this will be used to seek match funding from the Florida Department of Transportation for a beautification grant project within the redevelopment area.

4. Marketing (\$25,000)

A marketing and branding study is essential to identify how best to promote the Area for target further redevelopment.

5. 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.

6. Commercial Redevelopment Grants (\$200,000)

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.

7. Grant Coordinator (\$25,000)

The Agency will enter 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.

8. Non-Profit Organizations Grants (\$300,000)

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 \$188,254

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

West Perrine Community Redevelopment Agency

FISCAL YEAR 2018-19 EXPENDITURES & PROPOSED FISCAL YEAR 2019-20 BUDGET			
	FY 18-19 ADOPTED BUDGET CRA-1-19	FY 18-19 PROJECTED BUDGET	FY 19-20 PROPOSED
REVENUES			
Carryover	319,773	414,571	609,077
TIF Revenues			
UMSA Tax Increment Revenue	135,209	119,847	174,009
County Tax Increment Revenue	327,234	290,054	421,140
Interest	4,500	15,401	11,000
Revenue Total	786,716	839,873	1,215,226
EXPENDITURES			
Administrative Expense			
Advertising and Notices	1,500	-	1,500
Printing & Publishing	500	-	500
Mail Services	-	-	0
Travel	-	-	-
Direct County Support	60,000	60,000	65,000
Subtotal Administrative Expense	62,000	60,000	67,000
County Administrative Charge (1.5%)	6,937	6,937	8,927
(A) Subtotal Admin and Admin Charge	68,937	66,937	75,927
Operating Expense			
F.R.A. Membership and State Fee	920	795	1,045
Contractual Services (--)	-	-	
Land / Bldg. Acquisitions	50,000	351	
Infrastructure Improvements	250,000	123,864	250,000
Landscape Enhancements	-	17,882	100,000
Marketing	-	-	25,000
Residential Improvement Grants	50,000	-	50,000
Redevelopment Grants - Commercial	100,000	-	200,000
Grant Coordinator	24,400	-	25,000
Debt Payments	-	-	
Non-Profit Organizations	125,000	20,967	300,000
Reserves	117,459	-	188,254
(B) Subtotal Operating Expenses & Reserves	717,779	163,859	1,139,299
Expenditures Total (A+B)	786,716	230,796	1,215,226
Revenues Less Expenditures Total	-	609,077	(0)