

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 8(G)(1)

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

DATE: February 6, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2023-24 budget totaling
\$9,987,101.00 for the N.W. 79th
Street Corridor Community
Redevelopment Agency and the
N.W. 79th Street Corridor
Community Redevelopment Area

Resolution No. R-92-24

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/gh

MDC001

Memorandum



Date: February 6, 2024

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

From: Daniella Levine Cava
Mayor *Daniella Levine Cava*

Subject: NW 79th Street Corridor Community Redevelopment Agency FY 2023-24 Budget

Executive Summary

As required by Section 163.387, Florida Statutes, and the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County) and the NW 79th Street Corridor Community Redevelopment Agency (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 the budgets. This item seeks approval of the fiscal year (FY) 2023-24 budget totaling \$9,987,101 for the Agency and the NW 79th Street Corridor Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's and the redevelopment area's FY 2023-24 budget in the amount of \$9,987,101. 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 is located within County Commission Districts 2 and 3, which are represented by Commissioners Marlene Bastien and Keon Hardemon, respectively. Most of the redevelopment area lies within County Commission District 2.

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. For FY 2023-24, the County TIF payment into the Agency's redevelopment trust fund (trust fund) is \$2,310,137 and the unincorporated municipal service area (UMSA) TIF payment to the trust fund is \$964,111. 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 2039 when the Agency sunsets.

Delegation of Authority

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

Track Record/Monitor

This item does not provide for contracting with any specific entity. The resolution approves the Agency's and the redevelopment area's FY 2023-24 budget.

Background

On May 5, 2009, the Board adopted Resolution No. R-566-09, which established the boundaries of the redevelopment area, and declared the redevelopment area to be slum or blighted. On July 19, 2011, the Board approved establishment of the Agency by adopting the Agency's Community Redevelopment Plan (plan), through Resolution No. R-604-11, and the funding of the activities set forth in the plan when the Board enacted Ordinance No. 11-55, which created the Agency's trust fund. On October 3, 2011, the Agency approved the interlocal with the County, which grants the Agency certain redevelopment powers. The interlocal was subsequently approved by the Board on January 26, 2012 through Resolution No. R-95-12.

MDC002

The interlocal requires the Agency to submit, for the County's approval, an annual budget for the implementation of their plan.

Fiscal Year 2023-2024

On October 19, 2023, the Agency's FY 2023-24 budget of \$9,987,101 was approved by the Agency (Resolution No. CRA-02-2023), which is attached to this memorandum as Attachment A and is incorporated herein by reference. The budget includes \$2,310,137 in County TIF, \$964,111 in UMSA TIF, \$6,543,765 in projected carryover, and \$169,088 in projected interest earnings.

Administrative expenditures total \$275,000, which includes direct support from County staff (\$160,000); procurement assistance (\$50,000); audits and studies (\$30,000); travel/educational seminars/conferences (\$15,000), advertising; mail services and notices (\$5,000); printing/publishing (\$5,000); staff office supplies (\$4,000); web-based software services (\$3,000); and clerk and meeting costs (\$3,000). Administrative costs represent approximately 2.8 percent of total funds (\$9,987,101) contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$49,114).

Operating expenses total \$9,662,987, including:

- \$6,355,987 for land appraisals, acquisitions and development, corridor improvements, infrastructure, 18th Avenue business grants, and landscaping/streetscaping
- \$2,200,000 for large/construction, residential, relocation and small business grant programs
- \$200,000 for contractual services, FON/expansion and/or program assistant
- \$200,000 for contractual services, economic development/market analyst
- \$175,000 for contractual services, grants program administrator
- \$175,000 for business services & outreach
- \$170,000 for contractual services, job training
- \$100,000 for innovative community policing/solid waste/code enforcement
- \$40,000 for legal services
- \$20,000 for printing, publishing and social media
- \$20,000 for professional development & conferences
- \$4,000 for membership and state fees
- \$3,000 for meeting room expenses

All expenditures are detailed in Exhibit 1 to the resolution.

Attachment



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA- 02-2023

RESOLUTION APPROVING THE FISCAL YEAR 2023-2024 BUDGET FOR THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$9,987,101.00; AND DIRECTING 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

WHEREAS, the Board of Commissioners ("Board") of the N.W. 79th Street Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2023-24 budget for the Agency and the N.W. 79th Street 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. 79TH STREET 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 Fiscal Year 2023-2024 budget in the total amount of \$9,987,101.00, which is 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 Nadege Vilsaint, who moved its adoption. The motion was seconded by Dr. Gilbert Saint Jean, Jr. and upon being put to a vote, the vote was as follows:

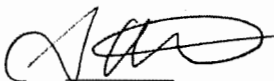
Aaron McKinney, Chairman	<u>Yes</u>
Dr. Gilbert St. Jean, Vice-Chairman	<u>Yes</u>
Tanisha Douglas	<u>Yes</u>
Nadege Vilsaint	<u>Yes</u>
Parmalyn Jacob	<u>Absent</u>

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of October, 2023.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: Tanisha Douglas
N.W. 79th Street 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: February 6, 2024

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)
2-6-24

RESOLUTION NO. R-92-24

RESOLUTION APPROVING THE FISCAL YEAR 2023-24
BUDGET TOTALING \$9,987,101.00 FOR THE N.W. 79TH
STREET CORRIDOR COMMUNITY REDEVELOPMENT
AGENCY AND THE N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT AREA

WHEREAS, the Interlocal Cooperation Agreement between Miami-Dade County, Florida and the N.W. 79th Street Corridor Community Redevelopment Agency (“Agency”) requires the Agency to transmit its adopted annual budget adopted in accordance with the interlocal agreement and section 163.387, Florida Statutes, to this Board for approval; and

WHEREAS, this Board desires to accomplish the purposes 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 and the accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the FY 2023-24 budget totaling \$9,987,101.00 for the N.W. 79th Street Corridor Community Redevelopment Agency and the N.W. 79th Street Corridor Community Redevelopment Area, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Eileen Higgins** ,
who moved its adoption. The motion was seconded by Commissioner **Anthony Rodriguez**
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	absent
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 February, 2024. 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

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

NW 79th Street Corridor Community Redevelopment Agency



FY 2023-2024

BUDGET NARRATIVE

<https://www8.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>



**NW 79th Street Corridor
Community Redevelopment Agency
FY 2023-24 Proposed Budget**

For the current fiscal year 2023-2024 the CRA will: continue moving forward with growing the TIF by expanding the Area to include up to four additional subareas; engage a firm to update the Redevelopment Plan to include the expanded areas; initiate several grant programs to assist Area businesses and residents with equipment, construction and residential rehab grants; offer relocation grants to businesses desirous of relocating into the CRA; and initialize movement for the Poinciana Industrial development project.

CRA Commissioners

The NW 79th Street CRA Commissioners are: Aaron McKinney, Chair; Dr. Gilbert St. Jean, Vice-Chair; Tanisha Douglas; Parmalyn Jacob; and Nadege Vilsaint.

Revenues

The Agency's FY 2023-24 budget totals \$9,987,101. 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 2023-24, revenues include Countywide (\$2,310,137) and Unincorporated Municipal Service Area (\$964,111) TIF payments totaling \$3,274,248. Additional revenues of \$169,088 are projected from interest earnings and \$6,543,765 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2023-24 total \$275,000 and include: direct support from County staff (\$160,000) which covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including overseeing the CRA's Trust Fund, preparing the annual budget, coordination with the Florida Redevelopment Association for the annual dues payment, scheduling, coordination CRA meetings, retreats, special meetings, preparing meeting agendas, processing invoices and coordinating with County Departments to implement the CRA's initiatives, procurement/sourcing support (\$50,000), audits and studies (\$30,000), travel and educational seminars (\$15,000), advertising, mail services and notices (\$5,000), printing/publishing (\$5,000), staff office supplies (\$4,000), web-based software services (\$3,000) and clerk and meeting costs (\$3,000). Administrative costs represent 2.8 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$49,114).

Proposed operating expenditures total \$9,662,987 and include the following programming and expenses:

- Development Opportunities: Land Appraisal/Acquisition/Development/Corridor Improvements/Infrastructure/ Landscaping/18th Avenue Business Grants - \$6,355,987
 - The Board has budgeted funds for the acquisition of property, appraisal, development and/or participation in development activities that may arise within the Redevelopment Area.
 - A corridor improvement initiative has been contemplated for several years. The CRA may provide landscape, greenspace, upgrades to streets, sidewalks, lighting, side streets, sewer and utility lines, and streetscape improvements 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. In addition, business grants may be provided within the 18th Avenue corridor, for the above enhancements, to revitalize existing businesses or implement a container incubator.
 - To cover landscape, greenspace 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 through the corridor.

- Large Construction, Relocation, Residential Rehabilitation and Small Business Grant Programs - \$2,200,000
For the upcoming fiscal year, the CRA may develop grant programs for construction, equipment, residential and relocation needs. Large Construction/Relocation (\$1,000,000); Residential Rehabilitation (\$600,000); Small (\$600,000).
- Contractual Services, FON/Expansion and/or Program Assistant - \$200,000
The CRA may engage the services of a Program Assistant (to administer all programs); Grants Coordinator (to oversee the CRA's grants program); and/or Finding of Necessity firm (for new FON, update of Redevelopment Plan, Area expansion studies). May also be used for development of a Master Plan for Poinciana Industrial; support feasibility for a Business Improvement District (BID); and/or conduct charrettes.
- Contractual Services, Economic Development/Market Analyst - \$200,000
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 selected firm will provide 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 - \$175,000
For the upcoming fiscal year, the CRA can solicit for a grants administrator and/or utilize an electronic-based program to oversee and administer the CRA's grant programs.
- Business Services & Outreach - \$175,000
Engagement with the community, businesses within the CRA boundaries, potential developers, partners, visitors. Press releases, social media platforms to engage all stakeholders/partners in support of the Area or CRA-sponsored/supported activities; production of media (audio/video) documenting history of the Area. Also can be utilized for publication of reports, documents, etc.
- Contractual Services, Job Training Program - \$170,000
To cover the administrative & programmatic costs associated with building capacity in any other programmatic areas of interest identified by the CRA or creation of a job training program.
- Community Policing/Solid Waste/Code Enforcement - \$100,000
The CRA may enter into a Memoranda of Understanding with various County departments/local organizations, like the Miami-Dade Police Department - Northside Station, RER, Department of Solid Waste, Miami-Dade County Homeless Trust (or other similar agencies) to provide innovative programs/services. Some of the areas of concern to the local residents and businesses are: illegal dumping, homelessness, trash pile up, prostitution and other illegal/licit activities.
- Legal Services - \$40,000
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Printing, Publishing and Social Media - \$20,000
The CRA may cover the costs related to the engagement of a social media firm, or social media-related uploads, and the printing and/or publishing of CRA documents.
- Professional Development & Conferences - \$20,000
Board members are encouraged to collaborate and network with state/national colleagues, as well as host economic development/CRA experts for knowledge sharing and skills enhancement which directly benefits the CRA and advances its goals.
- Memberships and State Fees - \$4,000
All CRAs are required by the State of Florida to pay a Special District fee of \$175. Additionally, there is \$1,230 budgeted for membership in the Florida Redevelopment Association (FRA) for the current fiscal year.
- Meeting Room Expenses - \$3,000
The CRA currently meets in the Arcola Lakes library. These costs are associated with expenses which may be charged to hold the CRA meetings in any alternate publicly accessible locations.



N.W. 79th Street Corridor Community Redevelopment Agency

FY 2023-2024
Beginning October 1, 2023

	FY 22-23 Adopted Budget	FY 22-23 Actual Budget	FY 23-24 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	742,574	742,574	964,111
County-wide Tax Increment Revenue (TIR)	1,797,191	1,797,191	2,310,137
Carryover from Prior Year	4,075,227	4,075,228	6,543,765
Interest Earnings	19,168	169,088	169,088
Revenue Total	6,634,160	6,784,081	9,987,101
EXPENDITURES			
Administrative Expenditures:			
Contractual Services, Procurement/Sourcing Support	0	0	50,000
Contractual Services , Web-based Grants program	3,000	875	3,000
Audits & Studies	30,000	25,250	30,000
CRA Support - Staff Office Supplies	4,000	0	4,000
Printing & Publishing	5,000		5,000
Clerk & Meeting Costs	2,000	300	3,000
Advertising, Mail Services & Notices	5,000	0	5,000
Travel (includes educational conferences & seminars)	14,000	0	15,000
Other Administrative Expenses (Direct County support)	125,000	125,000	160,000
(A) Subtotal Administrative Expenses	188,000	151,425	275,000
County Administrative Fee/Charge at 1.5%	38,096	38,096	49,114
(B) Subtotal Administrative Expenses & County Charge	226,096	189,521	324,114
Operating Expenditures:			
Legal Services	30,000	30,000	40,000
Printing, Publishing & Social Media	0	0	20,000
Business Services & Outreach	50,000	0	175,000
Contractual Services, Grants Administrator	0	0	175,000
Contractual Services, Econ Dev/Market Analyst	125,000	18,750	200,000
Contractual Services, FON/Expansion Program Asst.	150,000	0	200,000
Contractual Services, Job Training Program	100,000	0	170,000
Meeting Room Expenses	3,000	0	3,000
Memberships & State Fees	4,000	2,045	4,000
Professional Dev'ment (Conferences/Trainings/Seminars)	0	0	20,000
Small Business Grant Program	250,000	0	600,000
Residential Rehabilitation Grant Program	325,000	0	600,000
Lrg Business Construction/Business Relocation Grants	605,500	0	1,000,000
Community Policing/Solid Waste/Code Enforcement	250,000	0	100,000
Land Appr/Acq/Dev/Lands/18th Avenue Grants/Streets	3,392,064	0	6,355,987
(C) Subtotal Operating Expenses	6,408,064	50,795	9,662,987
(D) Reserve	0		
Expenditure Total (B+C+D)	6,634,160	240,316	9,987,101
Cash Position (Rev-Exp)	(0)	6,543,765	0