

MEMORANDUM

Agenda Item No. 8(G)(1)

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

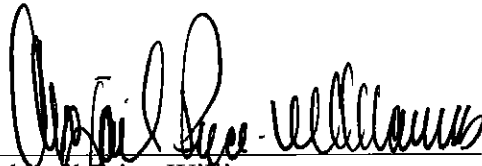
DATE: November 19, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the budget
for Fiscal Year 2019-20 for the
Naranja Lakes Community
Redevelopment Agency and
Naranja Lakes Community
Redevelopment Area totaling
\$6,309,834.00

Resolution No. R-1226-19

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

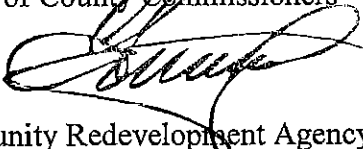
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Memorandum



Date: November 19, 2019

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

From: Carlos A. Gimenez
Mayor 

Subject: Naranja Lakes Community Redevelopment Agency FY 2019-20 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Naranja Lakes Community Redevelopment Agency's (Agency) FY 2019-20 budget for the Naranja Lakes Community Redevelopment Area (Area) in the amount of \$6,309,834.

The Interlocal Cooperation Agreement (Interlocal) between the County and the Agency requires the Agency to submit an annual budget for County approval, prior to the Agency expending any funding in the Trust Fund.

Scope

The Area lies within Commission Districts 8 and 9 represented by Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss, 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. The Countywide TIF payment into the Agency's Trust Fund is \$2,081,856 and the Unincorporated Municipal Service Area (UMSA) TIF payment into the Trust Fund is \$860,195.

The County will continue to make annual payments to the Agency through 2033, which is when the Agency and the Area will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity, it only approves the Agency's FY 2019-20 Budget of \$6,309,834, as detailed in Exhibit A to the Resolution.

Background

On July 21, 1998, the Board adopted Resolution No. R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Agency was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002. The ordinance also appointed the Agency's board members and delegated the power to the Agency to prepare a Redevelopment Plan (Plan). On May 6, 2003 the Board adopted Resolution No. R-418-03, approving the Plan, and funded the Plan by adopting Ordinance No. 03-106, which created the Trust Fund. Resolution No. R-855-03, adopted by the Board on July 22, 2003, approved the Interlocal Agreement (Agreement) granting the Agency certain redevelopment powers. On March 8, 2016 the Board adopted Resolution No. R-187-16 accepting the Finding of Necessity declaring an area of 3,060 acres as slum and blight. On January 23, 2018 the Board adopted Resolution No. R-13-18, amending the Naranja Lakes Redevelopment Plan, which expanded the Area and

defined general redevelopment strategies for the new and existing Area and approved the First Amendment to the Interlocal. On April 9, 2019, the Board adopted Resolution No. R-350-19 correcting the boundary description of the expanded redevelopment area described in Resolutions No. R-187-16, R-13-18, and the First Amendment to the Interlocal. The First Amendment to the Interlocal included a provision that requires the Agency to set aside a portion of funding from the expanded area for Strategic Miami Rapid Transit (SMART) projects in the Area.

On July 26, 2019, the Agency adopted Resolution No. 2019-01 approving the Agency's FY 2019-20 budget. The budget includes \$2,081,856 in County TIF, \$860,195 in UMSA TIF, projected carryover of \$3,292,783, and projected interest earnings of \$75,000.

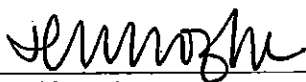
Administrative expenditures total \$135,500, excluding the 1.5 percent County administrative charge of \$44,131, and represent four (4) percent of TIF revenues; satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total \$5,247,584 including:

- \$2,000,000 million for major development project planning;
- \$650,000 for business development and job creation initiatives;
- \$425,000 for housing projects;
- \$400,000 for transportation, infrastructure and landscape enhancement;
- \$400,000 for community policing;
- \$375,000 for debt service;
- \$279,000 for professional contractual services;
- \$177,084 for SMART Plan Projects;
- \$125,000 for security equipment initiatives;
- \$125,000 for marketing;
- \$88,000 for community building operations, maintenance, and insurance;
- \$65,000 for a grant coordinator;
- \$50,000 for legal services;
- \$50,000 for training;
- \$35,000 for an Agro Tourism Hospitality Program and
- \$3,500 for required state fees and redevelopment association memberships.

The Agency's budget includes a \$882,619 contingency reserve, which includes \$57,951 set aside for SMART Plan Projects.

Attachment



Jennifer Moon
Deputy Mayor



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)(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)
11-19-19

RESOLUTION NO. R-1226-19

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2019-20 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND NARANJA LAKES COMMUNITY REDEVELOPMENT AREA TOTALING \$6,309,834.00

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the “County”) and the Naranja Lakes Community Redevelopment Agency (the “Agency”) requires that the Agency transmit its adopted annual budget for the Naranja Lakes Community Redevelopment Area (the “Area”) to the Board of County Commissioners of Miami-Dade County, Florida (the “Board”) for approval; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and the Chapter 163, Part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2019-20 in the total amount of \$6,309,834.00 for the 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's and the Area's annual adopted budget for Fiscal Year 2019-20 totaling \$6,309,834.00 in substantially the form attached hereto as Exhibit A 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		

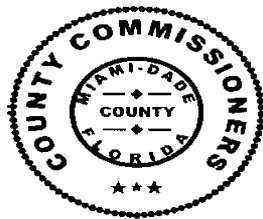
The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of November, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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.

Brenda Kuhns Neuman



NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2019-2020

Introduction

On July 21, 1998, the Board of County Commissioners (Board) adopted Resolution R-847-98, declaring a geographical area in south Miami-Dade County as slum and blight. The Naranja Lakes Community Redevelopment Agency (CRA) was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002, appointing its board members and delegating the power to prepare a Redevelopment Plan (Plan), subject to Board approval, to address slum and blight in the redevelopment area. The interlocal agreement granting the CRA certain redevelopment powers was approved by Resolution R-855-03 on July 22, 2003. The Redevelopment Plan was adopted pursuant to Resolution R-418-03 on May 6, 2003, as well as the Trust Fund to finance the CRA's redevelopment initiatives.

The CRA Plan included as its Primary Redevelopment Project (Project) the development of approximately 210 acres, known as the Mandarin Lakes development. The Mandarin Lakes development is the County's first Traditional Neighborhood Development (TND) project. The County facilitated loans to the CRA that were used to fund certain infrastructure improvements, such as roadways, streetscape, landscape, recreational grounds with gazebos, and a Community Center. Phase I of the Project was completed in Fiscal Year 2010-11. Mandarin Lakes has spurred residential life and landscape beauty in an area that was in ruins after Hurricane Andrew. The Mandarin Lakes project has been critical to the creation of meaningful tax increment to address slum and blight in the entire redevelopment area.

On March 8, 2016 the Board adopted Resolution R-187-16 declaring an area adjacent to the Naranja Lakes CRA area to be a slum or blighted and authorizing the CRA to prepare an amendment to its Redevelopment Plan for both, the existing and the proposed expanded area. In January 2018, the

Board adopted Resolution R-13-18 approving the First Amendment to the Interlocal Cooperation Agreement between the County and the CRA and approving the Amendment to the Redevelopment Plan. On April 11, 2018, the CRA executed the First Amendment to the Interlocal Agreement. On April 9, 2019, the Board adopted Resolution No. R-350-19 correcting the boundary description of the expanded redevelopment area described in Resolutions No. R-187-16, R-13-18, and the First Amendment to the Interlocal Agreement. The expanded CRA boundaries include County Commission District 8 and 9, and are generally bounded on the North by SW 232nd Street from the Urban Development Boundary (UDB) to SW 122nd Avenue, on the West by the UDB, on the South by SW 296th Street, and on the East by the Florida Turnpike following SW 296th Street to SW 127th Avenue to SW 248th Street to SW 122nd Avenue. The expansion area is approximately 3,060 acres, the original area is 1,247 acres for a total CRA Area of 4,307 acres, which is equivalent to 6.73 square miles.

Tax Base Growth and Proposed Budget

The goals of the CRA continue to be the expansion of the property values within the redevelopment area, to provide enhanced safety to the area residents in the form of Community Policing, and to find opportunities to improve the physical quality of life for the businesses and residents of the Area in accordance with the Plan. Based on the preliminary tax roll received from the Property Appraiser for 2019 the value of the original area is \$445,974,037 which represents a ten percent increase from the 2018 Preliminary Tax Roll. Additionally, the value of the expansion area increased twenty percent from last year, with a value of \$653,292,036. Overall, the CRA's original taxable values have increased approximately 240%, from \$131 million to \$445 million, since the CRA's inception in 2002. Fiscal Year 2019-20 is the second year in which the expansion area increment is measured. The value for the expansion area increased thirty two percent, from the 2017 base year of \$493 million to \$653 million.

Proposed Budget for Fiscal Year 2019-20

On July 22, 2019 the CRA adopted the FY 2019-20 budget of \$6,309,834 based on projections of TIF revenues and cash balances for FY 2018-19. The CRA adopted Resolution No. R-2019-01 directing that County staff forward the adopted budget to the Board of County Commissioners as required by the Interlocal Agreement between the CRA and the County.

	Countywide	UMSA	Total
Original Area	\$1,373,521	\$567,521	\$1,941,042
Expansion Area	\$708,335	\$292,674	\$1,001,009
Total	\$2,081,856	\$860,195	\$2,942,051

Revenues total \$6,309,834 including Countywide and Unincorporated Municipal Service Area (UMSA) TIF payments in the amount of \$1,373,521 and \$567,521 respectively for the original area; \$708,335 and \$292,674 respectively for the expansion area, projected carryover funds of \$3,292,783 and projected interest earnings of \$75,000.

Administrative Expenses - \$135,500

1. Direct County Support (\$125,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives.

2. Advertising, Printing, Mail Services, and Travel (\$10,500)

Expenses relating to advertisement seeking proposals for CRA annual initiatives, printing and mail services.

County Administrative Charge - \$44,131

1. County Administrative Charge (\$44,131)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$135,500 and represent four percent of the County's payments of \$2,942,051 tax increment revenues, which satisfies the 20 percent administrative cap required by the Interlocal Agreement.

Operating Expenses - \$5,247,584

1. Membership and State Fee (\$3,500)

Required State of Florida Special District fee and annual membership dues to the Florida Redevelopment Association and affordable housing associations.

2. Contractual Services (\$279,000)

For contracting professional services of the Economic Development Coordinator to assist with prioritizing the implementation of the Action Plan for the redevelopment area and potentially engage the services of an Executive Director to oversee the Agency's operations.

3. Legal Services (\$50,000)

The CRA receives legal representation from the law firm Fox Rothschild, LLC. The CRA Attorney

reviews and/or prepares CRA documents, resolutions, contracts, and represents the CRA in numerous meetings with County staff.

4. Community Policing and Security Equipment (\$525,000)

The CRA has a Memorandum of Understanding with the Miami-Dade Police Department (MDPD) to provide dedicated above and beyond daily roving patrols, weekly proactive enforcement sweeps/operations, community projects and community police interactions. The overall goal of the project is to reduce crime through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts. Additionally, the Agency will team with MDPD to procure surveillance cameras and other equipment to deter crime in the area. This initiative will be a collaboration effort and the equipment will be utilized solely through the redevelopment area.

5. Agro Tourism Hospitality Program (\$35,000)

To attract tourism, the Agency will implement a program showcasing existing agricultural tourism and hospitality related initiatives that enrich the character of the redevelopment area and adjacent communities.

6. Training Program (\$50,000)

This allocation will be utilized to implement a labor force job training to enhance the area's future labor force development.

7. Business Development / Job-Creation (\$650,000)

The Agency Action Plan to redevelop the Area identifies various initiatives aiming at enhancing business development and job creation, such as implementing a Small Business Technology Innovation Grant Program, drive new business creation through Business Accelerators, implement a Legacy Business Acquisition Program and aggressively expand local networking and business to business (B-2-B) Programs.

8. Marketing (\$125,000)

This allocation is set aside to aggressively place the redevelopment area as a destination for business and development projects through various and strategic marketing campaigns.

9. Housing Projects (\$425,000)

Through a Memorandum of Understanding the CRA will partner with *Rebuilding Together* to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners. In partnership with the Naranja Lakes Community Action Committee, *Rebuilding Together* will identify homes within the CRA boundaries that are in need of rehabilitation. The CRA contribution covers costs associated with project management, purchase and storage of materials, trash disposal, and volunteer support. The Agency will explore partnering with Non-for Profit Agencies to develop permanently affordable housing. Designing and implementing a First-Time Home Buyer Program is within the initiatives under consideration for this allocation.

10. Grant Coordinator (\$65,000)

The Agency will contract with a non-for profit agency to administer their respective grant programs.

11. Major Development Project Planning (\$2 million)

A primary initiative identified in the Action Plan is to seek general opportunities to attract major developments to the area. This set aside allocation will allow the Agency to leverage resources when pursuing such opportunities.

12. Community Center Building - Property Maintenance (\$70,000)

The CRA engages the services of Innovative Properties Management Services of South Florida, Inc. to provide property management services for the Community Center. This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for Water and Sewer and waste collection services.

13. Insurance (\$18,000)

Insurance payments include property, liability and special events insurance for the CRA Community Center.

14. Debt Service Payments (\$375,000)

Financing of the Primary Redevelopment Project was possible by two \$5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, and the County refinanced the remaining \$4.8 million balance with a 20-year loan.

15. Transportation, Infrastructure and Landscape Enhancement (\$400,000)

The Action Plan will identify areas where redevelopment through beautification of public spaces can be enhanced to invigorate the area's appeal to attract business and developers. The Agency is partnering with Miami-Dade Parks, Recreations and Open Spaces to apply for a Florida Department of Transportation Highway Beautification Council Grant for median beautification along the U.S. 1 Corridor in the Area. Other initiatives considered include investing in an Ultra-High-Speed Internet Backbone.

16. SMART Plan Projects Reserve (\$177,084)

The First Amendment to the Interlocal Cooperation Agreement with the County, which the Agency executed in 2018, requires that the Agency annually set aside twenty five percent reserve from the tax increment generated within the expansion area for projects related to the Strategic Miami Area Rapid Transit Plan. This funding will be used for SMART Plan Projects within the CRA Area. Including the amount set aside on this fiscal year, the cumulative SMART Plan Projects Reserve is \$235,035.

Reserves - \$882,619

The reserves set aside for this fiscal year will be used for future debt service payments and for projects within the redevelopment area identified by the Economic Development Coordinator and approved by the Board.

**Naranja Lakes Community Redevelopment Agency
Fiscal Year 2018-19 Projected Expenditures
& Proposed Fiscal Year 2018-19 Budget**

	FY 18-19 ADOPTED BUDGET	FY 18-19 ACTUAL AS OF 08-05-19	FY 18-19 PROJECTED	FY 19-20 PROPOSED BUDGET
REVENUES				
Carryover	2,410,269	2,408,931	2,408,931	3,292,783
TIF Revenues - Original Area				
UMSA Tax Increment Revenue	492,879	492,879	492,879	567,521
County Tax Increment Revenue	1,192,873	1,192,873	1,192,873	1,373,521
TIF Revenues - Expanded Area				
UMSA Tax Increment Revenue	95,779	95,779	95,779	292,674
County Tax Increment Revenue	231,805	231,805	231,805	708,335
Insurance Carrier Policy Reimbursements	-	4,301	4,301	-
Interest	40,000	55,673	74,273	75,000
Revenue Total	4,463,605	4,482,240	4,500,840	6,309,834
EXPENDITURES				
Administrative Expense				
Advertising and Notices	3,000	-	-	5,000
Printing & Publishing	500	803	803	500
Mall Services	50	-	-	-
Travel	-	-	-	5,000
Direct County Support	115,000	-	115,000	125,000
Subtotal Administrative Expense	118,550	803	115,803	135,500
County Administrative Charge (1.5%)	30,200	30,200	30,200	44,131
(A) Subtotal Admin and Admin Charge	148,750	31,003	146,003	179,631
Operating Expense				
F.R.A. Membership and State Fee	1,420	1,045	1,045	3,500
Contractual Services (Economic Dev. Coord.)	125,000	77,000	120,000	279,000
Legal Services	50,000	7,965	10,965	50,000
Community Policing and Security	400,000	282,940	400,000	400,000
Security Equipment				125,000
Agro Tourism Hospitality Program				35,000
Training				50,000
Business Development/Job Creation				650,000
Infrastructure Improvements	300,000	-	-	
Landscape Enhancement	100,000	-	-	
Marketing	50,000	-	-	125,000
Residential Improvement Grants	100,000	4,644	99,644	
Redevelopment Grants - Commercial	100,000	-	-	
Housing Projects				425,000
Grant Coordinator	20,000	-	-	65,000
Major Development Project Planning				2,000,000
Community Center Building	70,000	29,033	38,564	70,000
Insurance	20,000	3,335	16,835	18,000
Debt Payments	376,000	375,000	375,000	375,000
Transportation / Infrastructure / Landscape Enhancement				400,000
Smart Plan Projects Reserve *	57,951	57,951	57,951	177,084
Reserves	2,544,484	-	-	
(B) Subtotal Operating Expenses & Reserves	4,314,855	838,914	1,120,005	5,247,584
Expenditures Total (A+B)	4,463,605	811,966	1,208,057	5,427,215
Revenues Less Expenditures Total	-	3,670,274	3,292,783	882,619

* SMART PLAN PROJECTS TOTAL FUNDING AVAILABLE: \$235,035