

**CRA FISCAL YEAR  
2019-2020  
EXHIBIT "A"**

**CITY OF NORTH MIAMI BEACH**  
**Budget Revenue Detail Report (City Mngr) FY 2020**

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ORG	OBJECT	Account Description	2017 Actual	2018 Actual	2019 Revised Budget	2019 Actual to Date	City Manager Prop
<b>FUND: 104 COMMUNITY REDEVELOPMENT FUND</b>							
104	300100	PRIOR YEAR CARRYOVER	0.00	0.00	-2,050,000.00	0.00	-2,050,000.00
		<b>TOTAL CARRYOVER</b>	<b>0.00</b>	<b>0.00</b>	<b>-2,050,000.00</b>	<b>0.00</b>	<b>-2,050,000.00</b>
104	337500	LOCAL GRANTS - ECON ENVIR	-411,413.00	-550,385.00	-710,641.00	-710,641.00	-1,090,388.00
		<b>TOTAL LOCAL GRANTS</b>	<b>-411,413.00</b>	<b>-550,385.00</b>	<b>-710,641.00</b>	<b>-710,641.00</b>	<b>-1,090,388.00</b>
104	369985	CRA WASTEWATER ADMIN FEE	-1,100.00	0.00	0.00	0.00	0.00
		<b>TOTAL CHARGES FOR SVCS-GG</b>	<b>-1,100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
104	361102	INTEREST - PRG	-17,076.74	-32,548.21	-15,000.00	-55,498.12	-15,000.00
104	361300	UNREALIZED GAIN/LOSS INVSTMNT	8,539.94	12,957.16	0.00	0.00	0.00
		<b>TOTAL INT &amp; OTH EARNINGS</b>	<b>-8,536.80</b>	<b>-19,591.05</b>	<b>-15,000.00</b>	<b>-55,498.12</b>	<b>-15,000.00</b>
104	381010	TRF FROM GENERAL FUND	-602,408.00	-770,445.00	-932,099.00	-932,099.00	-1,394,273.00
		<b>TOTAL INTERFUND TRANSFERS</b>	<b>-602,408.00</b>	<b>-770,445.00</b>	<b>-932,099.00</b>	<b>-932,099.00</b>	<b>-1,394,273.00</b>
<b>TOTAL FUND: 104 COMMUNITY REDEVELOPMENT FUND</b>			<b>-1,023,457.80</b>	<b>-1,340,421.05</b>	<b>-3,707,740.00</b>	<b>-1,698,238.12</b>	<b>-4,549,661.00</b>

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ORG	OBJECT	Account Description	2017 Actual	2018 Actual	2019 Revised Budget	2019 Actual to Date	City Manager Prop
<b>TOTAL</b>			-1,023,457.80	-1,340,421.05	-3,707,740.00	-1,698,238.12	-4,549,661.00

**CITY OF NORTH MIAMI BEACH**  
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**CITY OF NORTH MIAMI BEACH**  
**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
<b>FUND:</b>	<b>104</b>	<b>COMMUNITY REDEVELOPMENT FUND</b>					
<b>DEPT:</b>	<b>200</b>	<b>CITY MANAGER</b>					
<b>DIVISION:</b>	<b>220</b>	<b>REDEVELOPMENT</b>					
104220	552120	SALARIES-FULL-TIME	82,172.58	112,342.00	92,007.60	0.00	182,926.00
		75% OF ECONOMIC DEVELOPMENT DIRECTOR IN CRA				78,750.00	
		25% OF POSITION IN 010200					
		C.R.A. ADMINISTRATOR				86,872.00	
		ASST CITY MANAGER				17,304.00	
104220	552154	AUTO ALLOWANCE	0.00	1,008.00	0.00	0.00	420.00
		ASST CITY MANAGER				420.00	
104220	552155	CELL PHONE ALLOWANCE	600.00	600.00	604.00	0.00	684.00
		C.R.A. ADMINISTRATOR				600.00	
		ASST CITY MANAGER				84.00	
104220	552210	FICA TAXES-EMPLOYER'S CONTRIB	6,197.83	8,665.00	6,801.34	0.00	13,913.00
		75% OF ECONOMIC DEVELOPMENT DIRECTOR IN CRA				6,025.00	
		25% OF POSITION IN 010200					
		C.R.A. ADMINISTRATOR				1,239.00	
		C.R.A. ADMINISTRATOR				5,295.00	
		ASST CITY MANAGER				256.00	
		ASST CITY MANAGER				1,098.00	
104220	552219	RETIREMENT-401A	22,737.42	14,034.00	7,526.08	14,034.00	18,292.00

**CITY OF NORTH MIAMI BEACH**  
**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
		75% OF ECONOMIC DEVELOPMENT DIRECTOR IN CRA 25% OF POSITION IN 010200					7,875.00
				C.R.A. ADMINISTRATOR			8,687.00
				ASST CITY MANAGER			1,730.00
104220	552225	RETIREMENT-OTHER PLANS	572.00	0.00	0.00	0.00	0.00
104220	552235	HEALTH INSURANCE	5,295.12	6,747.00	8,509.12	0.00	13,415.00
		75% OF ECONOMIC DEVELOPMENT DIRECTOR IN CRA 25% OF POSITION IN 010200					5,580.00
		9% PROJECTED INCREASE FOR FUND 104					1,022.00
				C.R.A. ADMINISTRATOR			5,771.00
				ASST CITY MANAGER			1,042.00
104220	552236	GROUP LIFE INSURANCE	667.80	817.00	765.82	0.00	1,781.00
		75% OF ECONOMIC DEVELOPMENT DIRECTOR IN CRA 25% OF POSITION IN 010200					949.00
				C.R.A. ADMINISTRATOR			714.00
				ASST CITY MANAGER			118.00
104220	552238	ACCIDENTAL DEATH & DISMEMBERMT	49.56	178.00	52.81	0.00	86.00
		75% OF ECONOMIC DEVELOPMENT DIRECTOR IN CRA 25% OF POSITION IN 010200					25.00
				C.R.A. ADMINISTRATOR			53.00
				ASST CITY MANAGER			8.00
104220	552240	WORKERS' COMP SELF-INSUR	251.00	340.00	340.00	340.00	551.00

**CITY OF NORTH MIAMI BEACH**  
**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
		14% EXECUTIVE DIRECTOR SALARY & BENEFITS				87.00	
		SALARY PROJECTION				253.00	
		C.R.A. ADMINISTRATOR				175.00	
		ASST CITY MANAGER				36.00	
		<b>TOTAL SALARIES AND RELATED</b>	<b>118,543.31</b>	<b>144,731.00</b>	<b>116,606.77</b>	<b>14,374.00</b>	<b>232,068.00</b>
104220	552310	PROFESSIONAL SERVICES	1,680.00	20,000.00	0.00	20,000.00	95,000.00
		FINDINGS OF NECESSITY AND REDEVELOPMENT PLAN UPDATE				75,000.00	
		OUTSIDE LEGAL EXPENSE				20,000.00	
104220	552320	ACCOUNTING AND AUDITING	1,995.22	0.00	0.00	0.00	0.00
104220	552347	OTHER CONTRACTUAL SERVICES	8,256.00	50,660.00	10,660.00	10,660.00	40,856.00
		BRANDING AND MARKETING (14% \$100,000 SEE ACCOUNT 010205-512347)				14,000.00	
		COUNTY ADMINISTRATIVE FEE 1.5% OF COUNTY'S CONTRIBUTIONS				16,356.00	
		ECONOMIC DEVELOPMENT STUDY 14% (86% OF \$75,000 SEE 010105-511347)				10,500.00	
104220	552405	TRAVEL AND AUTO EXPENSES	875.22	5,000.00	13.08	0.00	10,000.00
		FUNDING FOR STAFF AND BOARD MEMBERS TO TRAVEL TO CONFERENCES, WORKSHOPS, TRAINING, CERTIFICATION, AND PROFESSIONAL EDUCATION				10,000.00	
104220	552410	COMMUNICATION SERVICES	546.90	1,700.00	808.02	1,100.00	1,100.00
		VERIZON MIFI				1,100.00	
104220	552430	UTILITY SERVICES (OUTSIDE)	498.69	950.00	497.60	950.00	1,100.00
		FPL SIGN NE 11TH				1,100.00	
104220	552461	MAINT & REPAIR OF VEHICLES	118.00	500.00	7.47	500.00	500.00
		CRA IMPALA				500.00	
104220	552463	FUELS & LUBRICANTS	362.63	2,250.00	0.00	2,250.00	2,250.00

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**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
		CRA IMPALA				2,250.00	
104220	552470	PRINTING AND BINDING	0.00	4,400.00	493.55	5,000.00	5,000.00
		BROCHURES AND OTHER MARKETING MATERIALS				5,000.00	
104220	552480	PROMOTIONAL ACTIVITIES	5,697.08	30,000.00	20,575.88	30,000.00	30,000.00
		BIKE305				2,500.00	
		CRA PROMOTION AND MARKETING				10,000.00	
		HEART HEALTH WALK				2,500.00	
		SPONSORSHIP - NMB ONE CONCERT SERIES				15,000.00	
104220	552481	ADVERTISING COSTS	293.00	10,000.00	0.00	10,000.00	10,000.00
		PUBLIC NOTICES AND OTHER ADVERTISING				10,000.00	
104220	552510	OFFICE SUPPLIES	349.00	2,000.00	315.40	2,000.00	2,000.00
		OFFICE SUPPLIES AS NEEDED				2,000.00	
104220	552520	OPERATING SUPPLIES	1,131.96	3,500.00	158.08	3,500.00	5,500.00
		LAPTOP AND ACCESSORIES - GIS CAPABLE				2,000.00	
		BOARD MEETINGS AND OTHER EVENTS				3,500.00	
104220	552540	BOOKS & MEMBERSHIPS	3,144.00	6,000.00	2,279.00	5,950.00	6,385.00
		AMERICAN PLANNING ASSOCIATION MEMBERSHIP				750.00	
		CITRIX USER ARCGIS SUBSCRIPTION				1,400.00	
		ECONOMIST SUBSCRIPTION				152.00	
		FL SPECIAL DISTRICT ANNUAL FEE				175.00	
		FLORIDA REDEVELOPMENT ASSOCIATION MEMBERSHIP				1,120.00	
		INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL MEMBERSHIP				435.00	
		LINKEDIN SUBSCRIPTION - CRA PROMOTION				600.00	
		MISC				1,658.00	
		SOUTH FL BUSINESS JOURNAL SUBSCRIPTION				95.00	
104220	552559	EDUCATIONAL PROGRAMS	870.00	5,000.00	0.00	5,000.00	10,000.00

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**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
		PROFESSIONAL TRAINING - ECONOMIC DEVELOPMENT COUNCIL - AMERICAN PLANNING ASSOCIATION - WORKSHOPS - SEMINARS - FLORIDA REDEVELOPMENT ASSOCIATION FY 18 - \$10,000 FY 19 - \$10,000				10,000.00	
		<b>TOTAL OPERATING EXPENSES</b>	<b>25,817.70</b>	<b>141,960.00</b>	<b>35,808.08</b>	<b>96,910.00</b>	<b>219,691.00</b>
104220	552610	LAND	0.00	773,929.00	0.00	773,929.00	858,347.00
		LAND BANKING AND REDEVELOPMENT OPPORTUNITIES				858,347.00	
104220	552630	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00	545,000.00
		CROSSWALKS NE 163RD STREET				50,000.00	
		INSTALL STAGE LIGHTS AND CAMERAS AT AMPHITHEATER TO INCLUDE ELECTRICAL				65,000.00	
		LED STREET BOARD REPLACEMENT				80,000.00	
		SWALE COMPACTING AND IRRIGATION				200,000.00	
		WAYFINDING SIGNS				150,000.00	
104220	552650	INFRASTRUCTURE (CRA)	0.00	550,000.00	25,939.50	200,000.00	200,000.00
		WEST DIXIE HIGHWAY IMPLEMENTATION STRATEGY				200,000.00	
		<b>TOTAL CAPITAL OUTLAYS</b>	<b>0.00</b>	<b>1,323,929.00</b>	<b>25,939.50</b>	<b>973,929.00</b>	<b>1,603,347.00</b>
104220	552915	TRF TO FND 218 - 2007A CRA DS	205,075.24	200,700.00	156,085.24	200,700.00	200,700.00
		DEBT SERVICE ESTIMATED INTEREST PAYMENTS FOR THE \$3 MILLION CAPITAL IMPROVEMENT 2007A SERIES TAX-EXEMPT LOAN (SEE REVENUE 218-381130)				34,000.00	
		DEBT SERVICE PRINCIPAL PAYMENTS FOR THE \$3 MILLION CAPITAL IMPROVEMENT 2007A SERIES TAX-EXEMPT LOAN (SEE REVENUE 218-381130)				166,700.00	
104220	552961	TRF TO FUND 450 SEWER	0.00	200,000.00	0.00	0.00	0.00

**CITY OF NORTH MIAMI BEACH**  
**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
104220	552982	TRF TO FND 010 GENERAL FUND	154,089.00	186,420.00	186,420.00	186,420.00	278,855.00
		ADMINISTRATIVE SERVICES 20% OF CITY'S CONTRIBUTION \$1,394,273 @20% (SEE 010-381104)				278,855.00	
		<b>TOTAL TRANSFERS</b>	<b>359,164.24</b>	<b>587,120.00</b>	<b>342,505.24</b>	<b>387,120.00</b>	<b>479,555.00</b>
104220	552821	GRANTS & AID TO PRIVATE ORGANI	65,433.00	1,510,000.00	50,168.34	1,510,000.00	2,015,000.00
		ART IN PUBLIC PLACES				60,000.00	
		COMMERCIAL PROPERTY				175,000.00	
		FDOT AND MIAMI DADE ROADS AND NMB FOR UP TO TWO NEW CROSSWALKS ACCROSS 163RD STREET				80,000.00	
		GRANT TO NMB WATER FOR CORONA DEL MAR SEWER SYSTEM				400,000.00	
		TARGETED INDUSTRY				1,000,000.00	
		WASTEWATER TIE-IN				300,000.00	
		<b>TOTAL NON OPERATING EXP</b>	<b>65,433.00</b>	<b>1,510,000.00</b>	<b>50,168.34</b>	<b>1,510,000.00</b>	<b>2,015,000.00</b>
<b>TOTAL DIVISION: 220 REDEVELOPMENT</b>			<b>568,958.25</b>	<b>3,707,740.00</b>	<b>571,027.93</b>	<b>2,982,333.00</b>	<b>4,549,661.00</b>
<b>TOTAL DEPT: 200 CITY MANAGER</b>			<b>568,958.25</b>	<b>3,707,740.00</b>	<b>571,027.93</b>	<b>2,982,333.00</b>	<b>4,549,661.00</b>
<b>TOTAL FUND: 104 COMMUNITY REDEVELOPMENT FUND</b>			<b>568,958.25</b>	<b>3,707,740.00</b>	<b>571,027.93</b>	<b>2,982,333.00</b>	<b>4,549,661.00</b>

**CITY OF NORTH MIAMI BEACH**  
**Budget Detail CM Report FY 2020**

ORG	OBJECT	Account Description	2018 Actual	2019 Revised Budget	2019 Actual to Date	2020 Projection	2020 CM Request
TOTAL	SALARIES AND RELATED		118,543.31	144,731.00	116,606.77	14,374.00	232,068.00
TOTAL	OPERATING EXPENSES		25,817.70	141,960.00	35,808.08	96,910.00	219,691.00
TOTAL	CAPITAL OUTLAYS		0.00	1,323,929.00	25,939.50	973,929.00	1,603,347.00
TOTAL	TRANSFERS		359,164.24	587,120.00	342,505.24	387,120.00	479,555.00
TOTAL	NON OPERATING EXP		65,433.00	1,510,000.00	50,168.34	1,510,000.00	2,015,000.00
<b>TOTAL</b>	<b>TOTAL BY CATEGORY</b>		<b>568,958.25</b>	<b>3,707,740.00</b>	<b>571,027.93</b>	<b>2,982,333.00</b>	<b>4,549,661.00</b>



**City of North Miami Beach, Florida**  
**Community Redevelopment Agency (CRA)**



***CRA Board of Commissioners:***

Chair Anthony DeFillipo  
Commissioner McKenzie Fleurimond  
Commissioner Michael Joseph  
Commissioner Barbara Kramer  
Commissioner Phyllis S. Smith  
Commissioner Fortuna Smukler  
Commissioner Paule Villard

***Staff:***

Esmond Scott – Executive Director  
Sarah Johnston – CRA Attorney  
Sharon Ragoonan – Assistant City Manager  
Patrick Brett – Administrator &  
Board Secretary

**Fiscal Year 2020 Budget**

For the Fiscal Year Starting on October 1<sup>st</sup>, 2019 and ending on September 30<sup>th</sup>, 2020

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**Overview**

The North Miami Beach Community Redevelopment Agency (“CRA”) was authorized in 2005 by the Miami-Dade County Board of County Commissioners (“BCC”), and is a successful partnership between the City of North Miami Beach (“City”) and the BCC.

The BCC delegated many of the CRA powers to the City, which then created the CRA. The BCC retained other CRA powers such as approval of the annual budget, amending the Redevelopment Plan, approval of long-term debt such as loans and bonds, and other powers, which was described in the 2005 Interlocal Agreement between the BCC, City, and CRA.

The CRA’s goals are:

- 1) Eliminate and prevent blight,
- 2) Improve the public infrastructure, and
- 3) Prevent and reduce incidents of crime.

The CRA is a dependent special district that may only take on projects and programs that were approved in the Redevelopment Plan.

The latest Redevelopment Plan amendment was adopted by the BCC on March 7<sup>th</sup>, 2017 through Resolution R-239-17. The CRA will sunset on October 11<sup>th</sup>, 2028.

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**Special thanks** to the volunteer, uncompensated Redevelopment Advisory Board Members and Liaison Commissioner Phyllis Smith:

RAB MEMBERS

- Vladimir Bugera, Chair
- Pradel Vilme, Vice Chair
- Mark Antonio
- Claudia Gallegos
- Robert Kriebs
- Bruce Lamberto
- Joseph Marmor

## FY 2018 - 2019 Accomplishments

- Promoted Florida’s first Brewery District
- 1st Wastewater Impact and Connection Fee Assistance Program award and completed to Airala Laser and Cataract Institute located at 2050 NE 163rd Street, NMB, 33162.
- CRA Staff performed boots on the ground marketing and visited 320+ businesses to promote the CRA and its programs.
- Completion of the CRA redevelopment Catalyst Project – NoMa, now called Lazul NMB located at 2145 NE 164<sup>th</sup> Street, NMB, 33162 – which turned a 3-acre underutilized and fallow former Winn Dixie site into a 8 story, mixed-use, 349 market rate rental development. Displayed below:



- \$25,000 Commercial Property Improvement Grant Award for 999/995 NMB Blvd
- \$25,000 Commercial Property Improvement Grant Award for 1500 NE 162<sup>nd</sup>
- Two pilot art in public places projected completed:
  - Bike Mural located at 1951 NE 163<sup>rd</sup> Street, NMB, 33162 and depicted below:



- o Forest of our Dreams Mural located at the North Miami Beach Library



## 2019-2020 Budget Document

The CRA desires to adopt this fiscal year 2020 budget with Revenues equaling Expenditures totaling \$4,549,661 with no reserves or contingency line item. The Executive Director or his designee acting as the CRA budget officer may authorize certain amendments to the FY20 budget if the total appropriations from the redevelopment trust fund do not increase. Please see Section 189.016 (6) of the Florida Statutes for further information.

## 2019-2020 Revenues

Total Revenues for the CRA FY2019-2020 is estimated at \$4,549,661. The primary source of revenue is from Tax Increment Financing. The sources of revenue include contributions from the City (\$1,394,273) and Miami-Dade County (\$1,090,388) totaling \$2,484,661 and a carry forward from FY2018-2019 of \$2,050,000 plus a projected \$15,000 on investments. Please see the comparative TIF revenue table below:

TIF Revenue	City	County	Total	Increase from Previous FY	Increase
FY19-20	\$1,394,273	\$1,090,388	\$2,484,661	51.25%	485%
FY18-19	\$932,099	\$710,641	\$1,642,740	24.37%	
FY17-18	\$770,445	\$550,385	\$1,320,830	30.28%	
FY16-17	\$602,408	\$411,413	\$1,013,821	46.19%	
FY15-16	\$404,477	\$289,030	\$693,507	12.05%	
FY14-15	\$343,597	\$275,311	\$618,908	45.76%	
FY13-14	\$222,266	\$202,346	\$424,612	-	

## 2014 to 2020 Comparison

Tax increment revenues increased from \$424,612 in the fiscal year 2014 to \$2,484,661 in the fiscal year 2019 budget. This was an increase of 485%. Of note, the City rezoned a significant portion of the redevelopment area in 2015 to a new mixed-use zoning district, that increase density, intensity, and permitted uses. An federal Opportunity Zone was created that covers the southern portion of the Redevelopment Area. The 8 story Lazul development was completed on Hanford Blvd, which was the first substantial CRA redevelopment project since its inception.

**The FY2020 Budget Details are on the following pages.**

## 2019-2020 Expenses

### Administrative Expenses

**1. Employee Salary and Fringe (\$ 58,017)**

25% Administrative personnel costs charges of:  
 100% of the CRA Administrator’s position  
 75% of the City’s Economic Development Director position  
 25% of the City’s Assistant City Manager position

**Total for Salary/Fringe: \$ 58,017**

**2. Annual Audit (\$ 0)**

The CRA is audited as a part of the City of North Miami Beach annual audit and as with all funds pays its pro-rata share of the cost of the audit.

**3. Advertising and Notices (\$ 10,000)**

Legal notices placed and published for CRA Board, Redevelopment Advisory Board, and special meetings, announcements, workshops, staff, and public information.

**4. Travel (\$ 10,000)**

Funding for staff and Board Members to travel to conventions, seminars, continuing education, conferences, and developer meetings, including costs associated with attaining professional certifications for staff such as CEcD and AICP.

**5. City Administrative Support (\$ 278,885)**

The City of North Miami Beach will continue provide support services to the CRA.

**6. Other Administrative Expenses (\$ 12,449)**

Other Administrative Expenses include but are not limited to overhead expenses, operating supplies, bank fees, education program, communication services, repair and maintenance, office supplies, operating supplies, books and memberships, maintenance and repair of vehicles, fuel, computer equipment and software, postage, professional organization membership dues, subscriptions to publications, and maintenance agreements. Also included in the annual Florida Special Districts fee.

**7. County Administrative Charge (\$ 16,356)**

Required County Fee @ 1.5% of County’s tax increment contribution.

**Total Administrative Expenses including salary/fringe \$ 385,707**

## Operating Expenses

### 1. Employee Salary and Fringe (\$ 174,051)

75% Operating Expenses for personnel costs charges of:

- 100% of the CRA Administrator's position
- 75% of the City's Economic Development Director position
- 25% of the City's Assistant City Manager position

### 2. Contractual Services (\$ 115,856)

CRA will contract will consultants to assist with, but not limited to, review of Tax Increment Finance Recapture Incentive applications, meeting recording, meeting minutes, targeted industry market analysis, marketing, branding, Finding of Necessity study for proposed CRA expansion, amended Redevelopment Plan, 14% of a Citywide Economic Development Strategy, and economic development services.

### 3. Printing and Publishing (\$ 5,000)

Covers the cost of producing agendas / annual reports and other documents required by the CRA Board and the Redevelopment Advisory Board. Also included are developer recruitment packages, welcome packages including annual public information, and other materials needed to provide an economic overview.

### 4. Marketing/Promotional Activities (\$ 30,000)

Through promotional activities and marketing, the CRA will promote its services and the Redevelopment Area to new businesses and developers and prevent the spread of blighting conditions. The CRA will continue to annually provide customary sponsorship to the Heart Health Walk, Bike305, and One NMB Concert Series, in addition to other activities as approved by the CRA Board.

### 5. Legal Services Costs (\$ 20,000)

Outside legal assistance for development agreements/legal issues and attendance at CRA Board, Redevelopment Advisory Board Meetings, and other meetings as needed. "Legal services" shall include the review of contracts and agreements and the rendering of legal opinions as requested.

### 6. Grant Programs and Projects

The appropriation of funding for individual CRA grants may be adjusted in the event a project is delayed, and additional funding is needed for another grant program. For example, if NMB Water is unable to commence the installation of a sewer system, which was awarded a \$400,000 grant below, the CRA may reallocate those funds to the Commercial Property Improvement Program or Sidewalk Installation Project as listed below.

#### A. Commercial Improvement Programs (\$ 175,000)

Commercial Improvement Grant Program: The grant will pay for 50% of the cost of an approved grant package up to a maximum cost of \$50,000. All improvements must comply

with any and all applicable codes, design standards, and all other restrictions of the City of North Miami Beach.

**B. Wastewater Impact and Connection Fee Assistance Program (\$ 300,000)**

The grant will reimburse up to 50% of the impact and connection fees.

**C. Art in Public Places (\$ 60,000)**

The CRA will continue is Art in Public Places program.

**D. Signalized Crosswalks (\$130,000)**

The CRA will develop plans, engineering drawings, and have installed signalized crosswalks across NE 163<sup>rd</sup> Street and West Dixie Highway.

**E. LED Street Board Replacement (\$80,000)**

The CRA will have replaced the two existing street digital boards because their manufacturer went out of business and service support is no longer available for these aging devices.

**F. Sewering the Corona Del Mar Neighborhood (\$400,000)**

The CRA will assist NMB Water with the installation of a sewer system in the Corona Del Mar neighborhood.

**G. Installation of Stage Lights and Cameras at the Amphitheater to include Electrical (\$65,000)**

The CRA will assist the City with the installation of security cameras and additional lighting at the amphitheater.

**H. Wayfinding Signage (\$ 150,000)**

The CRA will assist in the creation of wayfinding signage, marked public parking, public facilities, historic facilities, landmarks, places of interest, bicycle lane improvements, and place making improvements of utility, traffic signal, and telephone boxes.

**I. Swale Compacting, Irrigation, Tree Pit Systems, and other Permanent Landscaping Improvements (\$ 200,000)**

The CRA is to provide financial assistance to pay for a tree pit system, uplighting, landscaping, and improved safety, which includes but is not limited to materials, planning, engineering, and beautification.

**J. Targeted Industry Incentive Projects (\$ 1,000,000)**

This grant package will create new employment opportunities through the attraction of targeted industries. Funding for all three phases may be pooled into one or more incentives on the decision of the Board. The grant package may be reduced to pay any TIF based incentive approved by the Board.

**Phase 1:** Craft brewery - \$500,000 with surplus funding rolling into Phase 2

**Phase 2:** Micro distillery - \$250,000 with surplus funding rolling into Phase 3

**Phase 3:** Micro-winery - \$250,000

**K. West Dixie Highway Implementation Strategy (\$ 200,000)**

Miami-Dade County utilizing impact fee funding in Project No. 20140020 intends to widen West Dixie Highway between NE 164<sup>th</sup> and NE 172<sup>nd</sup> Street and reconstruct the bridge over the NMB Canal. The CRA and Miami-Dade County Department of Transportation and Public Works are working as a team to create an amazing revitalized corridor. The CRA agrees to install the landscaping with this grant up to \$200,000, the County agrees to have installed the necessary irrigation system, and the City agrees to maintain the landscaping.

**L. Skateboard Park (\$ TBD)**

The Redevelopment Plan calls for increased recreational uses along NMB canal. The City and CRA are exploring the installation of a skateboard park along the canal.

**M. Tax Increment Finance Based Incentives (\$ TBD)**

The CRA has a TIF based incentive for the Lazul redevelopment project (formerly NoMa). The incentive may be paid during FY20 if all conditions within the agreement are met. Funding for this incentive will be draw from “J” above.

**7. Debt Service (\$ 200,700)**

The repayment of borrowed funds for one (1) \$3,000,000 tax exempt loan drawn down in 2007. The loan will expire on 2/1/2027.

**Total Operating: \$ 3,305,607**

**Capital Improvements**

The following is recognized as ongoing and potential future infrastructure improvements within the Redevelopment Area:

**Land Banking – Redevelopment Opportunities – Offices (\$ 858,347)**

The CRA may purchase or lease property for redevelopment opportunities such as but not limited to parking, skateboard park, development, CRA offices, workforce/affordable housing, and funding events to promote Hanford Blvd (City’s designated downtown).

**Total Capital and Infrastructure Improvements: \$ 858,347**

**CRA FY20 BUDGET SUMMARY**

	(FY 19-20)
<b>Total Administrative Expenses</b>	\$ 385,707
<b>Total Operating Expenses</b>	\$ 3,305,607
<b>Capital Improvements</b>	\$ 858,347
<b>Total CRA Budget</b>	<b>\$ 4,549,661</b>

## Disclaimer and Addendums

This document and attachments may be modified and improved throughout the budgetary process that culminates with the consideration by the Miami-Dade County Board of County Commissioners. These changes are necessary because the City and then the County approve the CRA budget. The various changes and alterations made by CRA Staff to the original document will be listed below under Versions:

Versions:

**City of North Miami Beach**  
**Community Redevelopment Agency FY 2019-2020 Budget**

(FY 19-20 begins October 1, 2019)

	FY17-18 Adopted Budget	FY17-18 Acutal Budget	FY18-19 Adopted Budget	FY19-20 CRA Approved Budget
<b>Revenues</b>				
City Tax Increment Revenue	770,445	770,445	932,099	1,394,273
County Tax Increment Revenue	550,385	550,385	710,641	1,090,388
<b>Additional City Funding</b>				
County Carryover	-	-	-	-
Carryover from prior year (cash & equiv.)	1,400,000	1,400,000	2,050,000	2,050,000
Loan Proceeds	-	-	-	-
Interest earnings	12,000	12,000	15,000	15,000
<b>Revenue Total</b>	<b>2,732,830</b>	<b>2,732,830</b>	<b>3,707,740</b>	<b>4,549,661</b>
<b>Expenditures</b>				
<b>Administrative Expenditures:</b>				
Employee salary and fringe	32,136	32,136	36,183	58,017
Audits	2,000	2,000	-	-
Advertising and notices	5,000	5,000	5,000	10,000
Travel	5,000	5,000	5,000	10,000
City Administrative Support	154,089	154,089	186,420	278,885
Other Admin. Exps	23,570	23,570	26,300	12,449
<b>(A) Subtotal Admin Expenses, %</b>	<b>221,795</b>	<b>221,795</b>	<b>258,903</b>	<b>369,351</b>
County Administrative Charge at 1.5%	8,256	8,256	10,660	16,356
<b>(B) Subtotl Adm Exp</b>	<b>230,051</b>	<b>230,051</b>	<b>269,563</b>	<b>385,707</b>
<b>Operating Expenditures:</b>				
Employee salary and fringe	96,407	96,407	108,548	174,051
Contractual services	118,250	118,250	40,000	115,856
Printing and publishing	5,000	5,000	5,000	5,000
Promotional Activities	15,000	15,000	30,000	30,000
Legal services/court costs	20,000	20,000	20,000	20,000
Capital Projects- Encumbered	-	-	-	-
Capital Projects - Grants	-	-	(listed below)	(listed below)
Commercial Improvement Grants	200,000	200,000	150,000	175,000
Wastewater Tie-In	300,000	300,000	300,000	300,000
Art in Public Places	30,000	30,000	60,000	60,000
Signalized Crosswalks	-	-	-	130,000
LED Street Board Replacement	-	-	-	80,000
Sewer for Corona Del Mar	-	-	200,000	400,000
Amphitheatre Security Improvements	-	-	-	65,000
Wayfinding Signage, Placemaking, and Branding	150,000	150,000	150,000	150,000
Swale Compacting, Tree Pit, and Landscaping	-	-	200,000	200,000
Targeted Industry Incentive Project	750,000	750,000	1,000,000	1,000,000
West Dixie Highway Improvements	225,000	225,000	200,000	200,000
Skateboard Park	-	-	-	TBD
Tax Increment Financial Incentives	-	-	-	TBD
Hanford Blvd Uplighting and Landscape	100,000	100,000	-	-
Land Bank / Redevelopment - Purchase	292,422	292,422	769,729	858,347
Debt service payments (capital imp.)	200,700	200,700	204,900	200,700
Debt service payments (property)	-	-	-	-
Transfers out to others (attach list)	-	-	-	-
Other Oper. Expenses (attach list)	-	-	-	-
<b>(C) Subtotal Oper. Expenses</b>	<b>2,502,779</b>	<b>2,502,779</b>	<b>3,438,177</b>	<b>4,163,954</b>
<b>(D) Reserve/Contingency</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenditure Total (B+C+D)</b>	<b>2,732,830</b>	<b>2,732,830</b>	<b>3,707,740</b>	<b>4,549,661</b>
	FY17-18 CRA Adopted Budget	FY17-18 Acutal Budget	FY18-19 CRA Adopted Budget	FY19-20 CRA Approved Budget
<b>Projects:</b>				
Redevelopment & Infrastructure	292,422	292,422	769,729	858,347
Capital Projects	-	-	-	FY20 Grants
<b>Total project dollars:</b>	<b>1,517,422</b>	<b>1,417,422</b>	<b>769,729</b>	<b>858,347</b>
<b>Year End Carry Over</b>	<b>-</b>	<b>2,050,000</b>	<b>2,050,000</b>	<b>-</b>



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# TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2019	County : MIAMI-DADE
Principal Authority : CITY OF NORTH MIAMI BEACH	Taxing Authority : CITY OF NORTH MIAMI BEACH
Community Redevelopment Area : NORTH MIAMI BEACH CRA	Base Year : 2004

**SECTION I : COMPLETED BY PROPERTY APPRAISER**

1.	Current year taxable value in the tax increment area	\$	486,090,898	(1)
2.	Base year taxable value in the tax increment area	\$	235,647,509	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	250,443,389	(3)
4.	Prior year Final taxable value in the tax increment area	\$	388,806,282	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	153,158,773	(5)

<b>SIGN HERE</b>	<b>Property Appraiser Certification</b>	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 7/1/2019 12:51 PM		

**SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		95.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <b>If value is zero or less than zero, then enter zero on Line 6b</b>	\$	237,921,220	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	932,099	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <b>If value is zero or less than zero, then enter zero on Line 7e</b>	\$	0	(7e)

<b>S I G N  H E R E</b>	<b>Taxing Authority Certification</b>	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer : Electronically Certified By Taxing Authority	Date : 7/24/2019 4:56 PM		
	Title : Esmond K Scott, Interim City Manager	Contact Name and Contact Title : Janette Smith, Finance Director		
	Mailing Address : 17011 NE 19TH AVE	Physical Address : 17011 NORTHEAST 19TH AVENUE		
	City, State, Zip : NORTH MIAMI BEACH, FL 33162	Phone Number : 305-787-6000	Fax Number : 305-948-2996	

# TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

“Tax increment value” is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

“Dedicated increment value” is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

“Specific proportion,” used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.  
Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.  
Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

## Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue  
Property Tax Oversight Program - TRIM Section  
P. O. Box 3000  
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

## Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

## Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.



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**TAX INCREMENT ADJUSTMENT WORKSHEET**

Year : 2019	County : MIAMI-DADE
Principal Authority : MIAMI-DADE BCC	Taxing Authority : MIAMI-DADE BCC
Community Redevelopment Area : NORTH MIAMI BEACH CRA	Base Year : 2004

**SECTION I : COMPLETED BY PROPERTY APPRAISER**

1.	Current year taxable value in the tax increment area	\$	486,043,339	(1)
2.	Base year taxable value in the tax increment area	\$	235,289,177	(2)
3.	Current year tax increment value <i>(Line 1 minus Line 2)</i>	\$	250,754,162	(3)
4.	Prior year Final taxable value in the tax increment area	\$	388,764,490	(4)
5.	Prior year tax increment value <i>(Line 4 minus Line 2)</i>	\$	153,475,313	(5)

<b>SIGN HERE</b>	<b>Property Appraiser Certification</b>	I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date :	7/1/2019 12:51 PM	

**SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:				
6a.	Enter the proportion on which the payment is based.		0.00 %	(6a)
6b.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 6a)</i> <b>If value is zero or less than zero, then enter zero on Line 6b</b>	\$	0	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$	0	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:				
7a.	Amount of payment to redevelopment trust fund in prior year	\$	0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$	0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>		0.00 %	(7d)
7e.	Dedicated increment value <i>(Line 3 multiplied by the percentage on Line 7d)</i> <b>If value is zero or less than zero, then enter zero on Line 7e</b>	\$	0	(7e)

<b>S I G N  H E R E</b>	<b>Taxing Authority Certification</b>	I certify the calculations, millages and rates are correct to the best of my knowledge.		
	Signature of Chief Administrative Officer :	Date :		
	Title : JENNIFER MOON	Contact Name and Contact Title : JENNIFER MOON, OMB DIRECTOR		
	Mailing Address : 111 NW 1ST ST, 22nd Floor	Physical Address : 111 NORTHWEST 1ST STREET, 22ND FLOOR		
	City, State, Zip : MIAMI, FL 33128	Phone Number : 305-375-5143	Fax Number : 305-375-5168	