



"Making our Neighborhood a Great Place to Live, Work and Play"

CITY OF SOUTH MIAMI

COMMUNITY

REDEVELOPMENT AGENCY

FY 2015-2016

ADOPTED BUDGET



October 21, 2015



SMCRA FY 2015-2016 ADOPTED BUDGET

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Miami-Dade County Formatted Budget	Appendix A
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FY 2015-2016 SMCRA BUDGET MESSAGE

Honorable Chair, Vice Chair and SMCRA Board Members:

The preliminary assessed value estimate for the South Miami Community redevelopment area for the 2014 year is \$346,238,998. This estimated value represents a 465% value increase since the base year value of \$69,238,058. The community redevelopment area currently contains some the highest valued properties in the City of South Miami.

During the 2014-2015 Fiscal Year, an estimated total of \$1,118,604 was expended on redevelopment projects, initiatives and related contractual services. Total expenditures include debt service on the Agency's long-term bond obligation with Regions Bank. This 2007, 2.73 million dollar bond obligation will currently be satisfied during the first quarter of 2015-2016.

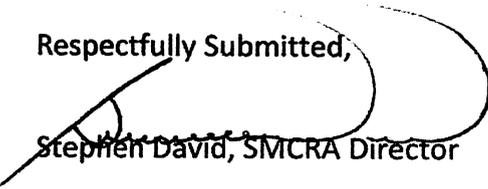
Major areas of focus during 2014-2015 included the continued rehabilitation of the redevelopment area housing stock; economic development creation through in SMCRA Business and Community Service Facility and related economic development programs. The on-going focus on meaningful community policing and related benefits was continued during 2014-2015. Concerted efforts were also made during 2014-2015 to build upon prior infrastructure and park improvements projects by completing the SW 69th Street and SW 61st Court pedestrian infrastructure and park improvement projects.

Completion of the proposed Madison Square mixed-use, affordable housing project also remained a critical objective during 2014-2015. After achieving full site control, obtaining unanimous mixed-use zoning approvals and selecting project development team, required "gap" financing continues to be aggressively pursued through the Agency's existing partnership. During 2014-2015, the Board worked diligently to enhance potential construction financing opportunities through the non-competitive and competitive tax credit programs.

FY 2015-2016 revenue projections include increased tax increment contributions in the total amount of \$1,149,532, rent revenues and interest earnings in the amount of \$36,000 and a fund balance of \$196,743 including funding reserved for the Madison Square project. Corresponding expenditures in the amount of \$1,383,275 have been allocated in the 2015-2016 Budget. The upcoming budget continues to implement key goals and objectives of the adopted plan including continued residential housing stock improvement, creation of business and economic development opportunities, critical capital improvement project implementation, land acquisition and development of blighted properties and a continued emphasis on effective community policing in support of on-going redevelopment investments in the SMCRA area. In addition, supplemental project funding has been allocated in the budget for Madison Square affordable housing project construction expenditures.

The proposed budget is attached for Board review and consideration.

Respectfully Submitted,

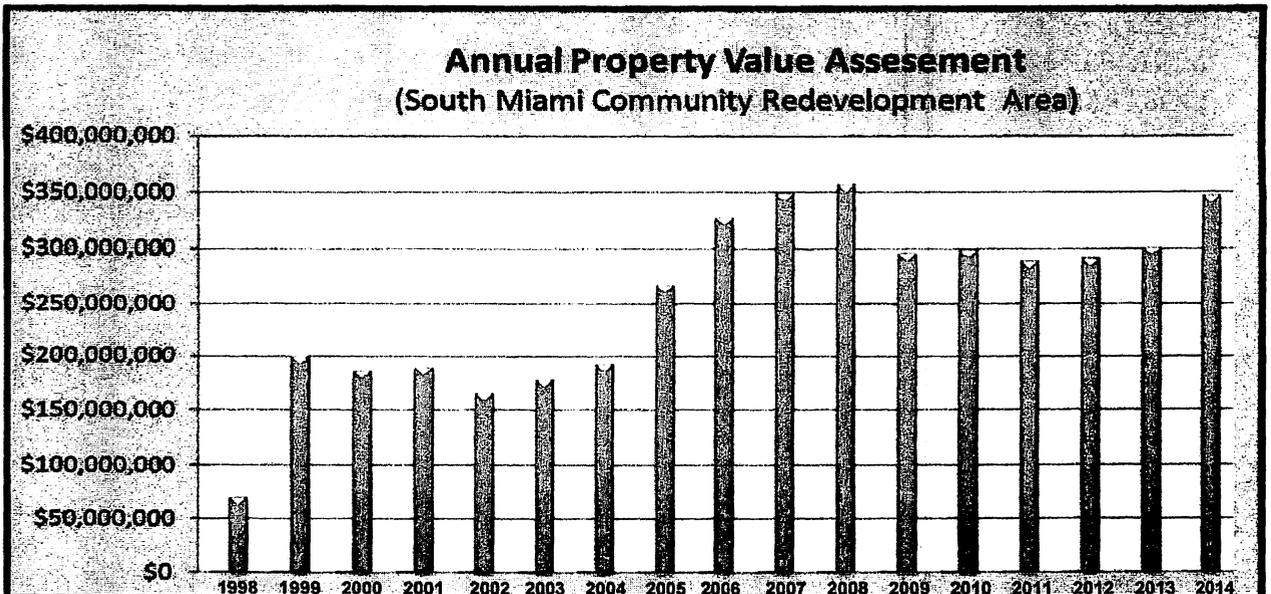


Stephen David, SMCRA Director

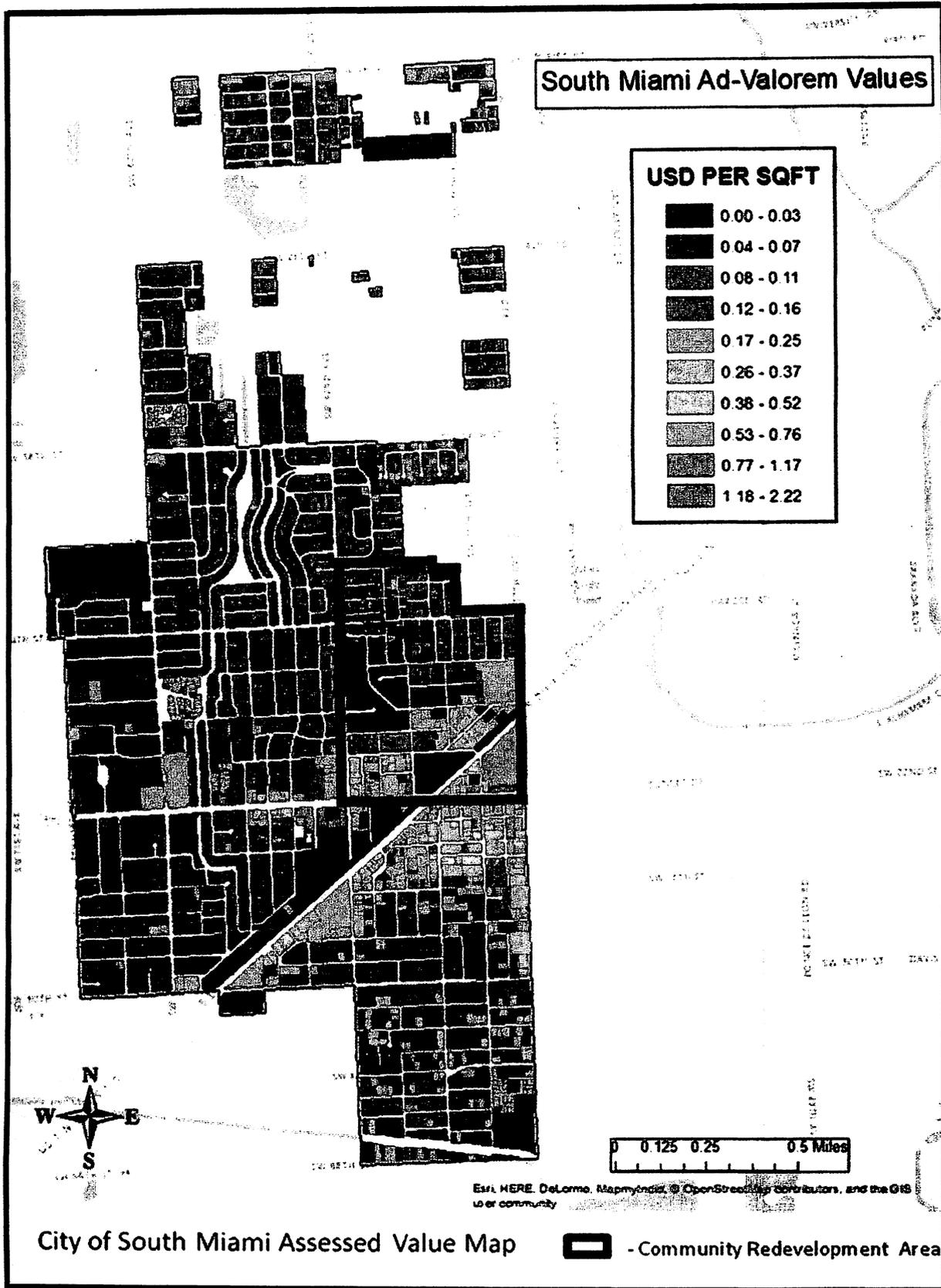
SMCRA AREA ANNUAL ASSESSED VALUATIONS

Since the inception of the SMCRA, the South Miami Community Redevelopment Area has steadily increased in taxable value over time. Listed below are the annual incremental increases in value of the area over time. Annual redevelopment budget revenues are derived directly from these increase in taxable value calculated since the base year of the Agency.

Tax Assessment Year	Assessed Value (SMCRA District)
2014	\$346,238,998 (Preliminary Estimate)
2013	\$300,139,956
2012	\$290,826,169
2011	\$289,084,676
2010	\$298,423,352
2009	\$295,297,036
2008	\$356,792,286
2007	\$348,731,940
2006	\$326,919,396
2005	\$267,010,957
2004	\$192,038,090
2003	\$177,715,214
2002	\$165,758,926
2001	\$188,553,289
2000	\$185,760,974
1999	\$199,511,654
1998	\$69,238,058 (Base Year Value)



CITY OF SOUTH MIAMI/SMCRA ASSESSED VALUATION MAP

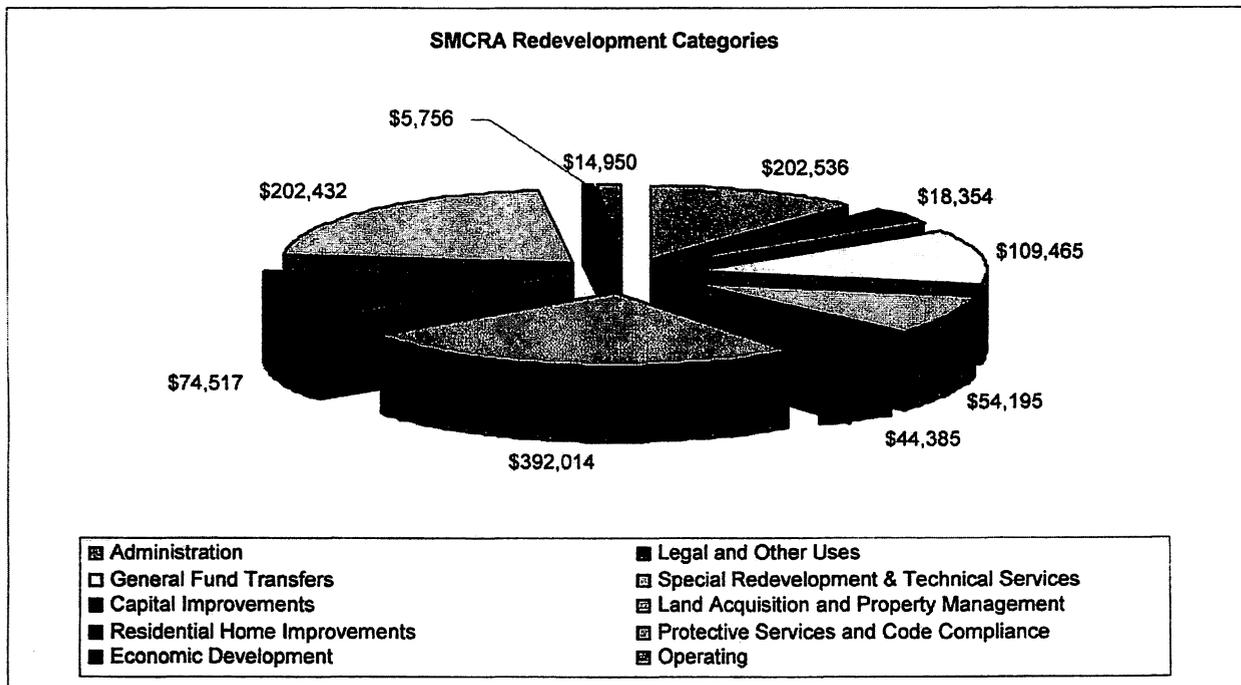


PRIOR YEAR EXPENDITURE ESTIMATE

In 2014-2015, the SMCRA received tax increment finance contributions in the total amount of \$1,018,573. Additional annual revenues in the amount of \$296,774 included rent revenues, interest earnings and fund balance. Total estimated 2014-2015 revenues are \$1,315,347.

2014-2015 expenditures are estimated to be \$1,118,604 representing an expenditure of 110% of annual TIF revenues received. Below is a depiction of 2014-2015 expenditures by redevelopment category.

<u>Redevelopment Category</u>	<u>2014-2015 Expenditures</u>
Administration	\$202,536
Legal and Other Uses	\$18,354
Capital Improvements	\$44,385
Economic Development/Commercial Improvement	\$5,756
Residential Home Improvements	\$74,517
Land Acquisition and Property Management	\$392,014
Special Redevelopment & Technical Services	\$54,195
Protective Services and Code Compliance	\$202,432
Operating Expenditures	\$14,950
General Fund Transfers	\$109,465
<u>Total Annual Expenditures -</u>	<u>\$1,118,604</u>



FY 2014-2015 REDEVELOPMENT ACCOMPLISHMENTS

(SMCRA Affordable Home Owner Assistance Program)

During the first quarter of 2014-2015, property closings were held for two (2) existing redevelopment area residents for the purchase of two (2), new L.E.E.D. certified affordable homes located at 6501 and 6487 SW 60th Avenue. All constructed L.E.E.D. homes have now been sold to eligible affordable homebuyers. Based on the requirements of the SMCRA Homeowner's Assistance Program preference is provided to existing SMCRA area residents. Home affordability is in compliance with approved H.U.D. guidelines and homeowners will now also realize energy savings as a result of construction efficiency.



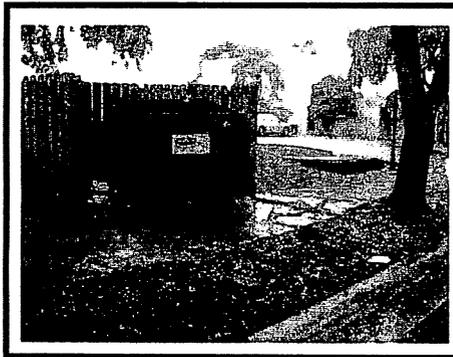
6501 SW 60th Avenue, South Miami, FL



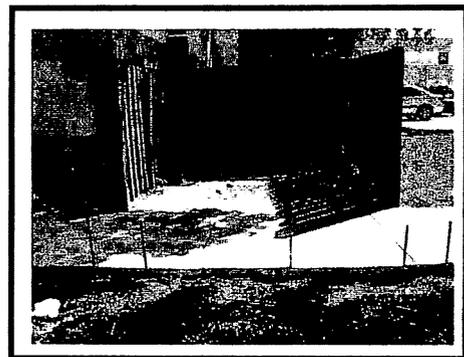
6487 SW 60th Avenue, South Miami, FL

(SW 69th Street & SW 61st Court Infrastructure Improvements)

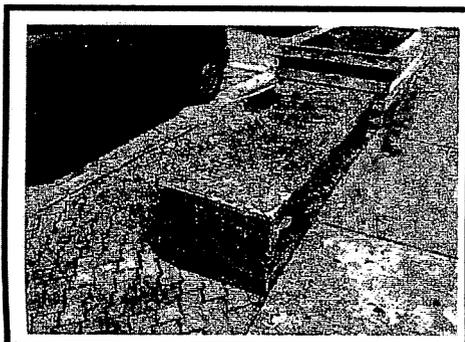
In an effort to build upon prior street infrastructure and park improvement initiatives, the SMCRA Board authorized completion of the SW 69th Street & SW 61st Court infrastructure and ADA enhancement projects. As a result pedestrianism and quality of life have been vastly improved.



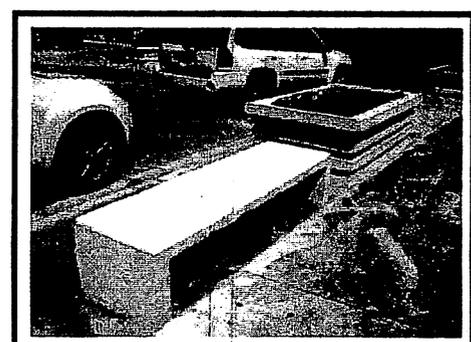
Prior Deteriorated Conditions



Completed Improvements



Prior Deteriorated Conditions



Completed Improvements

(Residential Rehabilitation Assistance Program)

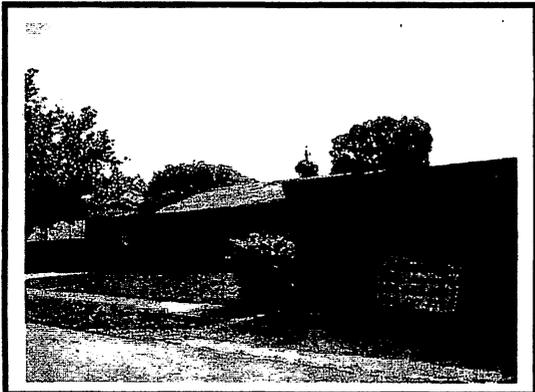
Board approval of residential rehabilitation applications continued during 2014-2015. All annully allocated funding was expended on improving existing housing stock conditions. Typical home improvements included severely damaged roof repairs, repairs to faulty electrical and plumbing systems and overdue termite tenting in an effort to provide long-term home sustainability.



In-Progress Roofing Work



Completed Roofing Work



In-Progress Tenting Work



In-Progress Tenting Work

(Residential Rehabilitation & Job Training Program)

During 2014-2015, the Board authorized continuation of an existing SMCRA partnership with the Greater Miami Service Corp. Results of this meaningful partnership facilitate the rehabilitation of additional single-family home repairs while utilizing and training local youth in the field of home renovation.



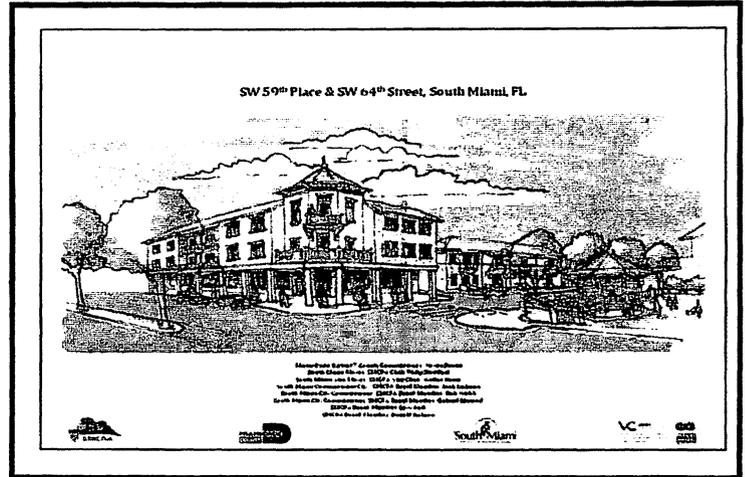
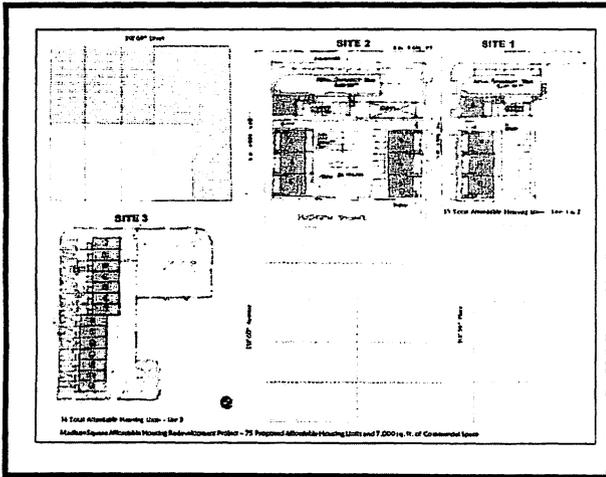
In-Progress Home Rehabilitation Work



In-Progress Home Rehabilitation Work

(Madison Square Redevelopment Project – Funding Solicitation)

With site control attained, mixed-use land-use and zoning designations approved and project developer selected, gap financing is currently being solicited for final construction. During the 2014-2015 Fiscal Year, the Board has worked diligently to enhance financing feasibility of this much needed affordable housing development project. Increasing allowable project density is one of the current method being pursued to enhance development feasibility.



2014-2015 Proposed Site Plan (Increased Density)

Proposed Project Rendering (Lower Density)

(SMCRA Economic Development and Community Service Program)

During the prior fiscal year, the SMCRA continued to operate the Agency constructed Start-Up Business & Community Service Facility located at 5825 SW 68th Street, South Miami, FL. As part of an SMCRA redevelopment plan objective, business incubator and community service office space is leased to prospective businesses in the SMCRA and surrounding area. As part of the community service program, office space is currently leased to Career Source South Florida, the South Miami Alliance for Youth and the Art South youth organization.



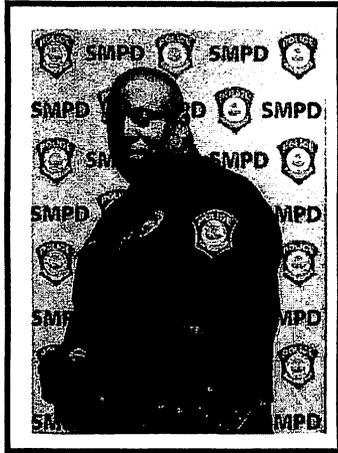
SMCRA Business & Community Service Facility



SMCRA Constructed Small Business Component

(SMCRA Community Policing Initiative)

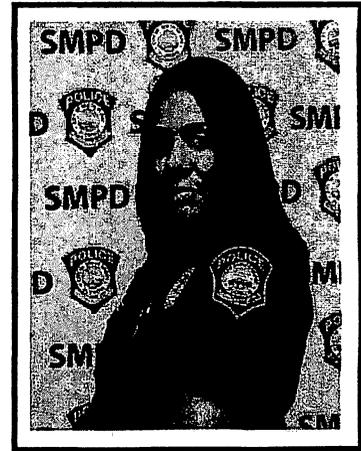
The SMCRA has consistently supported SMCRA area community policing initiatives. Two designated officers are as a result known and respected throughout the CRA community for providing on-going support and resident assistance. During 2014-2015, various community policing project were supported by the Board including reactivation of the long awaited and much needed Police Athletic League.



Community Policing Officer 1



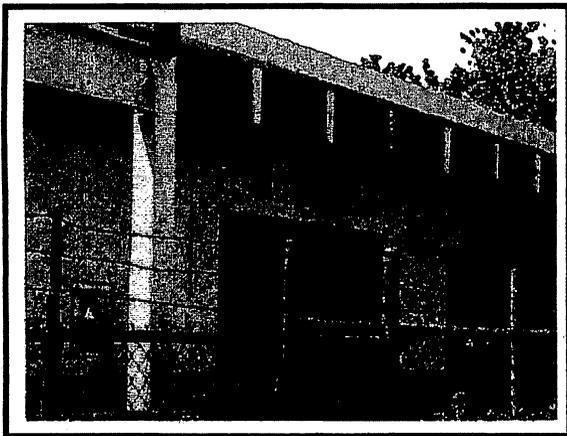
Police Sub-Station Operation



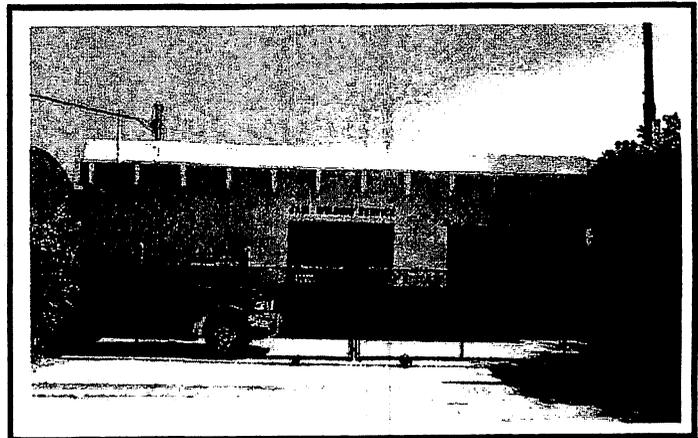
Community Policing Officer 2

(SMCRA Commercial Façade Improvement Program)

During the 2014-2015 year, the Agency continued to encourage local business to initiate structural and aesthetic repairs to existing businesses. The SMCRA commercial façade improvement program was again utilized to facilitate much needed commercial façade improvements.



(Before) – 5818 SW 68th Street

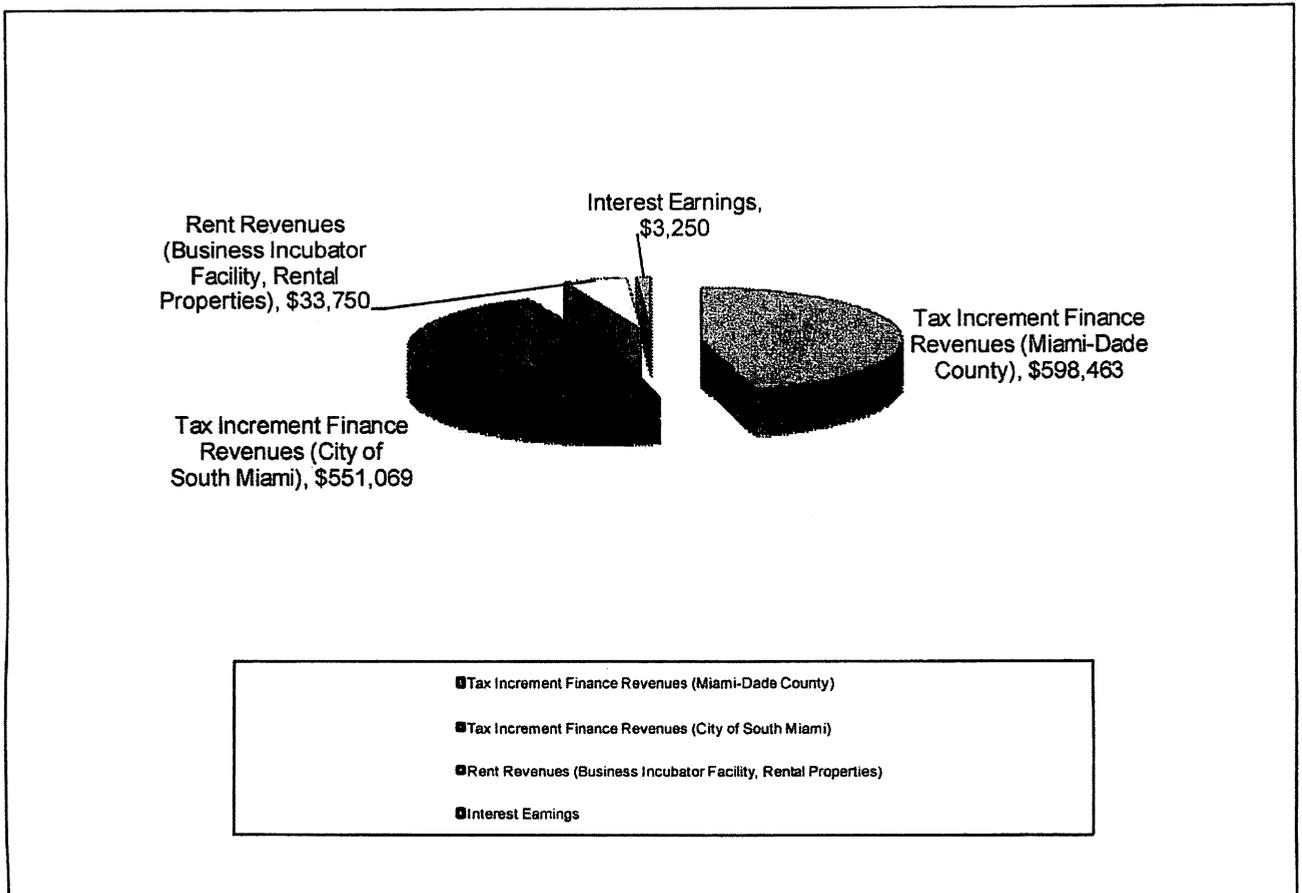


(After) – 5818 SW 68th Street

FY 2015-2016 PROJECTED REVENUES

Projected FY 2015-2016 Revenue Source	Revenue Amount
FY 2014-2015 Tax Increment Finance Revenues <i>(Miami-Dade County)</i>	\$598,463
FY 2014-2015 Tax Increment Finance Revenues <i>(City of South Miami)</i>	\$551,069
FY 2014-2015 Total Tax Increment Finance Revenues	\$1,149,532
FY 2014-2015 Rent Revenues <i>(Business Incubator Facility, Rental Properties)</i>	\$33,750
FY 2014-2015 Interest Earnings	\$3,250
End of Year Fund Balance*	\$120,541
Fund Balance Reserved for Grant Project <i>(Madison Square Pre-Construction)</i>	\$76,202
FY 2015-2016 Total Projected Revenues	\$1,383,275

*Total Fund Balance Includes Funds Reserved for Madison Square Pre-Construction Activities

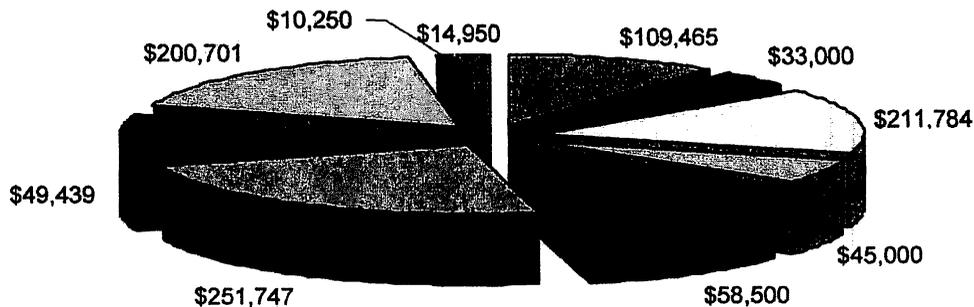


FY 2015-2016 PROPOSED EXPENDITURES BY CATEGORY

In accordance with existing goals and objectives contained in the SMCRA adopted redevelopment plan, the following redevelopment expenditure categories have been developed. Annual Board approved funding allocations are done so in accordance with the redevelopment plan and are based on current priority needs within the SMCRA area. Actual line item expenditures for are contained in the attached budget and detailed expenditure narrative report.

REDEVELOPMENT CATEGORY	Proposed 2015-2016
Administration	\$211,784
Legal and Other Uses	\$49,439
Capital Improvements	\$33,000
Economic Development & Commercial Improvements	\$10,250
Residential Home Improvements	\$45,000
Land Acquisition and Property Management	\$251,747
Special Redevelopment & Technical Services	\$58,500
Protective Services and Code Compliance	\$200,701
Operating Expenditures	\$14,950
General Fund Transfers	\$109,465
<u>FY 2015-2016 Total Net Expenditures -</u>	<u>\$984,836</u>
Madison Square Trust Fund Account	\$398,439
<u>FY 2015-2016 Total Expenditures -</u>	<u>\$1,383,275</u>

Proposed FY 2015-2016 Expenditure Categories (Trust Fund Allocation Not Shown)



- | | |
|---|--|
| <ul style="list-style-type: none"> ■ General Fund Transfers □ Administrative ■ Special Redevelopment & Technical Services ■ Legal & Other Uses ■ Economic Development, Commercial Improvements | <ul style="list-style-type: none"> ■ Capital Improvements □ Residential Improvement s ■ Land Acquisition and Property Management ■ Protective Services and Code Compliance ■ Operating Expenditures |
|---|--|

FY 2015-2016 Revenue & Expenditure Budget

Projected Revenues

FY 2015-2016 PROJECTED REVENUES

ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	BUDGET 2014-2015	ESTIMATE 2014-2015	PROJECTED 2015-2016
CITY OF SOUTH MIAMI TAX INCREMENT CONTRIBUTION	545,666	489,337	492,421	492,421	551,069
MIAMI-DADE COUNTY TAX INCREMENT CONTRIBUTION	519,241	535,747	526,152	526,152	598,463
TOTAL TAX INCREMENT FINANCE REVENUES	1,064,907	1,025,084	1,018,573	1,018,573	1,149,532
SMCRA ANNUAL RENT REVENUES	63,681	33,227	25,000	25,775	33,750
SMCRA INTEREST EARNINGS	7,948	4,949	5,000	3,257	3,250
FUND BALANCE (Unreserved)	918,786	391,172	124,569	187,264	120,541
FUND BALANCE (Reserved for Madison Square Development)	100,000	100,000	80,478	80,478	76,202
Red Road Commons Affordable Housing Contribution	0	100,000	0	0	0
TOTAL PROJECTED FY 2015-2016 REVENUES	2,155,322	1,854,432	1,253,620	1,315,347	1,383,275

Proposed Expenditure Summary

FY 2015-2016 EXPENDITURE SUMMARY

ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	ADOPTED 2014-2015	ESTIMATED 2014-2015	PROPOSED 2015-2016
ADMINISTRATION	201,245	198,253	202,536	202,536	211,784
LEGAL & OTHER USES	71,646	68,400	18,354	18,354	49,439
CAPITAL IMPROVEMENTS	271,416	80,015	33,000	44,385	33,000
ECONOMIC DEVELOPMENT & COMMERCIAL IMPROVEMENTS	18,599	4,797	10,250	5,756	10,250
RESIDENTIAL HOME IMPROVEMENTS	109,553	97,000	45,000	74,517	45,000
LAND ACQUISITION & PROPERTY MANAGEMENT	411,776	431,407	559,133	392,014	251,747
SPECIAL REDEVELOPMENT & TECHNICAL SERVICES	198,984	138,141	58,500	54,195	58,500
PROTECTIVE SERVICES	336,659	323,024	202,432	202,432	200,701
OPERATING EXPENDITURES	11,099	12,480	14,950	14,950	14,950
GENERAL FUND TRANSFERS	33,173	33,173	109,465	109,465	109,465
2015-2016 TOTAL PROPOSED NET EXPENDITURES	1,664,150	1,386,690	1,253,620	1,118,604	984,836
MADISON SQUARE TRUST FUND ACCOUNT	0	0	0	0	398,439

2015-2016 TOTAL PROPOSED EXPENDITURES	1,664,150	1,386,690	1,253,620	1,118,604	1,383,275
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Proposed Expenditures

ADMINISTRATIVE, LEGAL & OTHER USES

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	BUDGET 2014-2015	ESTIMATE 2014-2015	PROPOSED 2015-2016
ADMINISTRATIVE						
FULL-TIME AGENCY EMPLOYEE SALARIES						
1.	513-12-10 PROPERTY MANAGEMENT COORDINATOR (40,078 Total, 50% Shown for Administrative Duties)	15,272	15,272	15,733	15,733	20,257
	ADMINISTRATIVE SECRETARY	35,624	29,540	32,990	32,990	34,499
	COMMUNITY OUTREACH COORDINATOR (50,944 Total, 50% Shown for Administrative Duties)	24,728	24,728	22,257	22,257	25,472
	AGENCY DIRECTOR	86,415	86,415	86,415	86,415	86,415
EMPLOYEE HEALTH CARE & BENEFITS						
2.	513-21-10 FICA	12,236	10,361	12,042	12,042	12,042
3.	513-22-10 PENSION	13,000	2,426	2,960	2,960	2,960
4.	513-22-20 DEFERRED COMPENSATION	0	4,398	9,460	9,460	9,460
5.	513-23-10 INSURANCE**	19,083	18,094	20,206	20,206	20,206
6.	513-24-10 WORKERS COMP**	420	271	473	473	473
TOTAL ADMINISTRATION		206,778	191,595	202,536	202,536	211,784
PROFESSIONAL LEGAL SERVICES & OTHER USES						
7.	554-31-20 PROFESSIONAL LEGAL SERVICES	45,436	\$47,764	0	0	30,000
8.	554-99-20 OTHER USES/GENERAL CONTINGENCY	7,486	\$1,364	3,462	3,462	3,462
9.	554-99-25 BOARD MEMBER DISCRETIONARY FUNDS	5,857	\$5,921	7,000	7,000	7,000
10.	554-99-15 MIAMI-DADE COUNTY 1.5% ADMINISTRATIVE FEE	7,789	8,036	7,892	7,892	8,977
TOTAL LEGAL SERVICES & OTHER USES		66,568	\$63,085	18,354	18,354	49,439

CAPITAL IMPROVEMENTS

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL	ACTUAL	BUDGET	ESTIMATE	PROPOSED
		2012-2013	2013-2014	2014-2015	2014-2015	2015-2016
INFRASTRUCTURE & STREETScape IMPROVEMENTS						
11.	541-31-20 PROFESSIONAL SERVICES - Infrastructure Improvements	5,951	0	1,500	1,500	1,500
12.	541-34-50 CONTRACTUAL SERVICES - Infrastructure Improvements	129,209	24,995	15,000	31,435	15,000
13.	541-46-70 INFRASTRUCTURE - STREETScape IMPROVEMENTS	10,906	0	8,000	7,950	8,000
14.	541-47-10 PRINTING AND BINDING	604	0	0	0	0
15.	541-63-40 CAPITAL PROJECTS FUNDING CONTRIBUTIONS	0	0	0	0	0
16.	541-64-50 OTHER INFRASTRUCTURE IMPROVEMENTS	0	0	0	0	0
17.	541-47-10 PRINTING AND BINDING	0	0	0	0	0
PARK IMPROVEMENTS						
18.	572-31-20 PARK IMPROVEMENTS - PROFESSIONAL SERVICES	26,405	13,081	1,000	1,000	1,000
19.	572-34-50 PARK IMPROVEMENTS - CONTRACTUAL SERVICES (Murray Park Field Grant Contribution)	38,503	40,775	7,500	7,500	7,500
20.	572-64-50 PARK IMPROVEMENTS	500	200	0	0	0
TOTAL CAPITAL IMPROVEMENTS		212,078	79,051	33,000	49,385	33,000

ECONOMIC DEVELOPMENT & COMMERCIAL IMPROVEMENTS

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	BUDGET 2014-2015	ESTIMATE 2014-2015	PROPOSED 2015-2016
EMPLOYMENT, JOB TRAINING & ENVIRONMENTAL CLEAN-UP INITIATIVES						
21.	551-31-20 PROFESSIONAL SERVICES	4,354	0	1,250	0	1,250
22.	551-52-10 CONTRACTUAL SERVICES (Greater Miami Job Corp Partnership)	0	847	2,500	1,889	2,500
23.	551-21-10 FICA	78	78	0	0	0
24.	551-24-10 WORKERS COMP	4,354	0	0	0	0
25.	551-47-10 PRINTING AND BINDING	463	0	0	0	0
26.	551-99-32 ECONOMIC DEVELOPMENT TRAINING PROGRAMS	0	0	1,500	0	1,500
27.	551-99-33 SMALL BUSINESS ASSISTANCE GRANTS	8,098	2,239	2,500	1,500	2,500
COMMERCIAL BUSINESS IMPROVEMENTS						
28.	552-31-20 COMMERCIAL FAÇADE GRANT REHABILITATION PROGRAM	12,000	1,950	2,500	2,367	2,500
29.	552-34-50 CONTRACTUAL SERVICES	33	0	0	0	0
30.	552-47-10 PRINTING & BINDING	97	0	0	0	0
TOTAL ECONOMIC DEVELOPMENT & COMMERCIAL IMPROVEMENTS		28,477	5,114	10,250	5,756	10,250

RESIDENTIAL HOUSING IMPROVEMENTS

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	BUDGET 2014-2015	ESTIMATE 2014-2015	PROPOSED 2015-2016
AFFORDABLE HOME REHABILITATION						
31.	564-31-20 PROFESSIONAL SERVICES	20,790	3,040	0	0	0
32.	564-34-50 CONTRACTUAL SERVICES	9,996	0	0	0	0
33.	564-47-10 PRINTING AND BINDING	0	0	0	0	0
AFFORDABLE HOUSING HOME OWNERSHIP ASSISTANCE						
34.	564-99-35 AFFORDABLE HOUSING PURCHASE ASSISTANCE PROGRAM	37,023	38,862	25,000	50,017	25,000
HOUSING REHABILITATION GRANT ASSISTANCE						
35.	564-99-21 MULTI-FAMILY REHABILITATION PROGRAM (Included in 564-99-30)	8,488	0	0	0	0
36.	564-99-30 RESIDENTIAL REHABILITATION PROGRAM	30,207	24,662	20,000	19,500	20,000
TOTAL RESIDENTIAL HOUSING IMPROVEMENTS		106,504	66,564	45,000	69,517	45,000

LAND ACQUISITION, PROPERTY MANAGEMENT

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL	ACTUAL	BUDGET	ESTIMATE	PROPOSED
		2012-2013	2013-2014	2014-2015	2014-2015	2015-2016
LAND ACQUISITION						
37.	583-31-20 PROFESSIONAL SERVICES - Reserved for Madison Square Development Expenditures	10,743	19,522	80,478	4,276	76,202
38.	583-61-10 BLIGHTED PROPERTY ACQUISITION - Re-allocated Madison Square Land Acquisition (Line Item B)	0	5,960	92,500	1,583	0
PROPERTY MANAGEMENT EXPENDITURES						
39.	583-31-25 AGENCY OWNED PROPERTY EXPENDITURES (Property Taxes, Insurance, etc)	11,282	39,964	36,000	36,000	45,235
40.	583-34-55 AGENCY OWNED PROPERTY MAINTENANCE & REPAIRS	34,030	25,019	21,000	21,000	23,861
PROPERTY MANAGEMENT SERVICES						
41.	554-12-10 SMCRA PROPERTY MANAGEMENT COORDINATOR (50% Shown for Operational Duties)	22,909	22,909	23,600	23,600	20,256
42.	554-21-10 FICA	1,753	1,753	1,806	1,806	1,806
43.	554-22-20 DEFERRED COMPENSATION	1,604	1,604	1,652	1,652	1,652
44.	554-23-10 INSURANCE	3,743	3,931	4,254	4,254	4,254
45.	554-24-10 WORKERS COMPENSATION	62	69	71	71	71
DEBT SERVICE FOR SMCRA ACQUIRED PROPERTIES						
46.	583-71-10 ANNUAL REGIONS BANK PRINCIPAL PAYMENT	141,223	\$266,185	282,492	282,492	77,253
47.	583-72-10 ANNUAL REGIONS BANK INTEREST PAYMENT	156,541	\$31,588	15,280	15,280	1,157
TOTAL LAND ACQUISITION		363,890	\$418,604	559,133	392,014	251,747

SPECIAL REDEVELOPMENT & TECHNICAL SERVICES

ACCT NO	ACCOUNT CLASSIFICATION	ADOPTED	ESTIMATE	BUDGET	ESTIMATE	PROPOSED
		2012-2013	2012-2013	2014-2015	2014-2015	2015-2016
SPECIAL REDEVELOPMENT SERVICES						
48.	559-31-20 PROFESSIONAL SERVICES - ELDERLY CARE INITIATIVE PROGRAM	40,000	40,000	19,500	19,500	19,500
TECHNICAL ASSISTANCE PROGRAMS						
49.	559-34-50 BOWMAN COLLEGE SCHOLARSHIP PROGRAM	10,000	10,000	15,000	15,000	15,000
50.	559-99-31 SUMMER YOUTH AND AFTER SCHOOL SCHOLARSHIP PROGRAMS	26,000	19,932	10,000	10,000	10,000
51.	559-99-32 SCHOOL ASSISTANCE PROGRAM	31,665	0	0	0	0
SPECIAL EVENTS & TECHNICAL SERVICES						
52.	574-12-10 SPECIAL EVENTS PLANNING & MARKETING COORDINATOR	48,950	47,542	0	0	0
53.	574-21-10 FICA	3,323	3,189	0	0	0
54.	574-22-10 PENSION	7,626	7,166	0	0	0
55.	574-23-10 INSURANCE	6,495	6,108	0	0	0
56.	574-24-10 WORKERS COMPENSATION	107	84	0	0	0
57.	574-31-20 PROFESSIONAL SERVICES - SPECIAL EVENTS & MARKETING	17,278	15,698	14,000	9,695	14,000
GRANT WRITING SERVICES						
58.	513-12-10 GRANT WRITER	33,921	28,619	0	0	0
59.	513-21-10 FICA	2,189	2,189	0	0	0
60.	513-22-10 PENSION	2,003	2,003	0	0	0
61.	513-23-10 INSURANCE	6,239	6,239	0	0	0
62.	513-24-10 WORKERS COMPENSATION	77	77	0	0	0
TOTAL SPECIAL REDEVELOPMENT & TECHNICAL SERVICES		235,973	188,846	58,500	54,195	58,500

PROTECTIVE SERVICES & CODE ENFORCEMENT

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	BUDGET 2014-2015	ESTIMATE 2014-2015	PROPOSED 2015-2016
PROTECTIVE SERVICES						
LAW ENFORCEMENT - COMMUNITY POLICING INITIATIVES						
63.	521-12-10 SMCRA AREA SUB STATION OFFICERS (2)	170,053	140,254	115,756	115,756	115,756
64.	521-21-10 FICA	14,693	12,068	8,855	8,855	8,855
65.	521-22-10 PENSION	30,158	30,799	21,446	21,446	21,446
66.	521-23-10 INSURANCE	19,434	13,775	14,180	14,180	14,180
67.	521-24-10 WORKERS COMP	4,792	4,885	5,312	5,312	5,312
CODE ENFORCEMENT						
68.	554-12-10 SMCRA COMMUNITY CODE ENFORCEMENT OFFICER (City Funded Position)	66,515	66,515	0	0	0
69.	554-21-10 FICA	6,227	5,651	0	0	0
70.	554-22-10 PENSION	10,815	9,838	0	0	0
71.	554-23-10 INSURANCE	10,359	9,793	0	0	0
72.	554-24-10 WORKERS COMP	1,588	171	0	0	0
PUBLIC ASSISTANCE SERVICES						
73.	569-12-10 SMCRA COMMUNITY OUTREACH COORDINATOR (50% Shown for Operational Duties)	30,674	24,728	27,203	27,203	25,472
74.	569-21-10 FICA	2,259	1,892	2,081	2,081	2,081
75.	569-22-10 PENSION	4,022	3,561	3,618	3,618	3,618
76.	569-23-10 INSURANCE	3,877	3,120	3,900	3,900	3,900
77.	569-24-10 WORKERS COMP	57	67	81	81	81
TOTAL PROTECTIVE SERVICES & CODE ENFORCEMENT		376,523	327,117	262,432	262,432	260,701

OPERATING EXPENDITURES

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL 2012-2013	ACTUAL 2013-2014	BUDGET 2014-2015	ESTIMATE 2014-2015	PROPOSED 2015-2016
OPERATING EXPENDITURES						
78.	554-32-10 PROFESSIONAL SERVICES - ANNUAL AUDIT	6,000	8,000	8,000	8,000	8,000
79.	554-34-15 OTHER CONTRACTUAL SERVICES	0	0	0	0	0
80.	554-40-70 EMPLOYEE EDUCATION & TRAINING, TRAVEL & CONFERENCE	1,734	59	1,300	1,300	1,300
81.	554-40-80 EMPLOYEE TRAINING	750	0	0	0	0
82.	554-46-31 TELEPHONE LINE SERVICE	953	1,244	1,250	1,250	1,250
83.	554-48-50 REQUIRED LEGAL NOTICE & ADVERTISING	296	350	850	850	850
84.	554-49-10 LEGAL ADS	602	478	0	0	0
85.	554-52-10 OPERATING SUPPLIES	3,211	2,840	2,300	2,300	2,300
86.	554-54-10 PUBLICATIONS, SUBSCRIPTIONS & MEMBERSHIPS	740	760	1,250	1,250	1,250
TOTAL OPERATING EXPENDITURES		14,286	13,731	14,950	14,950	14,950

GENERAL FUND TRANSFERS

ACCT NO	ACCOUNT CLASSIFICATION	ACTUAL	ACTUAL	BUDGET	ESTIMATE	PROPOSED
		2012-2013	2013-2014	2014-2015	2014-2015	2015-2016
GENERAL FUND SERVICES/TRANSFERS						
87. 581-95-00	FUEL - FIELD INSPECTION CAR	800	800	800	800	800
	INSURANCE - FIELD INSPECTION CAR	500	500	500	500	500
	PROCUREMENT SERVICES	0	0	1,850	1,850	1,850
	PRINTING & MAIL-OUT SERVICE	1,910	1,910	1,910	1,910	1,910
	PROTECTIVE SERVICES FUEL & EQUIPMENT	3,582	3,582	1,733	1,733	1,733
	SMCRA SECRETARY/CITY CLERK SERVICES	7,096	7,096	7,096	7,096	7,096
	FINANCE DEPARTMENT RENT COLLECTION & ACCOUNTING	4,490	4,490	4,490	4,490	4,490
	LAND- USE CHANGE & ZONING ADMINISTRATION - PLANNING DEPARTMENT	3,800	3,800	3,800	3,800	3,800
	CITY MAPPING & PRINTING SERVICES (GIS)	7,945	7,945	7,945	7,945	7,945
	HUMAN RESOURCES PROCESSING SERVICES	3,050	3,050	3,050	3,050	3,050
	GENERAL COUNSEL LEGAL SERVICES			26,291	26,291	26,291
	COMMUNITY POOL OPERATING CONTRIBUTION			50,000	50,000	50,000

TOTAL GENERAL FUND SERVICES/TRANSFERS	33,173	33,173	109,465	109,465	109,465
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TOTAL NET BUDGET EXPENDITURES	1,664,150	1,386,690	1,253,620	1,118,604	984,836
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MADISON SQUARE TRUST FUND ACCOUNT

ACCOUNT CLASSIFICATION

88. 554-34-60	DEVELOPMENT SERVICES - Reserved for Madison Square Land Acquisition & Development Expenditures	0	0	0	0	348,439
89. 581-95-00	PROFESSIONAL SERVICES - Reimbursement for Incurred Project Planning and Land-Use Consultant Fees					50,000

TOTAL MADISON SQUARE TRUST FUND ACCOUNT	0	0	0	0	398,439
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TOTAL BUDGET EXPENDITURES	1,664,150	1,386,690	1,253,620	1,118,604	1,383,275
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Proposed Expenditure Narrative

Administrative

Employee Salary & Fringe

- **SMCRA Budget Line Item No. 1 thru 6** - (Full-Time Employee Salaries) - Account No. 513-12-10; 513-21-10; 513-22-10; 513-22-20; 513-23-10; 513-24-10

The Agency employs four (4) full-time employees including one SMCRA Property Management Coordinator; one Community Outreach Coordinator, one Administrative Secretary and one Agency Director. A total funding amount of \$211,784 has been allocated in the FY 2015-2016 Budget for salaries and benefits for all administrative duties.

Total funding allocated is also in compliance with an inter-local agreement mandated 20% administrative salary cap.

Total Administrative Expenditures - \$211,784

Legal Services & Other Uses

Professional Legal Services

- **SMCRA Budget Line Item No. 7** - (Professional Legal Services) - Account No. 554-31-20

A total amount of \$30,000 has been allocated in this line item for 2015-2016 legal fees required to convert the SMCRA Business & Community Service Facility into condominiums in an effort to delineate for-profit and non-profit businesses for future assessment purposes.

Other Uses/General Contingency

- **SMCRA Budget Line Item No. 8** - (Other Uses/General Contingency) - Account No. 554-99-20

A total amount of \$3,462 has been allocated for unanticipated, emergency building including hurricane related damages.

Board Member Discretionary Funds

- **SMCRA Budget Line Item No. 9** - (Board Member Discretionary Funds) - Account No. 554-99-25

A total amount of \$7,000 is allocated annually as part of the adopted redevelopment plan encouraged Special Needs Program. Each Board Member may allocated \$1,000 annually in support of beneficial community based projects and initiatives.

Miami-Dade County Administrative Fee Charge

- **SMCRA Budget Line Item No. 10** - (County Administrative Fee Charge) - Account No. 554-99-15

A total amount of \$8,977 has been allocated in the FY 2015-2016 Budget for required Miami-Dade County administrative processing fees assessed to all Community Redevelopment Agencies.

Capital Improvements

Infrastructure & Streetscape Improvements

- SMCRA Budget Line Item 11-13 - (Infrastructure & Streetscape Improvements) - Account No. 541-31-20; 541-34-50; and 541-46-70.

A total funding amount of \$24,500 has been allocated in the FY 2015-2016 Budget for continued SMCRA area infrastructure improvements.

Park Improvements

- SMCRA Budget Line Item 18-20 - (Park Improvements) - Account No. 572-31-20; 572-34-50; 572-64-50.

A total amount of \$8,500 has been allocated in the FY 2015-2015 Budget for complimentary park improvements in conjunction with previously completed park improvement including the Marshall Williamson park pavilion, restroom building construction, tennis court restoration and park lighting enhancements.

Economic Development & Commercial Improvements

Small Business Assistance Grants & Economic Development Training

- SMCRA Budget Line Item 21-22, 26-28 - (Small Business Assistance & Economic Development) - Account No. 551-31-20; 551-13-10; and 551-99-32; 551-99-33; 552-31-20.

A funding in the amount of \$2,750 (line items 21 & 26) has been allocated in the FY 2015-2016 Budget for economic development and employment training. A total amount of \$2,500 has been allocated for the youth training and residential rehabilitation partnership program with the Greater Miami Service Corp. A total of \$2,500 has been allocated for small business grant programs and an amount of \$2,500 for commercial façade rehabilitation projects.

Residential Housing Improvements

Affordable Housing Rehabilitation

- SMCRA Budget Line Item 34, 36 - (Affordable Housing Rehabilitation) - Account No. 564-99-35; 564-99-30.

A total amount of \$45,000 has been allocated for affordable housing initiatives including \$25,000 for the SMCRA Homeowner's Assistance Program for new affordable homes and \$20,000 for rehabilitation of the existing SMCRA area housing stock.

Land Acquisition & Property Management

Professional Services & Land Acquisition

- SMCRA Budget Line Item 37, 38 - (Professional Services & Property Acquisition) - Account No. 583-31-20; 583-61-10.

A total amount of \$76,202 as part of the Agency's existing fund balance reserved for Madison Square mixed-use redevelopment project expenditures including key property purchase associated with the project and project development and construction expenditures. Previously allocated funding for land acquisition has been re-allocated to the Madison Square Trust fund for project related land acquisition and development expenditures.

Property Management Expenditures

- SMCRA Budget Line Item 39-40 - (Property Management Expenditures) - Account No. 583-31-25; 583-34-55.

A total amount of \$45,235 has been allocated in the budget for annual property and liability insurance for all eighteen (18) SMCRA owned vacant and improved properties; lawn maintenance services for all eighteen (18) Agency owned vacant and improved properties; annual property taxes and housekeeping services for the SMCRA operated Start-Up Business & Community at 5825 SW 68th Street.

A total amount of \$23,861 has been allocated for building maintenance and repairs for Agency owned improved properties at 6415 and 6429 SW 60th Avenue and 5825 SW 68th Street.

Property Management Services

- SMCRA Budget Line Item 41-45 - (Property Management Services Expenditures) - Account No. 554-12-10; 554-21-10; 554-22-20; 554-23-10; and 554-24-10.

A total amount of \$28,039 has been allocated in the budget for partial salary and benefits for the SMCRA full-time Property Management Coordinator employee for assigned operational duties including rent and utilities collection for twelve (12) individual building tenants and for coordinating all annual building maintenance and required building repairs.

Annual Debt Service Expenditure Requirement

- SMCRA Budget Line Item 46,47 - (Regions Bank Debt Service Payment) - Account No. 583-71-10; and 583-72-10.

A total amount of \$78,410 has been allocated in the 2015-2016 budget as a final debt service payment for a 2007 long-term bond with Regions Bank.

Special Redevelopment & Technical Services

Professional Services/Elderly Care Initiative

- **SMCRA Budget Line Item 48** - (Professional Services/Elderly Care Initiative) - Account No. 559-31-20.

A total amount of \$19,500 has been allocated in the 2015-2016 budget for elderly care services provided by the Thelma Gibson organization through the South Miami Senior Center at 6701 SW 62nd Avenue.

Technical Assistance Program

- **SMCRA Budget Line Item 49-50** - (Technical Assistance Programs) - Account No. 559-34-50; and 559-99-31.

A total amount of \$25,000 has been allocated in the budget for SMCRA plan encouraged scholarship programs for SMCRA area youth including \$15,000 for the James T. Bowman Scholarship Program and \$10,000 for the after school and summer academic enrichment programs.

Special Events & Technical Services

- **SMCRA Budget Line Item 56** - (Special Events & Marketing) - Account No. 574-24-10.

A total amount of \$14,000 has been allocated in the budget for annual economic development generating special events in the SMCRA area including the annual MLK/Black History Parade and related events.

Protective Services

Protective Services

- **SMCRA Budget Line Item 63-67** - (Protective Services) - Account No. 521-12-10; 521-21-10; 521-22-10; 521-23-10; and 521-24-10.

A total amount of \$165,549 has been allocated in the 2015-2016 budget for community policing including sub-station operation, grass root community organization involvement and Police Athletic League program development and administration by two dedicated SMCRA area South Miami policing officers.

Public Assistance Services

- **SMCRA Budget Line Item 73-77** - (Public Assistance Services) - Account No. 569-12-10; 569-21-10; 569-22-10; 569-23-10; and 569-24-10.

A total amount of \$35,152 has been allocated in the budget for partial salary and benefits for full-time SMCRA Outreach Coordinator for assigned operating duties.

Operating Expenditures

Operating Expenditures

- **SMCRA Budget Line Item 78-86** - (Operating Expenditures) - Account No. 554-32-10; 554-34-15; 554-40-70; 554-40-80; 554-46-31; 554-48-50; 554-49-10; 554-52-10; and 554-5410.

A total amount of \$14,950 has been allocated in the 2015-2016 budget for specific operating expenditures including annual audit services, travel and training, telephone service, legal advertising, supplies and publications and subscriptions.

General Fund Transfers

General Fund Transfers

- **SMCRA Budget Line Item 87** - (General Fund Transfers) - Account No. 581-95-00.

A total amount of \$109,465 has been allocated in the 2015-2016 budget for community redevelopment services provided through the City of South Miami including assigned field vehicle gas and insurance, SMCRA Secretary services, City attorney legal services, Planning Department project land-use and zoning services and annual SMCRA area community pool operating contribution.

FY 2015-2016 Net Expenditures - \$1,252,316

Madison Square Trust Fund

Madison Square Trust Fund

- **SMCRA Budget Line Item 88** - (Madison Square Trust Fund Account)

A total amount of \$348,439 has been allocated in the 2015-2016 budget for land acquisition and development expenditures associated with the Madison Square mixed-use, affordable housing project.

- **SMCRA Budget Line Item 89** - (Madison Square Trust Fund Account)

A total amount of \$50,000 has been allocated in the 2015-2016 budget as a reimbursement for City of South Miami incurred expenditures for planning and legal land-use consultant fees required for Madison Square project development.

A total amount of \$398,439 has been allocated in the 2015-2016 budget for Madison Square land acquisition and development expenditures.

Total FY 2015-2016 Expenditures - \$1,383,275

APPENDIX A

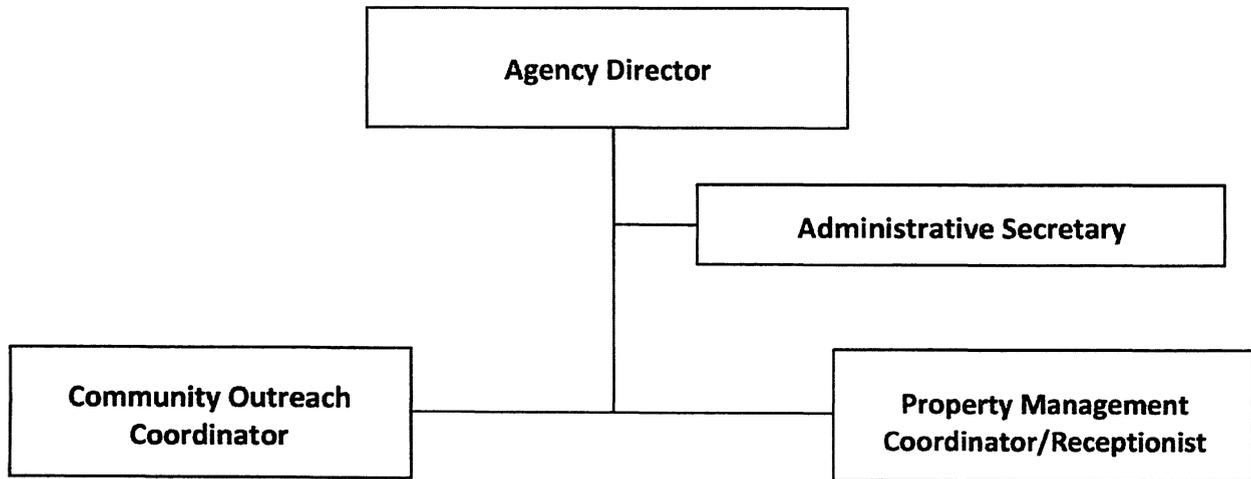
Miami-Dade County Formatted Budget

**South Miami Community Redevelopment Agency
FY 2015-2016 Budget - Miami-Dade County Format**

	2012-2013 Budget Actual	2013-2014 Budget Actual	2014-2015 Budget Adopted	2014-2015 Budget Estimate	2015-2016 Budget Proposed	
Revenues						
City Tax Increment Revenue	\$545,666	\$489,337	\$492,421	\$492,421	\$551,069	
County Tax Increment Revenue	\$519,241	\$535,747	\$526,152	\$526,152	\$598,463	
Cash Carryover	\$1,018,786	\$391,172	\$124,569	\$187,264	\$120,541	
Cash Carryover Reserved for Madison Square Grant Project		\$100,000	\$80,478	\$80,478	\$76,202	
All Other Revenues (Rent Revenues)	\$63,681	\$33,227	\$25,000	\$25,775	\$33,750	
Interest Earnings	\$7,948	\$4,949	\$5,000	\$3,257	\$3,250	
Development Agreement Contribution for Affordable Housing		\$100,000	\$0	\$0	\$0	
Revenue Total	\$2,155,322	\$1,654,432	\$1,253,620	\$1,315,347	\$1,383,275	
Expenditures						
Administrative Expenditures						
Employee Salary and Fringe (SMCRA Line Item 1-6)	\$201,245	\$191,505	\$202,536	\$202,536	\$211,784	
Professional/Contractual Services	\$0	\$0	\$0	\$0	\$0	
Other Administrative	\$0	\$0	\$0	\$0	\$0	
Subtotal Admin Expenses%	\$201,245	\$191,505	\$202,536	\$202,536	\$211,784	
County Administrative Charge at 1.5% (SMCRA Line Item 10)	\$7,789	\$8,036	\$7,892	\$7,892	\$8,977	
(A) Subtotal Adm Exp & County Charge	\$209,034	\$199,541	\$210,428	\$210,428	\$220,761	
Operating Expenditures						
Employee Salary and Fringe (SMCRA Line Item 41-45 & 73-77)	\$63,390	\$65,418	\$68,266	\$68,266	\$63,191	
Professional/Contractual Services (Line Item 21,22,26,37, 88)	\$88,634	\$24,772	\$86,728	\$8,026	\$479,891	
Legal Services/Court Costs (SMCRA Line Item 7,87)	\$49,855	\$50,000	\$26,291	\$26,291	\$30,000	
Land/Building Acquisitions (Land Acquisition Funding Contained in Trust Account)	\$0	\$5,960	\$92,500	\$1,583	\$0	
Infrastructure Improvements (SMCRA Line Item 11-13, 18-20)	\$220,905	\$108,852	\$32,000	\$37,552	\$33,000	
Building Construction Improvements (SMCRA Line Item 40)	\$38,260	\$25,019	\$21,000	\$21,000	\$23,861	
Redevelopment Grants Issued Out (Line Item 27,28,34,36,48-51)	\$171,513	\$122,440	\$94,500	\$101,565	\$94,500	
Debt Service Bond Payments (SMCRA Line Item 46,47)	\$297,764	\$297,772	\$297,772	\$297,772	\$78,410	
Marketing, Special Events (SMCRA Line Item 52-57)	\$83,456	\$79,787	\$14,000	\$9,695	\$14,000	
Transfers Out to Others (SMCRA Line Item, 63-72,87)	\$375,640	\$342,293	\$248,723	\$275,014	\$275,014	
Other Operating						
Advertising and Legal Notices (SMCRA Line Item 83,84)	\$568	\$828	\$850	\$850	\$850	
Travel & Conference (SMCRA Line Item 80)	\$0	\$59	\$1,300	\$1,300	\$1,300	
Employee Training (SMCRA Line Item 81)	\$0	\$0	\$0	\$0	\$0	
Property Taxes, Insurance, Utilities (SMCRA Line Item 39)	\$40,092	\$39,964	\$36,000	\$36,000	\$45,235	
Audits and Studies (SMCRA Line Item 78)	\$6,000	\$8,000	\$8,000	\$8,000	\$8,000	
Publications & Memberships (SMCRA Line Item 86)	\$1,053	\$760	\$1,250	\$1,250	\$1,250	
Office Supplies & Equipment (SMCRA Line Item 85)	\$3,340	\$2,840	\$2,300	\$2,300	\$2,300	
Telephone & Communication Lines (SMCRA Line Item 82)	\$646	\$1,244	\$1,250	\$1,250	\$1,250	
Other Oper. Expenses - Board Member Discretionary Funds (Line 9)	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	
(B) Subtotal Oper. Expenses	\$1,448,116	\$1,183,008	\$1,039,730	\$904,714	\$1,159,052	
(C) Reserve/Contingency (SMCRA Line Item 8)	\$7,000	\$4,141	\$3,462	\$3,462	\$3,462	
Expenditure Total (A+B+C)	\$1,664,150	\$1,386,690	\$1,253,620	\$1,118,604	\$1,383,275	
Cash Position (Rev-Exp)	\$491,172	\$267,742	\$0	\$196,743	\$0	
SMCRA 2015-2016 Redevelopment Projects						
Madison Square Project Development		\$0	\$0	\$100,000	\$19,522	\$76,202
Madison Square Affordable Housing Land Acquisition/Construction		\$0	\$0	\$0	\$0	\$398,439
Roadway Infrastructure Improvements		\$304,872	\$129,051	\$33,000	\$49,385	\$33,000
Murray Park Community Pool		\$0	\$100,000	\$50,000	\$50,000	\$50,000
Residential Rehabilitation, Purchase Assistance for New Construction		\$77,525	\$102,419	\$47,500	\$72,017	\$47,500
Commercial Façade Improvement Initiative		\$12,000	\$1,950	\$2,500	\$2,500	\$2,500
Blighted Property Purchase (Reallocated to Madison Square Trust Account)				\$92,500	\$1,583	\$0
Total		\$491,172	\$653,420	\$325,500	\$196,007	\$607,641

SMCRA Administrative Organizational Chart

SMCRA ADMINISTRATIVE ORGANIZATIONAL CHART



October 1, 2015