

**RESOLUTION NO. R-11-2005-6**

**A RESOLUTION OF THE CHAIRMAN AND BOARDMEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2005-2006 AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TRANSMIT THE FISCAL YEAR 2005-2006 AMENDED BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR OF THE AGENCY TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2005-2006 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Interlocal Cooperation Agreement between the North Miami Community Redevelopment Agency (the "Agency"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the Agency to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the "Board"); and

**WHEREAS**, the Interlocal Cooperation Agreement also requires that the annual budget for the Agency be adopted by the Agency and the City prior to review and approval by the Board; and

**WHEREAS**, pursuant to Resolution R-9-2005-5, the Agency approved the Fiscal Year 2005-2006 Budget and transmitted the Fiscal Year 2005-2006 Budget to the to the City and the County for review and approval; and

**WHEREAS**, by Resolution, the Mayor and City Council approved the Fiscal Year 2005-2006 Budget; and

**WHEREAS**, at a meeting of the County's Tax Increment Review Committee ("TIFC") on October 17, 2005, the TIFC requested certain amendments to the Fiscal Year 2005-2006 Budget prior to its review and approval by the Board; and

**WHEREAS**, the amended Fiscal Year 2005-2006 Budget for the Agency is attached hereto as Exhibit "A" (the "Fiscal Year 2005-2006 Amended Budget").

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARDMEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

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

**Section 2.** The Fiscal Year 2005-2006 Amended Budget for the Agency attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 3.** The Executive Director of the Agency is hereby authorized to transmit the Fiscal Year 2005-2006 Amended Budget to the City and the County for review and approval thereby.

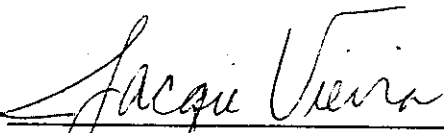
**Section 4.** The Executive Director of the Agency is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2005-2006 Amended Budget with the City and the County including the preparation and submittal of the annual report and independent audit as required by the 2005 Interlocal Cooperation Agreement.

**Section 5.** This resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a 4-1 vote of the Board of the North Miami Community Redevelopment Agency, this 1 day November, 2005.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

*Deputy for*  
  
FRANK WOLLAND, CITY CLERK

  
KEVIN A. BURNS, CHAIR

APPROVED AS TO FORM:

  
GRAY ROBINSON, P.A.  
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Councilman Galvin

Seconded by: Councilwoman Steril

Vote:

Chair Kevin A. Burns	<u>  X  </u> (Yes)	<u>      </u> (No)
Boardmember Michael R. Blynn	<u>      </u> (Yes)	<u>  X  </u> (No)
Boardmember Jacques A. Despinosse	<u>  X  </u> (Yes)	<u>      </u> (No)
Boardmember Scott Galvin	<u>  X  </u> (Yes)	<u>      </u> (No)
Boardmember Marie Erlande Steril	<u>  X  </u> (Yes)	<u>      </u> (No)



**FY 2005/2006 AMENDED BUDGET**

**Background**

The Miami-Dade County Board of Commissioners ("BCC") established the 3,300-acre North Miami Community Redevelopment Agency ("NMCRA" and "AGENCY") on 7 June 2005. The BCC approved the Agency's Phase I Redevelopment Plan ("PLAN") and established a community redevelopment trust fund. Subsequently, the NMCRA Board of Commissioners ("BOARD") met on several occasions, including a public workshop, to coordinate, review, and ultimately adopted the FY 05/06 budget.

On 17 October 2005, CRA staff and City of North Miami staff met with the Miami-Dade County Tax Increment Financing Committee ("TIFC"). Subsequently, CRA staff prepared an amended budget pursuant to the discussions at the TIFC meeting. This amended budget is being proposed for adoption at the 25 October 2005 NMCRA meeting. Discussion at the TIFC meeting indicated that the NMCRA would be added to its 27 October 2005 agenda.

The NMCRA shall only expend the County's portion of the tax increment from the Biscayne Landing portion of the redevelopment area. Biscayne Landing is mixed-used real-estate development project on 200 acres of land leased from the City of North Miami. The County's tax increment for the remainder of the redevelopment area, approximately 3,100 acres, shall be rebated to the County in its entirety at the end of the year. The 3,100-acre area that does not capture Biscayne Landing is generally referred to as the Western Portion of the CRA. The County's rebate is reflected in the budget as: \$785,800 revenue and \$785,800 operating expenditure.

The City of North Miami pledges all of the tax increment revenues to the Agency for the entire 3,300-acre redevelopment area.

The City of North Miami and Miami-Dade County agreed to contribute 95% of the increment identified to the trust fund.

The amended budget spreadsheet follows the descriptive text, at page 6.

**Amended Budget Revenues**

	<u>County</u>	<u>City</u>
Tax Increment Portions		\$1,461,825
Biscayne Landing	\$ 217,700	
Western Portion	\$ 785,800	



The total anticipated tax increment revenue (TIF): \$2,465,325

Total Revenue Calculation

TIF	\$2,465,325
City Advance	\$1,400,000 <sup>1</sup>
City CDBG	\$ 400,000
County Admin Fee Rebate	<u>\$ 11,787</u> <sup>2</sup>
 Total Revenues	 \$4,277,112

Interest Income

Interest income shall be reported according to the County's guidelines and may be considered a rollover amount for FY 2006/2007.

**Administrative Expenditures (\$834,730)**

Administrative expense accounts for 19.6% of the total revenue, which less than the 20% mandated in the Interlocal Agreement.

Employee Salary and Fringe (\$448,400)

The Agency operates with dedicated staff. It does not co-mingle staff with the City of North Miami. The CRA does not have a pension system.

Existing and Proposed CRA Administrative Staff

Executive Director - Frank Schnidman  
 Assistant Director - Patrick Brett  
 Special Projects Manager - John O'Brien  
 Administrative Assistant (Vacant)

Contractual Services (\$110,000)

The Agency relies on the following individuals, firms, and consultants for professional services.

Legal - Steven Zelkowitz (Gray Robinson, Attorneys at Law)  
 Financial Advisor - Ed Marquez (First Southwest Company)

<sup>1</sup> The CRA will repay the City in two (2) annual and equal installments beginning in FY 2006/2007.

<sup>2</sup> County administrative fee return from of the Western Portion tax increment rebate.



Bond Counsel - Luis Reiter (Squire, Sanders & Dempsey, L.L.P.)  
 Advisor - Charles Adams (Adams Advisory Services, L.L.C.)

**Other Administrative Expenses (\$280,587)**

This portion of the budget reflects additional costs to establish and operate the offices and hire two part-time interns to perform various administrative tasks for the Agency. These costs include budgeted funds for such items as communication services, utilities, general operating supplies, banking costs, miscellaneous professional services, office repairs and maintenance, employee development and training, CRA business inventory, subscriptions and memberships, building and zoning code analysis, postage and delivery, and establishing a CRA business database.

The business database is interrelated with the implementation of an economic development program, which shall incorporate the business inventory and a building and zoning code analysis.

The worksheet for Other Administrative Expenses is on page 7.

**Reimbursement of City Advances (\$0.00)**

The NMCRA shall not reimburse the City for any advances during FY 05/06.<sup>3</sup>

**Operational Expenditures (\$3,121,800)**

**Employee Salary and Fringe (\$96,000)**

CRA Inspector (vacant)

The CRA Inspector shall provide professional services in a manner as to be prescribed in the home rehabilitation and economic development programs. Budgeted funds include monies necessary to equip and outfit the inspector position.

**Special Events (\$40,000)**

The CRA Board desires to expend monies for special programs and projects. The Board shall not expend any of these monies without a majority approval at a public meeting.

**Economic Development Program (\$200,000)**

These grant funds shall be used in conjunction with Project 20053000 to develop and implement a redevelopment-wide business retention, expansion, and assistance program.

<sup>3</sup> The CRA will repay the City in two (2) annual and equal installments beginning in FY 2006/2007.



### Projects (\$2,000,000)

#### Project 20051000 RUCK'S PARK (\$1,100,000)

An existing 6.2-acre City owned property is currently being considered for an affordable housing project. The site is irregular in shape. The WILLING-SELLER acquisition of additional properties on the northeast and northwest quadrants may enhance the overall project. The property that are currently being reviewed for a willing-seller acquisition, in folio number format: 06-2219-032-0010; 06-2219-032-0020; 06-2219-032-0030; 0622190810010 (condominium placeholder); 06-2219-081-0020; 06-2219-081-0030; 06-2219-081-0110; 06-2219-081-0100; 06-2219-081-0040; 06-2219-081-0050; 06-2219-081-0060; 06-2219-081-0070; 06-2219-081-0080; 06-2219-081-0090.

Portions of NE 4th Ave and NE 138th Street adjacent to the City owned property are vacated. These vacated streets increase the potential for a larger development at Ruck's Park. Therefore, all properties along NE 138th and NE 139th Streets, between NE 4th and NE 5th Avenues may also be included in the redevelopment project.

\$400,000.00 is the estimated cost to clear and seed the City property, including the demolition of existing structures. \$700,000.00 may be expended for willing-seller properties that serve the public interest. Any unexpended monies shall be used for site development costs and/or an affordable housing qualification program.

#### Project 20052000 RESIDENTIAL REHABILITATION PROGRAM (\$800,000)

This pilot project will be designed to rehabilitate existing homes and multi-family buildings. The project's goal is to design, develop, and implement a uniformed residential loan program that will be used throughout the redevelopment. The pilot project shall target, at a minimum, 20 homes or multi-family units with a projected cap of \$40,000 per unit.

#### Project 20053000 GET TO NoMi (\$100,000)

The existing North Miami Downtown area requires significant improvements. This initial funding is to provide public area enhancement and beautification. Additionally, the funds will be used to enhance and improve existing structures and to jump-start a downtown economic development program.

### County Administrative Fee

This section explains the County fee structure as applied to the NMCRA. The NMCRA is a single community redevelopment agency. Typically, the County's 1.5% administrative fee is



applied to all County tax increment revenues. Since the NMCRA rebates the Western Portion of the County's tax increment, the County refunds the 1.5% administrative fee for the rebated portion.

**Transfer Out to Others (COUNTY) (\$785,800)**

The NMCRA is obligated under an Interlocal Cooperation Agreement to rebate the County the portion of the tax increment generated in the Western Portion of the CRA. The Western Portion is typically referred to as the part of the CRA that does not include Biscayne Landing.



Table 1

North Miami Community Redevelopment Agency Community Redevelopment Agency						
FY 2005 - 2006 Proposed Budget (round all dollars to nearest \$100)						
(FY 05-06 begins October 1, 2005)			20-Oct-05			
	FY 03-04 Budget Adopted	FY 03-04 Actual	FY 04-05 Budget Adopted	FY 04-05 Projection	FY 05-06 Budget Proposed	
<b>Revenues</b>						
City Tax Increment Revenue						1,461,825
County Tax Increment Revenue						1,003,500
Carryover from prior year						-
All other revenues (CITY ADVANCE)						1,400,000
Transfers in from others (CDBG)						400,000
County Admin Fee Rebate (SPECIAL)						11,787
Interest earnings						-
<b>Revenue Total</b>	-	-	-	-	-	<b>4,277,112</b>
<b>Expenditures</b>						
<b>Administrative Expenditures:</b>						
Employee salary and fringe						448,400
Contractual services						110,000
Insurance						3,500
Audits and studies						2,500
Printing and publishing						10,000
Marketing						10,000
Advertising and notices						4,000
Travel						-
Rent/lease costs						45,500
Office equipment and furniture						18,000
Other Admin. Exps (List 1)						187,800
<b>(A) Subtotal Admin Expenses, %</b>	-	-	-	-	-	<b>838,700</b>
County Administrative Charge at 1.5%						15,063
<b>(B) Subtot Adm Exp &amp; County Charge</b>	-	-	-	-	-	<b>854,763</b>
<b>Operating Expenditures:</b>						
Employee salary and fringe						96,000
Contractual services						-
Insurance						-
Audits and studies						-
Printing and publishing						-
Marketing						-
Special events						40,000
Legal services/court costs						25,000
Land/building acquisitions						-
Infrastructure improvements						-
Building construction & improves						-
Debt service payments						-
Redevelopment grants given out						300,000
Redevelopment loans issued out						800,000
Transfers out to others (COUNTY)						785,800
Other Oper. Expenses (attach list)						1,100,000
<b>(C) Subtotal Oper. Expenses</b>	-	-	-	-	-	<b>3,146,800</b>
<b>(D) Reserve/Contingency</b>	-	-	-	-	-	<b>275,560</b>
<b>Expenditure Total (A+B+C+D)</b>	-	-	-	-	-	<b>4,277,112</b>
<b>Cash Position (Rev-Exp)</b>						
<b>Redevelopment Projects List</b>						
<b>Projects:</b>						FY 05-06 Proposed Expenditures
Project name; include begin/end dates						Ruck's Park
Project name; include begin/end dates						Res. Rehab
Project name; include begin/end dates						Get to NoMI
Project name; include begin/end dates						
Additional projects - attach list						
<b>Total project dollars here:</b>	-	-	-	-	-	<b>2,000,000</b>



Table 2 - List 1 from Table 1.

<b>TOTAL</b>	<b>\$187,800</b>
Communication Services	\$6,000
Utilities	\$3,000
General Operating Supplies	\$2,000
Banking Costs	\$1,000
Miscellaneous Professional Services	\$23,800
Office Repair and Maintenance	\$50,000
Employee Development & Training	\$10,000
Business Inventory	\$35,000
Subscriptions and Memberships	\$20,000
Building and Zoning Code Analysis	\$35,000
Postage and Delivery	\$2,000