

MEMORANDUM

Agenda Item No. 8(G)(1)

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

DATE: May 7, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2023-2024 budget for the
N.W. 7th Avenue Corridor
Community Redevelopment Agency
and the N.W. 7th Avenue Corridor
Community Redevelopment Area in
the total amount of \$6,921,843.00

Resolution No. R-380-24

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/jp

MDC001

Memorandum



Date: May 7, 2024

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: NW 7th Avenue 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 the Agency, and any amendments to the budgets as approved by the Agency in accordance with section 163.387, Florida Statutes. This item seeks approval of the fiscal year (FY) 2023-24 budget totaling \$6,921,843 for the Agency and the N.W. 7th Avenue Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's and the redevelopment area's FY 2023-24 budget in the amount of \$6,921,843. 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 Commission District 2, represented by Commissioner Marlene Bastien.

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 \$973,244 and the unincorporated municipal service area (UMSA) TIF payment to the trust fund is \$406,253. 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 2034 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 March 16, 2004, the Board adopted Resolution No. R-293-04, which established the boundaries of the redevelopment area, and declared the redevelopment area to be slum or blighted. On June 22, 2004 the Board approved the establishment of the Agency by adopting the Agency's community redevelopment plan (plan), through Resolution No. R-780-04, and the funding of the activities set forth in the plan when the Board enacted Ordinance No. 04-124, which created the Agency's trust fund.

On December 1, 2009, the Board adopted Resolution No. R-1360-09, which approved and authorized the execution of the interlocal between the Agency and the County. The interlocal grants to the Agency certain redevelopment powers. The interlocal requires the Agency to submit, for the County's approval, an annual budget for the implementation of the redevelopment activities contained in the plan. On April 4, 2011, the Board adopted Resolution No. R-223-11, which approved a finding of necessity to expand the redevelopment area to include a new redevelopment area north of the existing redevelopment area. Further, on September 6, 2012, the Board adopted Resolution No. R-661-12, which revised the plan to include the newly expanded redevelopment area and broadened the redevelopment strategies for the redevelopment area.

Fiscal Year 2023-2024

On December 20, 2023, the Agency's FY 2023-24 budget of \$6,921,843 for the redevelopment area was approved by the Agency (Resolution No. CRA-05-20230), which is attached to this memorandum as Attachment A and is incorporated herein by reference. The budget includes \$973,244 in County TIF, \$406,253 in UMSA TIF, \$5,394,595 in carryover funds, and \$147,751 in interest earnings.

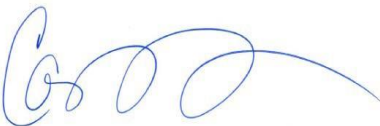
Administrative expenditures total \$427,000 and include: direct County support (\$180,000); day-to-day staffing salary (\$60,000); procurement/sourcing support (\$50,000); rent/lease costs (\$50,000); audits and studies (\$30,000); travel and educational seminars (\$15,000); insurance (\$10,000); office equipment/furniture (\$10,000); advertising, mail services and notices (\$5,000); printing/publishing (\$5,000); staff office supplies (\$4,000); web-based software services (\$3,000); clerk/meeting costs (\$3,000); and utilities (\$2,000). Administrative costs represents approximately six percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge (\$20,692).

Operating expenditures total \$6,474,151 and include:

- \$3,407,151 available for development opportunities
- \$600,000 for a Commercial Improvement Grant Program to help existing/new businesses
- \$550,000 for a Business Innovation and Investment Grant Program to support growth and expansion of established businesses and encourage outside businesses relocate within the CRA boundaries
- \$500,000 Business Relocation Grant Program to attract new businesses
- \$300,000 for corridor infrastructure improvements
- \$200,000 for landscape and streetscape improvements
- \$200,000 for contractual services for economic development/market analyst
- \$200,000 for contractual services for finding of necessity/expansion/redevelopment plan update
- \$175,000 for business services and outreach
- \$175,000 for contractual services for grants program administrator
- \$100,000 for community policing/solid waste/Code Enforcement
- \$40,000 for legal services
- \$20,000 for professional development/conferences and seminars
- \$4,000 for membership fees; and
- \$3,000 for meeting room expenses

All expenditures are detailed in Exhibit 1 to the resolution.

Attachments



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA-05-2023

RESOLUTION APPROVING THE FISCAL YEAR 2023-24 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$6,921,843.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2023-24 budget for the Agency and the N.W. 7th Avenue 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. 7TH AVENUE COMMUNITY REDEVELOPMENT AGENCY, that:

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

Section 2. This Board approves the Agency's and the area's budget for Fiscal Year 2023-2024 in the total amount of \$6,921,843.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade County Board of County Commissioners.

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

Daniella Pierre, Chairwoman Yes
Jeffy Mondesir, Vice Chairman Absent
Linnon Lathan Absent Gene Lomando Yes
Nadeige Therias Yes

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of December, 2023.

**N.W. 7th AVENUE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By:  _____
N.W. 7th Avenue 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: May 7, 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)
5-7-24

RESOLUTION NO. _____ R-380-24

RESOLUTION APPROVING THE FISCAL YEAR 2023-2024 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$6,921,843.00

WHEREAS, this Board desires to approve the Fiscal Year 2023-24 budget in the total amount of \$6,921,843.00 for the N.W. 7th Avenue Corridor Community Redevelopment Agency and the N.W. 7th Avenue Corridor Community Redevelopment 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 and the accompanying are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2023-2024 budget for the 7th Avenue Corridor Community Redevelopment Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area in the total amount of \$6,921,843.00, which is attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Danielle Cohen 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	aye
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 7th day of May, 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

N.W. 7th Avenue Corridor Community Redevelopment Agency

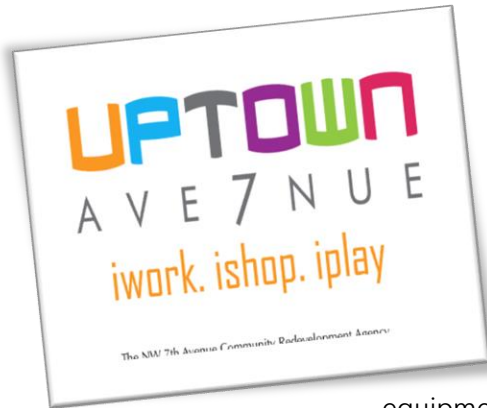


The NW 7th Avenue Community Redevelopment Agency

FY 2023 - 2024 BUDGET NARRATIVE

BUDGET NARRATIVE

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp



NW 7th Avenue Corridor Community Redevelopment Agency *Fiscal Year 2023 - 2024 Proposed Budget*

For the fiscal year (fiscal year) 2023-2024, the goals of the NW 7th Avenue CRA continue to be the re-positioning of the corridor as a major regional employment center; providing support for the growth and expansion of existing businesses in the CRA; supporting development of new business in the CRA; initiating several grant programs to assist Area businesses and residents with expanded equipment and construction grants; offering relocation grants to businesses desirous of moving into the CRA; redevelopment of the 7th Avenue corridor, through support of a mix of business, residential and commercial opportunities.

CRA Commissioners

The N. W. 7th Avenue CRA Board Members are: Daniella Pierre, Chair; Jeffy Mondesir, Vice-Chair; Linnon Lathan; Gene Lomando; and Nadeige Theresias-Joisil.

Revenues

The Agency's FY 2023-24 budget totals \$6,921,843. 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 (\$973,244) and Unincorporated Municipal Service Area (\$406,253) TIF payments totaling \$1,379,497. Additional revenues of \$147,751 are projected from interest earnings and \$5,394,595 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2023-24 total \$427,000 and include: direct support from County staff (\$180,000) 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/coordinating 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); rent/lease costs (\$50,000); day-to-day staffer (\$33,750); audits and studies (\$30,000); travel and educational seminars (\$15,000); insurance (\$10,000); office equipment/furniture (\$10,000); advertising, mail services and notices (\$5,000); printing/publishing (\$5,000); staff office supplies (\$4,000); web-based software services (\$3,000) and clerk/meeting costs (\$3,000); and utilities (\$2,000). Administrative costs represent six percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$20,692).

Proposed operating expenditures total \$6,474,151 and include the following programming and expenses:

- Development Opportunities/Land/Parcel Acquisitions - \$3,407,151
The Board has budgeted funds to be able to acquire land or participate in development activities that may arise within the Redevelopment Area.
- Commercial Improvement Grant Program - \$600,000
The Commercial Improvement Program (CIP) funds improvements such as façade, lighting, landscaping, correction of code violations, interior improvements, and building improvements to include sewer connections.

- Business Innovation and Investment Grant Program - \$550,000
The Business Innovation Investment Grant (BIIG) Program is designed to support growth and expansion of established businesses in the CRA, as well as encourage outside businesses to locate within the CRA boundaries by assisting with their capital investments. The grants under this program will be used to assist businesses invest in new equipment and technology. The program aims to create or retain jobs in the area and enhance the skill level of those jobs.
- Relocation Grant Program - \$500,000
The CRA is introducing a new grant program designed to specifically attract new businesses looking to relocate into the CRA Area.
- Corridor Infrastructure Improvements - \$300,000
The CRA may invest in upgrades to streets, sidewalks, lighting, side streets, sewer lines/septic-to-sewer and utility lines throughout the CRA area within the right-of-way areas, in coordination with and after approval from, the County and/or the Florida Department of Transportation (FDOT).
- Landscaping/Streetscaping - \$200,000
As part of its Streetscape initiative, adopted in 2018, the CRA may provide landscape, greenscape and streetscape improvements throughout the CRA area within the right-of-way. Additionally, the CRA may engage the services of a firm to provide a landscape Master Plan for the Area which will facilitate improvements.
- Contractual Services, Economic Development/Marketing 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.).
- Contractual Services, FON/Expansion/Program Assistant - \$200,000
The CRA may engage the services of a Program Assistant to administer programs and/or Finding of Necessity firm for update of Redevelopment Plan/Area expansion studies. May also be used to conduct charrettes.
- Business Services/Outreach - \$175,000
Engagement with the community, businesses within the CRA boundaries, potential developers, partners, and visitors, press releases, social media platforms to engage all stakeholders/partners in support of the Area or CRA-sponsored/supported activities and production of media (audio/video) documenting history of the Area. Also can be utilized for publication of reports, documents, etc.
- Contractual Services, Grants Program Administrator - \$175,000
To cover costs associated with a grants coordinator for the CRA. This company/entity will oversee the CRA's grant programs.
- Community Policing/Solid Waste - \$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.
- Professional Development & Conferences/Seminars - \$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. Additionally, the CRA maintains membership in the Florida Redevelopment Association (FRA).

- 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.



The NW 7th Avenue Community Redevelopment Agency

**N.W. 7th Avenue Corridor
Community Redevelopment
Agency**

FY 2023-2024

Beginning October 1, 2023

	FY 2022-23 Adopted Budget	FY 2022-23 Actual Budget As of 9/30/23	FY 2023-24 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	335,437	335,437	406,253
County-wide Tax Increment Revenue (TIR)	811,829	811,829	973,244
Carryover from Prior Year	4,131,446	4,763,019	5,394,595
Interest Earnings	20,000	147,751	147,751
Revenue Total	5,298,712	6,058,036	6,921,843
EXPENDITURES			
Administrative Expenditures:			
Contractual Services, Procurement/Sourcing Support	0	0	50,000
Employee Salary & Fringes	-	-	60,000
Rent/Lease Costs	-	-	50,000
Utilities	-	-	2,000
Insurance	-	-	10,000
Office Equipment/Furniture	-	-	10,000
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	-	4,000
Printing & Publishing	5,000	-	5,000
Clerk/Meeting Costs	2,000	-	3,000
Advertising, Mail Services & Notices	8,000	-	5,000
Travel (includes educational conferences/seminars)	14,000	-	15,000
Other Admin. Expenses (Direct County Support)	166,438	166,438	180,000
(A) Sub Total Administrative Expenses	232,438	192,563	427,000
County Administrative Fee/Charge at 1.5%	17,209	17,209	20,692
(B) Sub Total Admin. Expenses & County Charge	249,647	209,772	447,692
Operating Expenditures:			
Legal Services	30,000	30,000	40,000
Business Services/Outreach	75,000	-	175,000
Contractual Services, Grants Prog Administrator	125,000	104,500	175,000
Contractual Services, Econ Dev/Mrkt Analyst	125,000	-	200,000
Contractual Services, Marketing & Promotion	155,000	87,500	-
Contractual Services, FON/Expansion/Program Asst.	100,000	-	200,000
Meeting Room Expenses	3,000	-	3,000
Memberships & State Fees	3,000	2,045	4,000
Professional Dev'tment (Conf'rnces/Trainings)	-	-	20,000
Relocation Grant Program	375,000	-	500,000
Grant Programs - BIIG (350k) and CIP (500k)	850,000	229,624	-
Business Investment & Improvement Grant (BIIG)	-	-	550,000
Commercial Improvement Grant Program (CIP)	-	-	600,000
Corridor Infrastructure Improvements	300,000	-	300,000
Landscaping/Streetscaping	206,330	-	200,000
Community Policing/Solid Waste/Code Enforcement	250,000	-	100,000
Land Acquisition/Acquisition/Development	2,451,735	-	3,407,151
(C) Sub Total Operating Expenses	5,049,065	453,669	6,474,151
(D) Reserve	-	-	-
Expenditure Total (B+C+D)	5,298,712	663,441	6,921,843
Cash Position (Rev-Exp)	-	5,394,595	(0)