

Memorandum



Date: January 10, 2008
To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
From: George M. Burgess
County Manager
Subject: FY 2007-08 Budget for the Naranja Lakes Community Redevelopment Agency

Agenda Item No. 8(L)(1)(C)

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached resolution approving the Naranja Lakes Community Redevelopment Agency's (CRA's) FY 2007-08 budget for the Naranja Lakes Community Redevelopment Area (the "Area"). The CRA's budget includes revenues and expenditures in the amount of \$12,425,665 as detailed in Exhibit 1.

Scope of Agenda Item

This resolution provides the appropriation of tax increment funds derived from the Naranja Lakes Community Redevelopment Area. The Area lies within Commission Districts 8 and 9.

Fiscal Impact / Funding Source

The CRA's revenue source is generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as defined in Section 163.387 of the Florida State Statutes. The Countywide tax increment revenue is \$1,576,998 and the Unincorporated Municipal Service Area (UMSA) tax increment revenue is \$701,232.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the CRA's FY 2007-08 Budget.

Background

On May 6, 2003, the BCC approved the establishment of the CRA when it approved the CRA's Redevelopment Plan (Plan) pursuant to Resolution R-418-03 and the funding of the Plan when it enacted Ordinance No. 03-106 (Trust Fund). An Interlocal Agreement between Miami-Dade County and the Naranja Lakes CRA was approved by the BCC on July 22, 2003. The Interlocal Agreement requires the CRA to submit for County approval an annual budget for the implementation of the Plan.

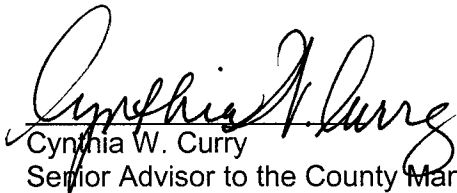
It is recommended that the BCC approve the CRA's FY 2007-08 budget of \$12,425,665 which was approved by the CRA on October 22, 2007. The budget includes revenue sources of County and UMSA Tax Increment Revenues (\$2,278,230), carryover from prior years (\$5,322,300), \$70,000 from commercial grant funds obtained through the Office of Community and Economic Development (OCED), anticipated proceeds from a third loan from the Sunshine State Governmental Financing Commission (Sunshine Commission) (\$4,679,601), and \$75,534 of interest earnings.

The \$4,679,601 is part of the Sunshine Commission loan to be issued pursuant to Ordinance 04-115, enacted on June 8, 2004 which authorized up to \$20 million for Naranja Lakes CRA infrastructure improvements. Once this budget is approved, staff will present a Resolution for BCC consideration to authorize the issuance of a loan to cover the \$4,679,601 pursuant to that Ordinance.

Administrative expenditures total \$340,108 and represent 14.9 percent of the total tax increment revenues, excluding the 1.5 percent County Administrative Charge (\$34,173), satisfying the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

Operating Expenditures total \$12,001,384 of which \$10,270,984 is allocated for capital infrastructure improvements directly related to the completion of the primary redevelopment project, Mandarin Lakes, and \$104,400 is allocated for construction consultant services. The projected debt service payments are \$1,015,000 for the existing Sunshine Commission loans and for the debt and issuance costs associated with the third loan. The operating expenditures include a \$50,000 reserve.

The Tax Increment Financing Coordinating Committee reviewed the CRA's budget on October 5, 2007 and unanimously recommended it for BCC approval, as amended. On October 22, 2007, the CRA adopted Resolution 2007-03 adopting the FY 2007-08 budget, as amended by the TIF Committee.


Cynthia W. Curry
Senior Advisor to the County Manager

Attachments

cmo03508



MEMORANDUM
(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: January 10, 2008

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(L)(1)(C)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 8(L)(1)(C)

Veto _____

01-10-08

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE BUDGET FOR FISCAL YEAR 2007-08 FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

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 to the Board of County Commissioners of Miami-Dade County, Florida (the “Board”) for approval; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2007-08 for the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit I 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 annual adopted budget for Fiscal Year 2007-08 related to the Naranja Lakes Community Redevelopment Area in the form attached hereto as Exhibit I.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this
10th day of January, 2008. This resolution shall become effective ten (10) days after the
date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only
upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. MDS

Mandana Dashtaki

5

Naranja Lakes
Community Redevelopment Agency
FY 2007 - 2008 Proposed Budget

(FY 07-08 begins October 1, 2007)

	FY 05-06 Budget Adopted	FY 05-06 Actual	FY 06-07 Budget Adopted	FY 06-07 Projection	FY 07-08 Budget Proposed
Revenues					
UMSA Tax Increment Revenue (TIR)	226,355	226,355	760,580	571,403	701,232
County Tax Increment Revenue (TIR)	538,810	538,810	1,311,194	1,311,194	1,576,998
Carryover from prior year	439,561	850,586	4,623,369	4,641,871	5,322,300
Other- OCED Economic Development Grant				-	70,000
New Bonds issues (net of Cap interest)	5,000,000	5,000,000		-	4,679,601
Interest earnings	31,000	111,294	180,000	256,306	75,534
Revenue Total	6,235,726	6,727,045	6,875,143	6,780,774	12,425,665

Expenditures

Administrative Expenditures:

Employee salary and fringe					
Contractual services	10,000			-	10,000
Insurance					
Audits and studies	2,500		2,500	-	2,500
Printing and publishing	4,000			-	-
Clerk and Meeting Costs	3,000	3,126	3,800	4,641	5,000
Advertising and notices	2,000	1,461	3,000	5,560	3,900
Travel (includes Educational Seminars)	1,000	1,365	5,000	-	6,500
Rent/lease costs					
Office equipment and furniture					
CRA Support Staff Office					216,187
Other Admin. Exps (Direct Cnty Support)	65,000	64,583	78,000	77,115	96,021
(A) Subtotal Admin Expenses, (4% of TIR)	87,500	70,535	92,300	87,316	340,108
County Administrative Charge at 1.5%	11,477	11,477	31,077	28,239	34,173
County Reimbursement of Advances	40,718	40,718	-	-	-
(B) Subtot Adm Exp & County Charge	139,695	122,730	123,377	115,555	374,281

Operating Expenditures:

Employee salary and fringe					
Contractual services	30,000	20,175	50,000	57,195	104,400
Insurance					
Economic Development Program (OCED)	125,000		50,000	-	70,000
Project Mgt. Supplies	1,000		1,000	-	1,000
Marketing Contingency			9,000	-	-
Community Policing and Security		10,000	255,000	244,069	325,000
Legal services/court costs	15,000	30,365	50,000	50,508	75,000
Land/building acquisitions					
Infrastructure improvements	5,000,000	1,674,114	3,848,926	127,621	10,270,984
Building construction & improves					
Debt service payments	663,385	212,790	1,090,000	863,526	1,015,000
Redevelopment grants - residential	105,000		45,000	-	14,100
Redevelopment grants - commercial			60,000	-	15,900
Transfers out to others (attach list)					
Debt Issuance Costs	15,000	15,000			
Enhance Lighting and Lighting Survey					110,000
(C) Subtotal Oper. Expenses	5,954,385	1,962,444	5,458,926	1,342,919	12,001,384
(D) Reserve	141,646		1,292,840		50,000
Expenditure Total (A+B+C+D)	6,235,726	2,085,174	6,875,143	1,458,474	12,425,665

Cash Position (Rev-Exp)

	4,641,871		5,322,300	-
--	------------------	--	------------------	----------

Redevelopment Projects List

	FY 05-06 Planned Expenditures	FY 05-06 Actual Expenditures	FY 06-07 Planned Expenditures	FY 06-07 Projected Expenditures	FY 07-08 Proposed Expenditures
Projects:					
Primary Redevelopment Project (Mandarin Lakes)	5,000,000	1,674,114	3,848,926	127,621	10,270,984
Community Policing [Security Studies]	75,000	8,629	255,000	244,069	325,000
US1 corridor plan aesthetics	30,000	-	-	-	-
Other Studies to be determined	20,000	-	-	-	110,000
Economic Development Programs	125,000	-	50,000	-	70,000
Redevelopment grant program - residential	45,000	-	45,000	371,690	14,100
Redevelopment grant program - commercial	60,000	-	60,000	743,380	15,900
Additional projects - attach list	-	-	-	-	-
Total project dollars here:	5,355,000	1,682,743	4,258,926	1,486,760	10,805,984

C

**NARANJA LAKES CRA
FY 2007- 08 PROPOSED OPERATING BUDGET**

	FY 06-07 BUDGET	ACTUAL AS OF 08-09-07	FY 06-07 PROJECTION	FY 07-08 PROPOSED
REVENUES				
Carryover	894,443	895,635	895,635	1,509,098
TIF Revenues				
UMSA Tax Increment Revenue	760,580	571,403	571,403	701,232
County Tax Increment Revenue	1,311,194	1,311,194	1,311,194	1,576,998
CDBG Grant				70,000
Interest	60,000	50,719	61,719	30,000
Revenue Total	3,026,217	2,828,951	2,839,951	3,887,328
EXPENDITURES				
Administrative Expense				
Contractual Services	-	-	-	10,000
Audits and Studies	2,500	-	-	2,500
Printing & Publishing	-	-	-	-
Clerk and Meeting Costs (Includes Security Costs)	3,800	2,191	4,641	5,000
Advertising and Notices	3,000	4,060	5,560	3,900
Travel (Includes Educational Seminars)	5,000	-	-	6,500
CRA Support Staff Office	-	-	-	216,187
Direct County Support	78,000	-	77,115	96,021
Sub Total Administrative Expense	92,300	6,251	87,316	340,108
Operating Expense				
County Administrative Charge (1.5%)	31,077	-	28,239	34,173
County Reimbursement of Advances	-	-	-	-
Project Management Supplies	1,000	-	-	1,000
Marketing	9,000	-	-	-
Redevelopment Grants - Residential	45,000	-	-	14,100
Redevelopment Grants - Commercial	60,000	-	-	15,900
Community Policing and Security	255,000	100,704	244,069	325,000
Enhance Lighting and Lighting Survey	-	-	-	110,000
Economic Development Programs (OCED)	50,000	-	-	70,000
Legal Services	50,000	46,008	50,508	75,000
Debt Payments	1,090,000	903,526	863,526	1,015,000
Construction Consultant	50,000	35,535	57,195	104,400
Reserves	1,292,840	1,070	-	50,000
Transfer to Capital				1,732,647
Subtotal Project Expenses & Reserves	2,933,917	1,086,843	1,243,537	3,547,220
Expenses Total	3,026,217	1,093,094	1,330,853	3,887,328
Revenues less Expense Total	(0)	1,735,857	1,509,098	0

**NARANJA LAKES CRA
PROPOSED FY 2007-08 CAPITAL BUDGET**

REVENUES	FY 06-07 BUDGET	ACTUAL AS OF 08/01/07	FY 06-07 PROJECTION	FY 07-08 PROPOSED
Carryover	3,728,926	3,746,236	3,746,236	3,813,202
Transfer from Operating Funds				1,732,647
New Loan	-	-	-	4,679,601
Interest	120,000	162,156	194,587	45,534
Revenue Total	3,848,926	3,908,392	3,940,823	10,270,984
EXPENDITURES				
Issuance Costs	-	-	-	-
Payments to Construction Consultant	-	-	-	-
Payments Towards Construction	3,848,926	127,621	127,621	10,270,984
Debt Payments	-	-	-	-
Construction Reserve				-
Expenditure Total	3,848,926	127,621	127,621	10,270,984
Revenue Less Expenditures	0	3,780,771	3,813,202	0

**RESOLUTION OF THE NARANJA LAKES COMMUNITY
REDEVELOPMENT AGENCY APPROVING THE FISCAL
YEAR 2007-08 BUDGET FOR THE NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY**

WHEREAS, the Board desires to approve the fiscal year 2007-2008 budget as amended for the Naranja Lakes Community Redevelopment Agency and transmit said budget to Miami-Dade County for review and approval, and;

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

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. The CRA Board hereby approves the fiscal year 2007-2008 budget as amended, in the form attached hereto as Exhibit A.

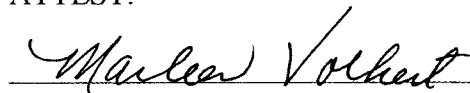
Section 3. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this 22nd day of October, 2007.

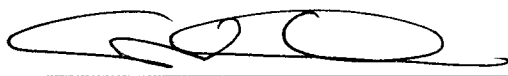


"NINA" GAIL BENTANCOURT
CHAIRPERSON

ATTEST:


_____, Board Member

APPROVED AS TO LEGAL SUFFICIENCY


_____, CRA Attorney

Motion to adopt by Stuart Archer, seconded by Marleen Volkert.

Final Vote at Adoption:

Chairperson, "Nina" Gail Betancourt	<u>Yes</u>
Commissioner Stuart Archer	<u>Yes</u>
Commissioner Kenneth Forbes	<u>Yes</u>
Commissioner Rene Infante	<u>Absent</u>
Commissioner Daniel P. Lipe	<u>Absent</u>
Commissioner Parsuram Ramkissoon	<u>Absent</u>
Commissioner Marleen Volkert	<u>Yes</u>
Commissioner Moe Haksa	<u>Yes</u>

**COST ESTIMATE
FOR CRA STAFF**

Staff / Item	Start up Costs	Est. Avg. Cost Recurring	Estimated Cost
50% of the Economic Development Coordinator		\$ 60,000	\$ 45,000.00
Finance Administrator		\$ 80,425	\$ 40,212.50
Administrative Assistant / Receptionist		\$ 33,401	\$ 16,701
Sub-total salaries		\$ 173,826	\$ 101,913.00
 Benefits (Estimated 30% of salary per employee)		\$ 52,148	\$ 30,573.90
 Estimated Operating Costs		\$ 5,000	\$ 3,750.00
Computers / Office Equipment	\$ 4,500		
Office Build out	\$ 3,000		
Office Furniture	\$ 4,500		
 Office Space Rent (600 sq. ft at \$21 per sq. ft. at S. Dade Govt Cntr)		\$ 12,600	\$ 9,450
 Sub-totals	\$ 12,000	\$ 243,574	\$ 145,687
 Total Start-up and Recurring Costs		\$ 255,574	\$ 157,687
Operating Cost			
50% of the Economic Development Coordinator		\$ 60,000	\$ 45,000.00
Benefits (Estimated 30% of salary per employee)		\$ 18,000	\$ 13,500.00
 Total Operating Cost		\$ 78,000.00	\$ 58,500.00
 Total Cost		\$ 333,574	\$ 216,187

Note 1: Approximate numbers based on Parilla & Assoc. Survey, plus other estimates

Note 2: Estimated cost is based on 9 months for the Economic Development Coordinator and 6 months for the additional staff

Naranja Lakes Community Redevelopment Agency (CRA) Initiative
Yearly Budget Report for 2007/2008

Reported by: Sgt. Oswaldo D. Hernandez

The anticipated CRA police budget for the next fiscal year is as follows:

Budget Breakdown:

- Last years CRA budget for MDPD Cutler Ridge Station: **\$255,000**
- Anticipated 7% contractual increase for MDPD for 2008: **\$17,850**
- Project RENEW, allotted 6 operations for the year: **\$18,000**
- CRA Administrative Coordinator for MDPD: **\$15,912**

*Providing an anticipated police budget for 2007/2008 totaling: **\$306,762.00**

Projects & Calculations:

The project named the Reside Empowering Neighborhood Enforcement Walk (RENEW) is comprised of 1 Lieutenant, 2 sergeants and 8 Officers who will saturate a neighborhood and respond door to door to meet all the families. The mass presence is accomplished within a 4 hour detail and provides a high visibility police presence of community policing officers. The operation is calculated at a comprised total of \$2,998 per detail, times 6 details for the year that will be conducted every other month in different CRA communities totaling \$18,000.

The CRA Administrative Coordinator position refers to the duties currently performed by Sergeant Oswaldo Hernandez, who oversees the daily/weekly analysis of crime trends along with the weekly scheduling of officers, collection, store, and dissemination of all CRA files and paperwork to include the monthly, yearly, and periodic reporting of the program to the CRA Board and County staff. These tasks are not currently provided for under the existing MOU but are vital to the success of the program nonetheless. The request is for the allotment of 4 hours of administrative overtime at a current rate of \$306.00 per 4 hours, times 52 weeks, providing a yearly cost total of \$15,912.