

MEMORANDUM

Agenda Item No. 8(G)(3)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 2, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the
amended budget for Fiscal Year
2019-20 and budget for Fiscal
Year 2020-21 for the Naranja
Lakes Community
Redevelopment Agency and
Naranja Lakes Community
Redevelopment Area totaling
\$6,309,834.00 and \$8,442,869.00
respectively

Resolution No. R-156-21

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Airports and Economic Development Committee.




Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: March 2, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Naranja Lakes Community Redevelopment Agency Amended FY 2019-20 and FY 2020-21 Budgets

Recommendation

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution approving the Naranja Lakes Community Redevelopment Agency's (Agency) amended FY 2019-20 budget totaling \$6,309,834 and FY 2020-21 budget totaling \$8,442,869 for the Naranja Lakes Community Redevelopment Area (area).

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 Danielle Cohen Higgins and Commissioner Kionne L. McGhee, 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 FY 2020-21 countywide TIF payment into the Agency's trust fund is \$2,627,474 and the Unincorporated Municipal Service Area (UMSA) TIF payment into the trust fund is \$1,085,635.

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 amended FY 2019-20 budget of \$6,309,834, and FY 2020-21 budget of \$8,442,869, 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 granting the Agency certain redevelopment powers. On March 8, 2016, the

Board adopted Resolution No. R-187-16 accepting the finding of necessity study 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, 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 Resolution Nos. 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 located in the area.

Amended FY 2019-20 Budget

The Agency’s FY 2019-20 budget was approved by the Board on November 19, 2019, through Resolution No. R-1226-19. On May 8, 2020, the Agency amended the FY 2019-20 budget (Resolution No. 2020-04) totaling \$6,309,834, in order to fund an Emergency Small Business Grant Program (program) that was created as a result of the coronavirus disease 2019 (COVID-19) pandemic. The amended budget decreased the business development / job creation line item by \$500,000 to fund the program. The program was created to provide temporary relief to assist severely impacted businesses within the area. The program has been very successful and as of August 2020, had provided over 50 grants to area businesses. A copy of the Agency’s resolution is attached to this memorandum as Attachment A.

FY 2020-21 Budget

On September 15, 2020, the Agency adopted Resolution No. 2020-05 (Attachment B) approving the Agency’s FY 2020-21 budget. The budget includes \$2,627,474 in County TIF, \$1,085,635 in UMSA TIF, projected carryover of \$4,659,760, and projected interest earnings of \$70,000.

Administrative expenditures total \$141,000, excluding the 1.5 percent County administrative charge of \$55,697, and represent four (4) percent of TIF revenues; satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating expenditures total \$7,670,716 including:

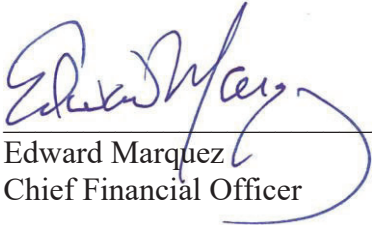
- \$4,000,000 for major development project planning;
- \$500,000 for commercial improvement grants;
- \$500,000 for housing projects;
- \$400,000 for community policing and security;
- \$400,000 for transportation, infrastructure and landscape enhancement;
- \$376,000 for debt service loan payment;
- \$300,000 for emergency small business grant program (COVID-19)
- \$284,716 for SMART Plan Projects;
- \$200,000 for business development and job creation initiatives;
- \$150,000 for labor force, development and training;
- \$150,000 for marketing and public relations;
- \$150,000 for professional contractual services;
- \$90,000 for community building operations, maintenance, and insurance;
- \$65,000 for a grant coordinator;
- \$50,000 for legal services;
- \$50,000 for security equipment initiatives and

Honorable Chairman Jose “Pepe” Diaz
and Members Board of County Commissioners
Page 3

- \$5,000 for required state fees and redevelopment association memberships.

The Agency’s budget includes a \$575,456 contingency reserve.

Attachment



Edward Marquez
Chief Financial Officer

Resolution No. 2020-04

A RESOLUTION BY THE CHAIR AND BOARD MEMBERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE AMENDED FISCAL YEAR 2019-2020 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$6,309,834.00; AND DIRECTING THE AGENCY'S EXECUTIVE DIRECTOR OR HIS DESIGNEE TO SUBMIT THE AMENDED BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; AND APPROVING AN EFFECTIVE DATE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

WHEREAS, the Board of Commissioners ("Board") of the Naranja Lakes Community Redevelopment Agency ("Agency") adopted the Agency's annual budget for Fiscal Year 2019-2020 for the Agency and the Naranja Lakes Community Redevelopment Area ("Area") on July 26, 2019 through Resolution No. CRA-2019-01; and

WHEREAS, the Miami-Dade Board of County Commissioners approved the Agency's FY 2019-20 budget on November 19, 2019 through Resolution No. R-1226-19; and

WHEREAS, due to the global pandemic caused by Coronavirus Disease 2019 (COVID-19), the Board wishes to amend the Fiscal Year 2019-20 budget to fund emergency business grants in the Area;

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARD MEMBERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. **Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. **Approval of Amended Budget.** The Board approves the Agency and the Area's amended annual budget for Fiscal Year 2019-2020 in the total amount of \$6,309,834.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. **Submission of Amended Budget to Board of County Commissioners.**
This Board further directs the Executive Director or the Executive Director's designee to submit the amended budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

Section 4. **Effective Date.** This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 4-0 vote of the Board of the Naranja Lakes Community Redevelopment Agency, this 8th day of May, 2020.

Kenneth Forbes
Kenneth Forbes, Chair

ATTEST:

Stuart Archer, Board Member

APPROVED AS TO LEGAL SUFFICIENCY:

Steve Zelkowitz, for,

FOX ROTHSCHILD LLP

NLCRA ATTORNEY

Motion to adopt by Board Member Mr. Archer, seconded by Mr. Ballina, Board Member.

Final Vote at Adoption:

Chairperson Kenneth Forbes – Yes

Commissioner Stuart Archer – Yes

Commissioner Alex Ballina – Yes

Commissioner Kametra Driver – No

Commissioner Mark Wilson - Absent

RESOLUTION NO. 2020-05

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2020-2021 BUDGET IN THE TOTAL AMOUNT OF \$8,442,869; AUTHORIZING THE NLCRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2020-2021 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE NLCRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2020-2021 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the “Agreement”) between the Naranja Lakes Community Redevelopment Agency (the “NLCRA”) and Miami-Dade County (the “County”) requires, among other things, the NLCRA to annually adopt and transmit a budget to the County for review and approval by the Board of County Commissioners (the “Board”); and

WHEREAS, the Agreement also requires that the annual budget for the NLCRA be adopted by the NLCRA prior to review and approval by the Board; and

WHEREAS, the proposed NLCRA Fiscal Year 2020-2021 Budget in the amount of \$8,442,869 is attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, the NLCRA and its counsel have determined that all expenditures included in the NLCRA Fiscal Year 2020-2021 Budget are in accordance with the NLCRA Redevelopment Plan, the Agreement and the Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Chair and Board Members of the NLCRA desire to approve the NLCRA Fiscal Year 2020-2021 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated herein by this reference.

Section 2. Approval of Fiscal Year 2020-2021 Budget. The Chair and Board Members of the NLCRA hereby approve and adopt the NLCRA Fiscal Year 2020-2021 Budget in the amount of \$8,442,869 attached hereto as Exhibit "A". All revenues and interest carried forward from the NLCRA Fiscal Year 2019-2020 Budget shall be appropriated according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget to Board of County Commissioners. The NLCRA Executive Director or his designee is hereby authorized to transmit the NLCRA Fiscal Year 2020-2021 Budget to the County for review and approval thereby.

Section 4. Authority of Executive Director. The NLCRA Executive Director or his designee is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2020-2021 Budget with the County.

Section 5. Effective Date. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 4 - 0 vote of the Board of the Naranja Lakes Community Redevelopment Agency, this 15th day of September 2020.

NARANJA LAKES COMMUNITY
REDEVELOPMENT AGENCY

Kenneth Forbes

KENNETH FORBES, CHAIR

ATTEST:

Stuart Archer, BOARD MEMBER

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



FOX ROTHSCHILD LLP
NLCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Motion to adopt by Board Member Stuart Archer

Seconded by Board Member Kenneth Forbes

Final Vote at Adoption:

Chairperson Kenneth Forbes Yes

Commissioner Stuart Archer Yes

Commissioner Alex Ballina Absent

Commissioner Kametra Driver Yes

Commissioner Mark Wilson Yes




MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 2, 2021

FROM: 
Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(3)

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)(3)
3-2-21

RESOLUTION NO. R-156-21

RESOLUTION APPROVING THE AMENDED BUDGET FOR FISCAL YEAR 2019-20 AND BUDGET FOR FISCAL YEAR 2020-21 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND NARANJA LAKES COMMUNITY REDEVELOPMENT AREA TOTALING \$6,309,834.00 AND \$8,442,869.00, RESPECTIVELY

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 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 chapter 163, part III, Florida Statutes; and

WHEREAS, this Board previously adopted Resolution No. R-1226-19 approving the Agency’s Fiscal Year 2019-20 budget totaling \$6,309,834.00 for the area; and

WHEREAS, the Agency amended its Fiscal Year 2019-20 budget, and this Board desires to approve such budget in the total amount of \$6,309,834.00 in the form attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2020-21 for the area totaling \$8,442,869.00 in the form attached hereto as Exhibit A and incorporated herein by reference; 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:

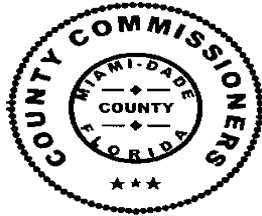
Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Agency's and the area's amended budget for Fiscal Year 2019-20 totaling \$6,309,834.00 and the annual adopted budget for Fiscal Year 2020-21 totaling \$8,442,869.00, in substantially the form attached hereto as Exhibit A and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Keon Hardemon**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	nay	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	nay
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of March, 2021. 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

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to read "BKN", is written over a horizontal line.

Brenda Kuhns Neuman

EXHIBIT A

NARANJA LAKES COMMUNITY REDEVELOPMENT AREA AMENDED FY 2019-20 BUDGET & PROPOSED FY 2020-21 BUDGET	FY 19-20 ADOPTED BUDGET R-1226-19	FY 19-20 AMENDED BUDGET	FY 19-20 ACTUAL AS OF Sept 1, 2020	FY 19-20 PROJECTED BUDGET	FY 20-21 PROPOSED BUDGET
---	--	-------------------------------	--	---------------------------------	--------------------------------

REVENUES

Carryover	3,292,783	3,292,783	3,332,467	3,332,467	4,659,760
TIF Revenues - Original Area					
UMSA Tax Increment Revenue	567,521	567,521	567,521	567,521	615,072
County Tax Increment Revenue	1,373,521	1,373,521	1,373,521	1,373,521	1,488,610
TIF Revenues - Expanded Area					
UMSA Tax Increment Revenue	292,674	292,674	292,674	292,674	470,563
County Tax Increment Revenue	708,335	708,335	708,335	708,335	1,138,864
Insurance Carrier Policy Reimbursements	-	-	-	-	-
Interest	75,000	75,000	53,440	58,440	70,000
Revenue Total	6,309,834	6,309,834	6,327,958	6,332,958	8,442,869

EXPENDITURES

Administrative Expense					
Advertising and Notices	5,000	5,000	-	-	5,000
Printing & Publishing	500	500	-	-	1,000
Mail Services	-	-	-	-	-
Travel	5,000	5,000	-	-	-
Direct County Support	125,000	125,000	125,000	125,000	135,000
Subtotal Administrative Expense	135,500	135,500	125,000	125,000	141,000
County Administrative Charge (1.5%)	44,131	44,131	44,131	44,131	55,697
(A) Subtotal Admin and Admin Charge	179,631	179,631	169,131	169,131	196,697

Operating Expense

F.R.A. Membership and State Fee	3,500	3,500	2,045	2,045	5,000
Contractual Services (Economic Dev. Coord.)	279,000	279,000	90,000	125,000	150,000
Legal Services	50,000	50,000	17,706	22,706	50,000

Community Policing and Security	400,000	400,000	212,588	400,000	400,000
Security Equipment	125,000	125,000	125,000	125,000	50,000
Agro Tourism Hospitality Program	35,000	35,000	-	-	-
Labor Force, Development & Training	50,000	50,000	-	-	150,000
Business Development/Job Creation	650,000	150,000	-	-	200,000
Infrastructure Improvements	-	-	-	-	-
Landscape Enhancement	-	-	-	-	-
Marketing & Public Relations	125,000	125,000	6,650	49,950	150,000
Commercial Improvement Grants					500,000
Emergency Small Business Grant Program (COVID-19)	-	500,000	132,000	162,000	-
Housing Projects	425,000	425,000	81,611	94,911	500,000
Grant Coordinator	65,000	65,000	22,500	45,000	65,000
Major Development Project Planning	2,000,000	2,000,000	5,000	5,000	4,300,000
Community Center Building	70,000	70,000	39,754	48,000	70,000
Insurance	18,000	18,000	13,502	15,502	20,000
Debt Payments	375,000	375,000	376,000	376,000	376,000
Transportation / Infrastructure / Landscape Enhancement	400,000	400,000	18,610	25,000	400,000
Smart Plan Projects Reserve *	177,084	177,084	177,084	177,084	284,716
Reserves	882,619	882,619			575,456
(B) Subtotal Operating Expenses & Reserves	6,130,203	6,130,203	1,320,050	1,673,198	8,246,172

Expenditures Total (A+B)	6,309,834	6,309,834	1,489,181	1,842,329	8,442,869
Revenues Less Expenditures Total	(0)	(0)	5,007,908	4,659,760	(0)



NARANJA LAKES

COMMUNITY REDEVELOPMENT AGENCY

**Proposed Fiscal Year 2020-2021 Budget for
Naranja Lakes Community Redevelopment Area**

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 2020 the value of the original area is \$478,002,693 which represents a seven percent increase from the 2019 Preliminary Tax Roll. Additionally, the value of the expansion area increased sixteen percent from last year, with a value of \$756,205,866. Overall, the CRA's original taxable values have increased approximately 264%, from \$131 million to \$478 million, since the CRA's inception in 2002. Fiscal Year 2020-21 is the third year in which the expansion area increment is measured. The value for the expansion area increased fifty three percent, from the 2017 base year of \$493 million to \$756 million.

Proposed Budget for Fiscal Year 2020-21

On September 15, 2020 the CRA adopted the FY 2020-21 budget of \$8,442,869 based on projections of TIF revenues and cash balances for FY 2019-20. The CRA adopted Resolution No. R-2020-05 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	\$1,488,610	\$615,072	\$2,103,682
Expansion Area	\$1,138,864	\$470,563	\$1,609,427
Total	\$2,627,474	\$1,085,635	\$3,713,109

Revenues total \$8,442,869 including Countywide and Unincorporated Municipal Service Area (UMSA) TIF payments in the amount of \$1,488,610 and \$615,072 respectively for the original area; \$1,138,864 and \$470,563 respectively for the expansion area, projected carryover funds of \$4,659,760

and projected interest earnings of \$70,000.

Administrative Expenses - \$141,000

1. Direct County Support (\$135,000)

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 (\$6,000)

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

County Administrative Charge - \$55,697

1. County Administrative Charge (\$55,697)

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 \$141,000 and represent four percent of the County's payments of \$3,713,109 tax increment revenues, which satisfies the 20 percent administrative cap required by the Interlocal Agreement.

Operating Expenses - \$7,670,716

1. Membership and State Fee (\$5,000)

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

2. Contractual Services (\$150,000)

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 (\$450,000)

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. Labor Force Development & Training Program (\$150,000)

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

6. Business Development / Job-Creation (\$200,000)

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.

7. Marketing and Public Relations (\$150,000)

Working with Roar Media, LLC. 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.

8. Commercial Improvement Grants (\$500,000)

The Agency's adopted Action Plan establishes the need to create business assistance grant programs. To that end, a Commercial Improvement Grant and a Technology & Equipment Grant will be established to support the improvement of the Area's business community.

9. Emergency Small Business Grant Program (\$300,000)

The Agency adopted an emergency grant program in response to the dire economic crises caused by the Corona Virus 19 pandemic to assist small business owners in the area. These allocation allows the Agency to continue assisting Area businesses during these trying and unprecedented times.

10. Housing Projects (\$500,000)

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.

11. Grant Coordinator (\$65,000)

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

12. Major Development Project Planning (\$4 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.

13. 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.

14. Insurance (\$20,000)

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

15. Debt Service Payments (\$376,000)

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.

16. 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.

17. SMART Plan Projects Reserve (\$284,716)

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 \$519,751.

Reserves - \$575,456

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.