



AGENDA

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY SPECIAL BOARD MEETING

Monday, September 20, 2010 at 7:00 P.M.
North Miami City Hall – Council Chambers
776 NE 125th Street, Second Floor

CALL TO ORDER – Pledge of Allegiance; Roll Call

APPROVAL OF MINUTES – NONE

ITEMS FOR REVIEW AND/OR ACTION

- I. TAB 1
NMCRA Proposed FY 2010-11 Budget
(NOTE: Discussion of this subject is being continued from September 15, 2010)

- II. ADJOURNMENT

Note: Two or more members of the City Council/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the CRA Secretary at (305) 895-9817.



AGENDA ITEM 1

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

CRA Board
Andre D. Pierre, Esq., Chair
Michael R. Blynn, Esq.
Scott Galvin
Jean R. Marcellus
Marie Erlande Steril

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zerkowitz

CRA Secretary
Alix Desulme

Date: September 20, 2010
To: Honorable Chairman and Members
CRA Board of Commissioners
From: Tony E. Crapp, Sr.
Executive Director
Subject: Proposed FY 2010-11 Budget

It is recommended that the CRA Board further discuss the Proposed FY 2010-11 Budget during its upcoming meeting on September 15, 2010. To facilitate your review and consideration of the FY 2010-11 budget several schedules are attached for your information and are referenced in the body of this memorandum.

To begin, please note that Attachment A entitled NMCRA FY 2010-11 Proposed Budget and dated 9/08/10 is the most recently updated version of the schedule that has been used to delineate and discuss the FY 2010-11 budget priorities and revenue/expense re-cap with comparative budget summaries and detailed comments and descriptions regarding proposed allocations for CRA projects, programs and initiatives. This attachment has been reviewed with regard to the discussions of relative budget priorities during the budget priority discussions that have taken place with the CRA Advisory Committee on August 30, 2010 and the CRA Board on August 24, 2010. In addition to Attachment A please find the following supporting attachments as listed below:

- Attachment B - NMCRA Tax Increment Financing (TIF) Revenue Projection for the FY 2010-11 Budget
Attachment C - NMCRA FY 2010-11 Proposed Personnel Services Expenses and Cost Allocation
Attachment D-1 - NMCRA FY 2010-11 Proposed Schedule of Operating Expenses and Capital Outlay
Attachment D-2 - NMCRA FY 2010-11 Proposed Schedule of Legal and Professional Services

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Please be advised that both the City and Miami-Dade County have scheduled the required two (2) public hearings on their tentative millage rates and budgets. The County public hearings are scheduled for September 13th and 23rd, while the City's 1st public hearing is scheduled for September 14th and its 2nd public hearing is scheduled for September 22nd, 2010. The tentative millage rates as adopted by the City and County at their first budget hearings are 8.1955 and ~~5.4275~~ respectively.

As of September 8, 2010 the FY 2010-11 budget is balanced with total revenues and expenditures of \$6,287,492.

FY 2009-10 Proposed Revenues

The FY 2010-11 Proposed Budget anticipates a total of \$6,287,492 in available revenues from the following sources: \$2,844,064 in combined TIF revenue payments from the City of North Miami (\$1,415,143) and Miami-Dade County (~~\$1,428,921~~) respectively; \$3,418,428 in Carry Forward revenue resulting from the under expenditure of the FY 2009-10 budget; \$25,000 in estimated in interest earnings on the CRA's bank accounts. Please note that the amount of the Carry Forward may increase as the result of an ongoing review of projected funding commitments and expenditures through September 30, 2010.

FY 2009-10 Proposed Expenditures

The FY 2010-11 Proposed Budget includes total estimated expenses of \$6,287,492. Attachment C provides a detailed schedule in support of the estimated total personnel expenses of \$460,000, which includes salaries of \$348,565 for a total of four (4) staff positions, and fringe benefits in the amount of \$109,757 (including a small contingency amount of \$1,678). Please note that, including the proposed FY 2010-11 budget, regular salaries for full-time positions have not been increased in three consecutive years. For FY 2010-11 the salaries and pensions contributions for all full-time employees are being reduced by 5%. Attachment D provides a detailed schedule of operating expenses totaling \$329,250 and capital outlay expenses totaling \$2,500. The operating expenses include \$182,500 for the engagement of a variety of professional services that will be needed to support the CRA in the implementation of the various projects, programs and initiatives during FY 2010-11. A detailed schedule of the anticipated legal and professional services is

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included in the attachment. Other significant operating expenses include the following: \$30,000 for office space rental; \$15,000 for Sponsorships and Contributions in support of events that are consistent with the mission and purpose of the CRA, are aimed at increasing business volume and resident interest in the CRA district and which leverage CRA resources with other funding sources; **\$25,000** for Marketing which includes promotion of the CRA and community outreach through newsletters, radio and television productions, special events, promotional materials, etc.; \$21,500 for local and out-of-town travel which includes attendance at professional conferences, workshops, and meetings involving CRA staff, and the five (5) members of the CRA Board and the twelve (12) members of the CRA Advisory Committee. Travel expenses include registration fees and travel costs events such as the Florida Redevelopment Association (FRA) Annual Conference as well as local and regional conferences of the Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). The proposed capital outlay expense is \$2,500 and includes anticipated expenditures for office furniture and computer equipment. **Please note that the CRA's proposed total operating expenses for FY 2010-11 in the amount of \$791,750 is a continued significant reduction from an allocation of \$901,500 in FY 2009-10 and of \$1,401,000 in FY 2008-09.**

The proposed debt service expenses totaling **\$350,000** provide the funding that would be necessary to meet the CRA's obligations for the repayment for funds drawn down and the continued availability of the balance the CRA's Line of Credit with Region's Bank (\$15,000) and the semiannual interest-only payments that are anticipated on the drawdown of approximately \$3-4 Million from the CRA's new debt financing facility during FY 2010-11 (\$335,000).

Additional expenditures include required payments pursuant to the terms of the Interlocal Agreement among the CRA, City of North Miami and the County. These payments include a County Administrative Fee that is charged at a rate of 1.5% of the County TIF payment and a refund to the County of the TIF revenue generated from that portion of the CRA boundaries that is west of Biscayne Boulevard. For FY 2010-11 the payment for the County Administrative Fee is in the estimated amount of

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\$21,434 and the payment for the TIF Refund is in the estimated amount of \$928,800.

The proposed FY 2010-11 available funding for Capital Projects and Redevelopment Activities totaling \$4,195,508 (including prior year carryover in the amount of \$3,418,428) is allocated for the following programs, projects and initiatives as now described in column #7 of Attachment A:

- Economic Development Assistance and Incentive Fund -The total proposed funding allocation of \$1,368,628 supports the following:

-\$1,000,000 for Commercial Rehabilitation and Commercial Beautification Grants, and \$113,628 to provide the 80% of the support cost for the City Economic Development Specialist including funding support for the City Business Development Board and other operating expenses. The funding for both the Commercial Rehabilitation and Commercial Beautification grant programs is allocated to address blighted conditions with a focus in the commercial corridors located (1) on NW 7th Avenue, (2) on West Dixie Highway/NE 6th Avenue, and (3) in the Downtown area along 125th Street. In addition to the new funding for this program in the amount of \$500,000, the proposed allocation includes an estimated \$500,000 in encumbered carry forward funds that represent commercial grants that were awarded in prior years and which will be expended in FY 2010-11. Please note that during FY 2010-11 CRA staff will be recommending that the CRA Board approve amendments to the current Commercial Grant Program guidelines to permit the use of the funds for interior build-out and other uses including commercial security enhancements that are consistent with the City of North Miami's Business Retention and Business Attraction Program Grants.

-\$200,000 to provide funding for a Business Retention/Attraction and Economic Development Marketing Program as a new initiative for FY 2010-11. This program is the first step in the implementation of

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recommendations outlined in the North Miami Economic Action Plan dated July 23, 2010. Through this program formal business retention/attraction activities will be implemented along with the development of promotional materials and marketing of the City through attendance and possible being an exhibitor at appropriate trade shows and conventions (e.g. International Council of Shopping Centers (ICSC), Florida ICSC Conference, Florida Redevelopment Association (FRA) Annual Conference, Urban Land Institute Annual Conference, etc.).

This business retention/attraction program includes an annual survey of a segment of the existing businesses in the City of North Miami to collect certain information regarding their operations in the City and to identify any needs or problems that the City's economic development staff could follow-up on to resolve in an effort to be responsive and keep the business in the City. The scope of work for this type of formal business retention program involves the development of the survey, mailing and collecting the survey, analyzing the results and conducting follow-up and case management with individual businesses. The program as envisioned would be ongoing and would contact and segment of the existing businesses each year with coverage of all businesses over the course of a multi-year period. To start the program would ideally start with the larger businesses in the City being contacted first.

In addition, this formal business retention program should include (1) funding to develop and maintain a database of commercial properties and businesses in the City, and (2) funding for staff to convene and support a City Inter-Departmental Taskforce to meet as needed to address and coordinate responses to issues arising out of the business retention survey follow-up and to proactively address issues contributing to the improvement and maintenance of the City's commercial corridors.

-\$30,000 to provide funding support for a local business/merchant association to implement commercial corridor business development events and activities. This funding begins to implement a recommendation of the ULI



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Technical Assistance Panel Report that was adopted by both the CRA and City.

-\$25,000 to fund a partnership initiative involving the CRA, City of North Miami and local universities and colleges (e.g. Johnson & Wales University, Florida International University, Barry University, and Miami-Dade College). This funding begins to implement a recommendation of the ULI Technical Assistance Panel Report that was adopted by both the CRA and City. The goal of this partnership should include increased marketing exposure for the City of North Miami through joint marketing opportunities and efforts to increase the involvement of college and university students in activities and events in the City.

- **Pioneer Gardens Affordable Housing Development ---** The total proposed allocation is **\$500,000** for additional costs to complete the ongoing site environmental testing/remediation activities.
- **Affordable Housing – Residential Rehabilitation Program for Homeowners ---** The total proposed allocation is **\$480,000**. This allocation provides funds for home rehabilitation assistance loans for an estimated eight (8) eligible homeowners in an amount up to \$50,000 each and program support cost and related fees totaling approximately \$10,000.
- **Affordable Housing – Homebuyer Subsidies for the purchase of homes ---** The total proposed allocation is **\$670,346**. This allocation provides funds for home purchase subsidy assistance loans for approximately twenty (12) first-time homebuyers in an amount up to \$50,000 each and program support cost.
- **Downtown Development Master Plan, including NW 7th Avenue, West Dixie Highway, urban design standards, etc. ---** The total proposed allocation is **\$150,000**.

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- **Neighborhood Improvements** – The proposed allocation is **\$-0-** that will be used to fund capital improvements and beautification efforts throughout the CRA district. No funds are included in the FY 2010-11 budget pending the anticipated approval of the CRA debt financing plan.
- **Strategic Land/Property Acquisition** – The proposed allocation is **\$-0-**. No funds are included in the FY 2010-11 budget pending the anticipated approval of the CRA debt financing plan.
- **Funding allocations to the City for the implementation of redevelopment projects, programs and activities that are consistent with the CRA Redevelopment Plan. The following funding allocations are proposed for FY 2010-11. Please note that most of these activities are being recommended for continuation funding.**

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Redevelopment Project, Program or Activity	\$ Amount
Jazz Music Monthly Concert Series – Museum of Contemporary Art	65,925
Commercial Corridor Clean Team – Public Works Department	244,841
Code Enforcement/Compliance – Code Enforcement Department	79,343
Holiday Enforcement Action Team (H.E.A.T.) – Police Department	39,360
Web/Channel 77 Administrator – Information Technology Department	25,950
Buyer – Purchasing Department	28,405
Museum Special Services (Development Director) – Museum of Contemporary Art (MOCA)	97,300
Museum Education Curator – Museum of Contemporary Art (MOCA)	97,604
Finance Account Clerk – Finance Department	22,183
Police Athletic League – Police Department	143,623



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Table with 2 columns: Description and Amount. Row 1: Community Policing Enhancement for the CRA District... 182,000. Row 2: Total \$1,140,162. Note: This is a new initiative for FY 2010-11.

Next Steps for Budget Review and Approval

It is recommended that the CRA Board further discuss the FY 2010-11 Proposed Budget during the meeting on September 15, 2010.

Once the City and Miami-Dade County have adopted their final millage rates for FY 2010-11, the approval of the CRA FY 2010-11 budget by the CRA Board and the City Council will be requested on September 28, 2010, and the CRA's FY 2010-11 Adopted Budget will be transmitted to Miami-Dade County to be processed for review and approval as soon as possible thereafter.

In addition to adopted budget and attachments, the CRA will be submitting as Exhibit 1 the FY 2010-11 budget summarized in the format required for submission to the County along with supporting detailed schedules for the budget with comparative figures for the FY 2009-10 adopted and amended budgets.

NMCRA board memo re FY 2010-11 Proposed Budget 092010

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ATTACHMENT A

NMCRA PROPOSED FY 2010-11 BUDGET

September 8, 2010

(1) Revenue and Expense Re-Cap	(2) Amended FY 2008-09 Budget	(3) Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Proposed FY 2010-11 Budget	(7) Comments regarding the Proposed FY 2010-11 Budget
Revenue						
TIF Revenue	8,570,633	6,762,830	6,762,830	6,762,830	2,844,064	<p>NOTE: The City's TIF payment includes a proposed true-up adjustment based on prior year final taxable values dating back to FY 05-06 in the total amount of \$727,599. This issue is being reviewed by the CRA for further discussion with the City. The City payment calculation is: \$2,142,742 - 727,599 = \$1,415,143</p> <p>Est. Sources of the Prior Year Carryover:</p> <p>FY 05-06 \$ 34,005 FY 06-07 327,317 FY 07-08 186,916 FY 08-09 405,791 FY 09-10 <u>2,484,399</u> Total \$3,418,428</p>
-City of North Miami	(5,149,865)	(4,233,599)			(1,415,143)	
-Miami-Dade County	(3,420,768)	(2,529,231)			(1,428,921)	
Prior Year Carryover	2,808,440	3,459,169	3,459,169	3,459,169	3,418,428	
Other - LOC	179,252	350,000	350,000	-0-		
Other - City Advance for operations	215,000	215,000	215,000	215,000		
Other - City Advance for Pioneer Gardens						
Other - Interest	60,000	40,000	40,000	40,000	25,000	
Other - Misc.	19,000					
Other- Bel House Apts. Rents	115,000	33,000	33,000	32,975		
Other - Rehab Loan for Bel House Apts						
TOTAL REVENUE	\$11,765,325	\$10,859,999	\$10,859,999	\$10,509,974	\$8,287,492	
Expense						
Personnel	750,000	530,000	530,000	460,000	460,000	
Operating	621,000	369,000	369,000	369,000	329,250	
Capital Outlay	30,000	2,500	2,500	2,500	2,500	
Subtotal - Operating Expenses	\$1,401,000	\$901,500	\$901,500	\$831,500	\$791,750	
Debt Service - Line of Credit	52,000	50,000	50,000	15,000	15,000	
Reserve for Debt Service					335,000	
County Administrative Fee	51,312	37,938	37,938	37,938	21,434	
County TIF Refund	2,282,086	1,642,155	1,642,155	1,642,155	928,800	
City Advance Repayment	250,000	215,000	215,000	215,000		
Sub-Total Expenses	4,036,378	2,846,593	2,846,593	2,741,593	2,091,984	
TOTAL Balance Remaining for Project and Program Allocations	\$7,728,947	\$8,013,406	\$8,013,406	\$7,768,381	\$4,195,508	

Redevelopment Projects, Programs & Activities:	(2) Amended FY 2008-09 Budget	(3) Revised Adopted FY 2009-10 Budget	(4) Amended FY 2009-10 Budget	(5) Projection FY 2009-10 Budget	(6) Proposed FY 2010-11 Budget	(7) Comments regarding the Proposed FY 2010-11 Budget
(A) Economic Development Assistance and Incentive Fund	1,356,920	1,134,769	1,134,769	406,450	1,368,628	Includes \$500K in carryover and \$500K in funds for new Commercial Grant projects. CRA Funds 80% of the support cost for the City's Economic Development Specialist including funding support for the City's Business Development Board and other operating expenses.
• Commercial Rehabilitation Program	[395,220]	[80,000]			[160,000]	
• Commercial Beautification Program		[148,319]			[350,000]	
• Carryover funds for Grants	[694,000]	[784,220]		[284,220]	[500,000]	
• % of the Support Cost for the City Econ. Dev. Specialist	[115,780]	[122,230]		[122,230]	[113,628]	
• Business Retention/Attraction and Economic Development Marketing Program					200,000	
• Support for Local Business or Merchant Association					30,000	
• Partnership Initiative involving the CRA, City and Universities					25,000	
•						
• Micro-Business USA – North Miami Entrepreneurial Training & Micro-loan Program	[35,000]					
• Dynamic CDC – Business Outreach Services	[60,000]					
• Business Incentives and/or Financial Assistance	[56,920]					
(B) Commercial Corridor Improvement Program	400,000					
(C) Pioneer Gardens (Ruck's Park) Affordable Housing Development	1,394,382	1,336,883	1,336,883	871,883	500,000	Funds to complete the ongoing site remediation
• Homebuyer Counseling and Credit Qualifying	-0-	[100,000]				
• Legal Fees/Prof. Svcs.	[15,000]					
• Developer's Fee to NMH (Funding from the CRA LOC)	[179,252]	[250,000]				
• Special Audit (Inspector General)	-0-					
• Construction Mgt. Services						
• Site/Environmental Conditions	[1,199,130]	[986,883]				
(D) Residential Rehabilitation Program for homeowners	110,000	60,000	60,000	-0-	480,000	
(E) Homebuyer Subsidies for purchase of homes (excluding Pioneer Gardens at North Miami)	274,648	110,000	110,000	110,000	670,346	
(F) Home Mortgage Foreclosure Prevention	50,000					
(G) Downtown Development Master Plan, including NW 7 th Avenue and including exploration of a WIFI access system as a downtown/citywide enhancement	100,000	100,000	100,000	-0-	150,000	
(H) Strategic Land/Property Acquisitions	20,000	1,216,105	1,216,105	-0-	TBD	Subject to CRA Debt Financing Plan
(I) Neighborhood Beautification	650,000	650,000	650,000	650,000	TBD	Subject to CRA Debt Financing Plan
(J) Lease/Purchase of the Bel House Apartments	545,000	150,000	150,000	100,000		
(K) Rehab of Bel House Apts	1,100,000					
(L) Academic/Internship Program - \$62,500 request	100,000					
(M) MOCA Expansion A&E services and development support	1,300,000					
(N) Police Athletic League of North Miami	50,000					
(O) North Miami Community ID Retail Study	70,000					
(P) Security Enhancement at City Park	50,000	50,000	50,000	-0-		
(Q) Funding for Socio-Economic & Business Development Programs and Services that are consistent with the CRA Redevelopment Plan		250,000	250,000	220,000		
-Dynamic CDC		[90,000]				
-Fanm Aylsen Nan Miyami, Inc		[25,000]				
-Greater North Miami Chamber		[30,000]				
-JHS & Associates, Inc		[35,000]				
-NANAY, Inc.		[80,000]				

-North Miami Foundation for Senior Citizens Services		[30,000]				
-Partners for Self-Employment, Inc		[20,000]				
-Police Athletic League of NM		[25,000]				
-PTSA Collaboration		[25,000]				
(R) 2010 U.S. Census Complete Count Outreach Support		39,994	39,994	39,994		
(S) City Redevelopment Projects, Programs, & Activities						
-Water & Sewer - Conservation Program	12,500					
-MOCA - Jazz Music Monthly Concert Series	65,925	65,925	65,925	65,925	65,925	
- Commercial Corridor Improvement Program Clean Team - Public Works Department		255,482	255,482	255,482	244,841	CRA Funds 100%
- Commercial Corridor Improvement Program Code Enforcement/Compliance - Code Enforcement Department		78,910	78,910	78,910	79,343	CRA Funds 100%
- Holiday Enforcement Action Team (H.E.A.T.) - Police Department	39,360	39,360	39,360	39,360	39,360	
- Web/Channel 77 Administrator - Information Technology Department	17,101	27,640	27,640	27,640	25,950	CRA Funds 50%
- Buyer - Purchasing Department	23,113	37,489	37,489	37,489	28,405	CRA Funds 40%
- Museum Special Services (Development Director) - Museum of Contemporary Art (MOCA)		97,300	97,300	97,300	97,300	CRA Funds 100%
- Museum Education Curator - Museum of Contemporary Art (MOCA)		92,349	92,349	92,349	97,604	CRA Funds 100%
- Finance Account Clerk - Finance Department		29,049	29,049	29,049	22,183	CRA Funds 40%
- P&R Pepper Park Const. Mgmt. - Parks & Recreation Department		250,000	250,000	250,000		
- P&R Kiwanis Building - Parks & Recreation Department		228,170	228,170	228,170		
- P&R Pepper Park Batting Cage - Parks & Recreation Department		20,000	20,000	20,000		
- Police Athletic League - Police Department		145,000	145,000	145,000	143,623	
- Capital Improvement Projects as Identified by the City of North Miami in coordination with the CRA		1,548,981	1,548,981	1,548,981		
-Community Policing Enhancement for the CRA District					182,000	Provides funding for two (2) Police Officers dedicated to patrolling the CRA District
TOTAL	\$7,728,947	\$8,013,406	\$8,013,406	\$5,313,882	\$4,195,608	NOTE: This total includes \$1,140,162 which represents new funding to the City of North Miami to continue activities funded in the prior year by the CRA
SURPLUS/(SHORTFALL)	\$-0-	\$-0-	\$-0-	\$2,454,389	\$-0-	

ATTACHMENT B

DRAFT North Miami CRA Tax Increment Financing (TIF) Revenue Projection for the FY 2010-11 Budget

(A) Base Taxable Property Value (TV) (2004)	(B)	(C)	(E)	(F)	(G)	(H)
(1) City of North Miami (CNM)	FY 2005-06 1,971,218,123 +19%	FY 2006-07 2,382,812,593 +22%	FY 2007-08 3,257,955,257 +16%	FY 2008-09 3,257,955,257 +0.7%	FY 2009-10 2,823,674,799 -13.4%	FY 2010-11 Estimate as of 09/08/10 2,203,944,714 (per County Prop. Appraiser) (20.8%)
(2) CNM CRA Area TV	FY 2005-06 869,122,653 +21%	FY 2006-07 1,050,153,621 +21%	FY 2007-08 1,366,163,674 +16%	FY 2008-09 1,366,163,674 +0.0%	FY 2009-10 1,438,624,201 +5.6%	FY 2010-11 Estimate as of 09/08/10 1,154,614,042 (22.3%)
(2a) CNM CRA Area - Westside TV						
(2b) CNM CRA Area - Eastside TV						
(3) CNM CRA Area TV Increment	181,030,988	506,316,509	723,261,646	723,261,646	607,224,533	1,415,143
(4) CNM Property Tax Millage Rate	8.500	F=72,853,571 8.300	F=705,764,024 6.7943	F=629,999,305 6.9195	F=588,070,567 W=408,236,271 E=193,486,080 7.3390 (Final per City 2 nd Budget Hearing on 9/23/09)	(Note: The 5.7271599 is a proposed reduction for overpayments for FY 05-06 thru FY 09-10 per City) CRA Est.: W=185M E=90M 8.1935 (City Proposed TRIM Rate)
(5) CNM TIF Revenue Payment @95%	\$1,461,825	\$3,992,309	4,668,354	5,149,865	4,233,599 W=2,849,730 E=1,383,869	2,142,742 - 727,599
(6) Miami-Dade County (MDC) CRA Area TV	869,122,653 870,434,294 (t) - per County	1,050,153,621 +21%	1,366,163,674 +30%	1,366,163,674 -30%	1,473,839,324 (10.7%)	1,142,472,638 (per County OSBM)
(7) MDC CRA Area TV Increment	181,030,988	497,041,041 +174.6	716,937,211 +44.1	716,937,211 +44.1	605,425,050 (22.6%)	272,038,394 (per County OSBM)
(8) MDC Property Tax Millage Rate	5.835	5.615	4.5796	4.8379	4.8379	5.5291 (County Proposed TRIM Rate)
(9) MDC Gross TIF Revenue Payment w/o Refund @95%	1,003,200	2,651,341	3,142,882 (per County) (\$116,846 + 25,936)	3,420,768	2,599,231 (2,773,344 - 244,113)	1,428,921 (CRA Est.)
(10) Total City and MDC Gross TIF Payments @95% (5+9)	\$2,465,325	\$6,643,650	\$7,811,236	8,570,633	6,762,830	2,844,064 (CRA Est.)
(11) 20% Administrative Exp. Cap	493,065	1,328,730	1,562,247	1,714,127	1,352,566	568,812
(12) MDC Excluded TV for Refund (Westside TV)	854,708,441 855,698,241 (t) - per County	1,311,694,942 (Final) 1,252,903,298 -52%	1,489,539,138 (per County) +13.6%	1,421,614,824 (4.6%)	1,261,715,292 (11.2%)	982,526,511 (Est. at 86% of County TAV)
(13) MDC Incremental Excluded TV for Refund	14,414,192	54,468,732	97,352,367	97,352,367	406,017,051 212,144,032	126,828,270 (CRA Est.) 159,946,177 (Est. at 14% of County TAV)
(14) MDC Adjusted Net TV (6-12) (Eastside TV)	40,054,540	40,054,540	82,918,175	213,934,936	197,729,840	145,331,985 (CRA Est.)
(15) MDC Incremental Adjusted Net TV (14 -14A)	36,689,336	38,824,414	43,990,843			
(16) Total TV of Biscayne Landing Site (Folio # 06-2221-034-0010)	\$781,468	\$2,437,680	2,783,266 (per County) (2,757,601 + 25,665)	2,282,066 (est. per final County millage) (2,600,955 - 313,889)	1,642,155 (1,866,096 - 223,901)	928,800 (Est. at 65% of the County Gross TIF Payment)
(17) TIF Revenue Refunded to MDC						
(18) MDC Net TIF Revenue Payment after Refund (9-17)	\$222,032	\$213,661	\$339,616	\$1,138,702	\$887,076	\$500,121
(19) Total City and Net MDC TIF Revenue Payments (5+18)	\$1,693,857	\$4,205,970	\$5,027,970	\$6,288,567	\$5,120,675	\$1,915,264
(20) Total Budgeted Operating Expenses (excluding Debt Service, County Admin. Fee, County TIF Refund, and City Advance Payment)	1,166,805	1,220,919	1,355,000	1,401,000	901,500	791,750
(21) Balance of TIF Revenue available for Projects, Programs and Long-term Debt Service	\$517,052	\$2,985,051	\$3,672,970	\$4,887,567	\$1,369,445 - \$4,219,175	\$1,123,514

NMACRA TIF Revenue Projection for FY2010-11 Budget 090810.1ecr

ATTACHMENT C

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2010-11 PROPOSED PERSONNEL SERVICES EXPENSES & COST ALLOCATION

Position	Regular Salary	Auto Expense Allowance	Total Taxable Earnings	Social Security (FICA) - Employer Contribution	Medicare (MICA) - Employer Contribution	Health Insurance	Dental Insurance	Life Insurance	Disability Insurance	Worker's Compensation	Pension - Employer Contribution	Total Fringe Benefits	Salary Allocation to Admin. Budget	Salary Allocation to Project Budget	Fringe Benefit Allocation to Admin. Budget	Fringe Benefit Allocation to Project Budget	Total Personnel Services
Executive Director	202,550	6,000	208,550	6,622	3,024	16,266	1,219	1,069	1,872	969	20,255	51,316	104,275 (50%)	104,275 (50%)	25,658 (50%)	25,658 (50%)	259,866
Finance Manager	77,250		77,250	4,790	1,121	16,266	1,219	213	968	370	7,725	32,672	36,625 (50%)	36,625 (50%)	16,336 (50%)	16,336 (50%)	109,922
Special Projects Manager	56,650		56,650	3,513	822	7,601	190	191		271	5,665	18,253	28,325 (50%)	28,325 (50%)	9,126 (50%)	9,126 (50%)	74,903
Executive Secretary (Part-time @ 18.55/Hr & 30 hrs per wk)	28,938		28,938	2,480	580					138		3,198	28,938 (100%)		3,198 (100%)		28,938
Sub-Total Proposed	365,388 (16,823)	6,000	371,388 (16,823)	17,405	5,547	40,133	2,628	1,493	2,840	1,748	33,645 (1,682)	105,439 (1,682)	200,163 (8,412)	171,225 (8,411)	54,319 (841)	51,120 (841)	473,629 (18,505)
Total Contingency Revised	348,565	6,000	354,565	17,405	5,547	40,133	2,628	1,493	2,840	1,748	31,963	103,757	191,751	162,814	53,478	50,279	458,322 1,678
Total																	460,000

Notes:

- (1) Budgeted Regular Salary projections for staff positions filled as of 9/30/10 with no provision for any salary increases. Including the proposed FY 2010-11 budget, regular salaries for full-time positions have not been increased in three consecutive years. For FY 2010-11 the salaries and pension contributions for all full-time employees are proposed to be reduced by 5%.
- (2) CRA pays 100% of the annual cost for Health and dental insurance coverage obtained through the City of North Miami for each eligible full-time employee. Projected costs for FY 2010-11 are based on actual costs for FY 2009-10 with a 20% contingency included to cover any cost increase.
- (3) CRA pays 100% of the cost for the Executive Director's Life Insurance and Disability Insurance per contract, and pays 100% of the cost for Life Insurance coverage in the amount of one (1) times the employee's gross annual salary for all other full-time employees in addition to paying for Disability Insurance for all full-time employees.
- (4) CRA pays the cost of required employer contributions and insurance coverage. As a percentage of the salary appropriation the employer's FICA contribution is estimated at 6.2%, the Medicare contribution is estimated at 1.45%, and the Worker's Compensation contribution is estimated at 0.5%.
- (5) CRA pays 100% of the Pension cost based on a contribution of 10% of the gross salary for each full-time employee.

ATTACHMENT D-1

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
FY 2010-11 PROPOSED SCHEDULE OF OPERATING EXPENSES AND
CAPITAL OUTLAY**

<u>Operating Expenses</u>	<u>Adopted FY 2009-10</u>	<u>Proposed FY 2010-11</u>	<u>FY 2010-11</u>	
			<u>Admin.</u>	<u>Project</u>
Prof. Services (see Attachment D-2)	215,000	182,500	82,500	100,000
Other Services:				
Finance & Bank Charges	750	250	250	
Licenses & Permit Fees	<u>250</u>	<u>500</u>	<u>500</u>	
Subtotal – Other Svcs.	1,000	750	750	
Insurance	15,000	15,000	15,000	
Marketing & Promotion:				
Marketing	35,000	25,000		25,000
Sponsorships & Contrib.	<u>15,000</u>	<u>15,000</u>		<u>15,000</u>
Subtotal – Marketing & Promotion	50,000	40,000		40,000
Printing & Reproduction	10,000	10,000	5,000	5,000
Communications:				
Advertising & Notices	3,500	3,500	3,500	
Postage & Delivery	1,000	1,500	1,500	
Telephone/DSL/Cable TV	4,500	4,500	4,500	
Internet/Web Services	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	
Subtotal – Communications	10,000	10,500	10,500	
Leases & Rentals:				
Office Rental	30,000	30,000	30,000	
Equipment Rental	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	
Subtotal – Leases & Rentals	35,000	35,000	35,000	
Repair & Maintenance:				
Computer Maintenance	1,000	1,000	1,000	
Office Cleaning	<u>1,000</u>	<u>1,500</u>	<u>1,500</u>	
Subtotal – Repair & Maint.	1,000	2,500	2,500	
Supplies:				
Office Supplies	3,000	3,000	3,000	
Operating Supplies	2,000	2,000	2,000	
Data Processing				
Supplies/Software	1,000	1,000	1,000	
Books & Subscriptions	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	
Subtotal – Supplies	7,000	7,000	7,000	

ATTACHMENT D-1

	<u>Adopted</u> <u>FY 2009-10</u>	<u>Proposed</u> <u>FY 2010-11</u>	<u>FY 2010-11</u>	
			<u>Admin.</u>	<u>Project</u>
Other Oper. Expenses:				
Travel				
Conferences	20,000	20,000	20,000	
Meetings	<u>1,500</u>	<u>1,500</u>	<u>1,500</u>	
	21,500	21,500	21,500	
Local Meetings & Schools	400	400	400	
Mileage, Tolls & Parking Fees	100	100	100	
Dues & Memberships	<u>3,000</u>	<u>4,000</u>	<u>4,000</u>	
Subtotal – Other Oper. Exp.	25,000	26,000	26,000	
Total Operating Expenses	\$369,000	\$329,250	184,250	145,000
 <u>Capital Outlay</u>				
Office Furniture	1,000	1,000	1,000	
Computer Equipment	1,500	1,500	1,500	
Other Office Equipment	<u>-0-</u>	<u>-0-</u>	<u> </u>	
Total Capital Outlay	\$ 2,500	\$ 2,500	2,500	
 TOTAL OPER. EXP.				
& CAPITAL OUTLAY	\$371,500	\$331,750	186,750	145,000

ATTACHMENT D-2

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2010-11 PROPOSED SCHEDULE OF LEGAL AND PROFESSIONAL SERVICES

	<u>FY 2009-10</u>	<u>FY 2010/11</u>		
		<u>Budget</u>	<u>Admin. Budget</u>	<u>Project Budget</u>
<u>Legal and Professional Services</u>				
Accounting & Auditing (1)	10,000	12,500	12,500	-
Legal Services (2)	100,000	90,000	60,000	30,000
Financial Advisory Services (3)	10,000	10,000		10,000
Bond Counsel Services (4)	5,000	5,000		5,000
Community Outreach Services (5)	40,000	40,000	10,000	30,000
Other/Misc. Professional Services (6)	50,000	25,000		25,000
 Total – Professional Services	<u>215,000</u>	<u>182,500</u>	<u>82,500</u>	<u>100,000</u>

NOTES:

- (1) Services to be provided by Harvey Covington & Thomas as per contract for year number two to conduct the FY 2009-10 independent audit.
- (2) Services to be provided by Gray Robinson, PA per contractual agreement.
- (3) Services to be provided by First Southwest per contractual agreement.
- (4) Services to be provided by Squire Sanders per contractual agreement.
- (5) Services to be provided by Guylene Berry per contractual agreement.
- (6) Services to be provided by a variety of professional consultants to be selected as needed