

RESOLUTION NO. 2014-28835

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTION 163.361(2), FLORIDA STATUTES, AMENDMENTS TO THE MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA (CITY CENTER RDA) PLAN, AN APPROVED REDEVELOPMENT PLAN UNDER THE PROVISIONS OF SECTION 163.360, FLORIDA STATUTES (THE PLAN); SAID AMENDMENTS: (A) INCORPORATING THE CITY'S PROPOSED CONVENTION CENTER RENOVATION AND EXPANSION PROJECT; AND (B) PROVIDING FOR AN EXTENSION OF THE CITY CENTER RDA AT A NINETY FIVE PERCENT (95%) TAX INCREMENT UNTIL THE EARLIER OF MARCH 31, 2044, OR THE DATE AGENCY INDEBTEDNESS IS NO LONGER OUTSTANDING; FURTHER APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A THIRD AMENDMENT, BY AND AMONG MIAMI-DADE COUNTY (COUNTY), THE CITY, AND THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), TO THE NOVEMBER 16, 1993 INTERLOCAL COOPERATION AGREEMENT, AS AMENDED (THE INTERLOCAL AGREEMENT), RELATED TO THE CITY CENTER RDA AND BY WHICH THE COUNTY ORIGINALLY DELEGATED TO THE CITY CERTAIN REDEVELOPMENT POWERS CONFERRED TO THE COUNTY UNDER PART III, CHAPTER 163, FLORIDA STATUTES (THE COMMUNITY REDEVELOPMENT AGREEMENT ACT OF 1969 OR THE ACT); AND WHICH AMENDMENT, AMONG OTHER TERMS, EXTENDS THE TERM OF THE CITY CENTER RDA, AS PROVIDED IN THE AFORESTATED PLAN AMENDMENT, AND ADDS AN ADDITIONAL MEMBER TO THE GOVERNING BOARD OF THE AGENCY, WHO SHALL BE THE MIAMI-DADE COUNTY COMMISSIONER OF COUNTY COMMISSION DISTRICT 5, PURSUANT TO SECTION 163.357(d) OF THE FLORIDA STATUTES.

WHEREAS, the City of Miami Beach, Florida ("City") adopted Resolution No. 93-20721 on February 12, 1993, and Miami-Dade County (the "County") adopted Resolution No. R-317-93 on March 30, 1993, approving the City Center/Historic Convention Village Redevelopment and Revitalization Plan (the "Plan") for the project area commonly called "City Center/Historic Convention Village Redevelopment and Revitalization Area" (the "City Center RDA" or the "Redevelopment Area"); and

WHEREAS, the City enacted Ordinance No. 93-2836 on February 24, 1993, and the County enacted Ordinance No. 93-28 on April 27, 1993, creating a trust fund ("Fund") to fund improvements in the Redevelopment Area; and

WHEREAS, the County and the City also approved and entered into an Interlocal Cooperation Agreement ("Interlocal Agreement"), executed on November 16, 1993, by which the County delegated to the City certain redevelopment powers granted by Part III of Chapter 163, Florida Statutes including, but not limited to, the implementation of the Plan; and

WHEREAS, the Mayor and the City Commission adopted Resolution No. 2014-28644 on June 27, 2014, approving a proposed Memorandum of Intent ("MOI"), the terms of which were also endorsed by the County Mayor; and

WHEREAS, subject to approval of final agreements by the City Commission and the Miami-Dade County Board of County Commissioners, the terms of the MOI memorialized the City and County's commitment to amend the Plan; amend the Interlocal Agreement to, among other things, permit the Miami Beach Redevelopment Agency (the "Agency" or "RDA") to issue bonds and extend the life of the City Center RDA; and to provide for an ongoing adequate operating and maintenance subsidy for the Miami Beach Convention Center, in addition to the existing \$4.5 million per year that the City currently receives from Convention Development Taxes; and

WHEREAS, the Agency recommends the proposed Plan amendment, attached and incorporated as Exhibit "A" hereto, to (1) incorporate the Miami Beach Convention Center Renovation and Expansion Project (the "Project"); (2) incorporate the financing of the Project, including the funding of operating and maintenance costs therefor; and (3) extend the time certain for completing all redevelopment projects financed by increment revenues until the earlier of March 31, 2044 or the date Agency indebtedness is no longer outstanding; and

WHEREAS, the Agency finds that with respect to the Plan amendments:

- (i) a feasible method continues to exist for the location of families who will be displaced from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families, as the amendments do not contemplate displacement of residents;
- (ii) the Plan continues to conform to the general plan of the County and the City as a whole;
- (iii) the Plan continues to give due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan;
- (iv) the Plan will continue to afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

WHEREAS, the Agency further recommends the execution of the Third Amendment to the Interlocal Agreement, attached and incorporated as Exhibit "B" hereto, to, in pertinent part:

- (i) authorize the Agency to issue bonds and incur debt, in an aggregate principal amount not to exceed \$430,000,000.00, secured by tax increment revenues of the Agency to, among other purposes, fund a portion of the Project;
- (ii) extend the time certain for completing all redevelopment projects financed by increment revenues until the earlier of March 31, 2044 or the date Agency indebtedness is no longer outstanding;
- (iii) provide an exemption for The Children's Trust, an independent special taxing district, from the requirements of Section 163.387(2)(a) of the Florida Statutes, with respect

to the pledging of annual tax increment revenues attributable to The Children's Trust, commencing on the earlier of (i) the date the Agency's bonds outstanding as of November 1, 2014 are no longer outstanding, or (ii) March 31, 2023;

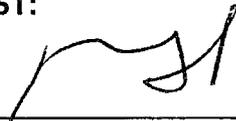
- (iv) add an additional member to the governing board of the RDA, who shall be the Miami-Dade County Commissioner of County Commission District 5, pursuant to Section 163.357(d) of the Florida Statutes, and who shall be vested with the same rights, duties and obligations as any other Agency commissioner; and

WHEREAS, upon approval by the Agency and the City, respectively, the Plan amendment and the Third Amendment to the Interlocal Agreement will be transmitted to the County, for consideration and approval by the Board of County Commissioners.

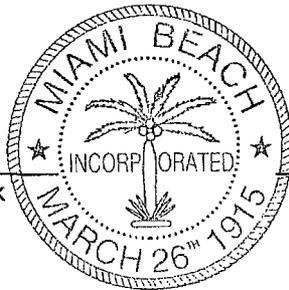
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission approve the amendments to the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area (City Center RDA) Plan, an approved Redevelopment Plan under the provisions of Section 163.360, Florida Statutes (the Plan); said amendments, attached and incorporated as Exhibit "A" hereto: (a) incorporating the City's proposed Convention Center Renovation And Expansion Project; and (b) providing for an extension of the City Center RDA at a ninety five percent (95%) tax increment until the earlier of March 31, 2044, or the date Agency indebtedness is no longer outstanding; further approve and authorize the Mayor and City Clerk to execute a Third Amendment, by and among Miami-Dade County (County), the City, and the Miami Beach Redevelopment Agency (RDA), to the November 16, 1993 Interlocal Cooperation Agreement, as amended (the Interlocal Agreement), said Third Amendment attached and incorporated as Exhibit "B" to this Resolution.

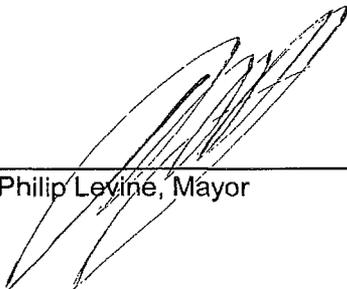
PASSED and ADOPTED this 19 day of November, 2014.

ATTEST:



Rafael E. Granado, City Clerk

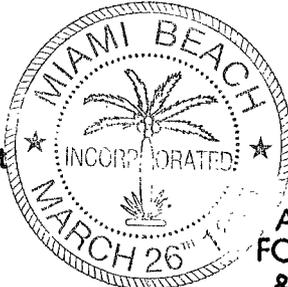




Philip Levine, Mayor

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STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, **RAFAEL E. GRANADO**, City Clerk of City of Miami Beach, Florida, do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.



APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION

WITNESS my hand and the seal of said City this 23 day of January A.D., 20 15.

RAFAEL E. GRANADO
City Clerk of the City of Miami Beach, Florida



City Attorney

11/14/14
Date



COMMISSION ITEM SUMMARY

Condensed Title:

Resolution Approving, Following A-Duly Noticed Public Hearing Pursuant To Section 163.361(2), Florida Statutes, An Amendment To The Miami Beach City Center/Historic Convention Village Redevelopment And Revitalization Area Plan (City Center RDA), An Approved Redevelopment Plan Under The Provisions Of Section 163.360, Florida Statutes (The Plan); Said Amendments: (A) Incorporating The City's Proposed Convention Center Renovation And Expansion Project; And (B) Providing For An Extension Of The City Center RDA At A Ninety Five Percent (95%) Tax Increment Until The Earlier Of March 31, 2044, Or The Date Agency Indebtedness Is No Longer Outstanding; Further Approving And Authorizing The Mayor And City Clerk To Execute A Third Amendment, By And Among Miami-Dade County (County), The City, And The Miami Beach Redevelopment Agency (RDA), To The November 16, 1993 Interlocal Cooperation Agreement, As Amended (The Interlocal Agreement), Related To The City Center RDA And By Which The County Originally Delegated To The City Certain Redevelopment Powers Conferred To The County Under Part Iii, Chapter 163, Florida Statutes (The Community Redevelopment Agreement Act Of 1969" Or The "Act"); And Which Amendment, Among Other Terms, Extends The Term Of The City Center RDA As Provided In The Aforestated Plan Amendment, And Adds An Additional Member To The Governing Board Of The Agency, Who Shall Be The Miami-Dade County Commissioner Of County Commission District 5, Pursuant To Section 163.357(D) Of The Florida Statutes.

Key Intended Outcome Supported:

Expediently Upgrade The Convention Center To Be Smart, Modern, Energy Efficient And Which Fits Local Context, Including Walkability
Supporting Data (Surveys, Environmental Scan, etc.): The 2014 Community Satisfaction Survey reported that over half of businesses (56%) claimed that the Miami Beach Convention Center added to the success of their business. Six in ten businesses (61%) support improvements of at least \$300 million for the Miami Beach Convention Center.

Item Summary/Recommendation:

PUBLIC HEARING

On January 26, 1993, Miami-Dade County (the "County") adopted Resolution No. R-14-93, which among other things (i) found the area in the City of Miami Beach (the "City") bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane (the "City Center Redevelopment Area" or "Redevelopment Area") to be a "blighted area" within the meaning of Part III of Chapter 163, Florida Statutes, and (ii) delegated to the City of Miami Beach, pursuant to Section 163.410, Florida Statutes, certain powers conferred upon the County Commission as the governing body of Dade County by Part III of Chapter 163, Florida Statutes, with regard to the Redevelopment Area, so that the City Commission, either directly or through its duly designated community redevelopment agency, could exercise such powers. On February 3, 1993, the City adopted Resolution No. 93-20709, which established a community redevelopment agency (the "Miami Beach Redevelopment Agency" or the "Agency"), and declared the members of the City Commission as the members of the Agency. Subsequently, on February 12, 1993, the City adopted Resolution No. 93-20721, which adopted the Agency's City Center/Historic Convention Village Redevelopment and Revitalization Area plan (the "Plan") for the redevelopment and revitalization of the Redevelopment Area.

County and City Administrations negotiated and conceptually (in pertinent part) agreed to the following items pertaining to the RDA:

- (i) amend the Plan; and
- (ii) amend the Interlocal Agreement to, among other things, extend the life of the Redevelopment Area to March 31, 2044; and
- (iii) authorizes the issuance of tax increment revenue bonds in one or more series by the RDA in an amount not to exceed \$430,000,000 for purposes of refunding current outstanding debt, funding eligible community redevelopment project costs, including the Miami Beach Convention Center (Convention Center) renovation, and any reserves and costs of issuance;
- (iv) provide for an ongoing adequate operating and maintenance subsidy for the Miami Beach Convention Center, in addition to the existing \$4.5 million per year and annual year-end revenue sharing that the City currently receives from Convention Development Taxes through 2048;
- (v) provide for ongoing funding of City operations in the RDA;
- (vi) establishes that from FY 2014-15 through FY 2021-22, any funding not used for debt service and operating expenses will go into a fund to be used for shortfalls and eventually prepayment of debt;
- (vii) establishes that from FY 2022-23 until FY 2043-44, the County will receive a refund of City Center Agency operating expenses based on its proportion of revenues contributed to the Trust Fund; and
- (viii) any remaining funding will be used to extinguish debt early.

The City Commission, pursuant to Resolution No. 2014-28644 adopted on June 27, 2014, approved a Memorandum of Intent (the "MOI"), memorializing the aforementioned. The County Mayor has committed to promote and recommend the components of the MOI, subject to final legal review by the County approval and approval by the Board of County Commissioners. The MOI provides that the conceptual terms and conditions contained therein, including the preceding terms, are subject to further actions and approvals to be taken, respectively, by the Board, the City Commission, and the Agency. Accordingly, in furtherance of same, the County, City, and the Agency desire to further amend the Interlocal Agreement. The City Commission, at its October 29, 2014 meeting, adopted amendments to the Trust Fund Ordinance which extended the period of funding of the Trust Fund.

Advisory Board Recommendation:

The RDA will be considering the proposed plan and Interlocal agreement amendments at the November 19, 2014 City Commission Meeting.

Financial Information:

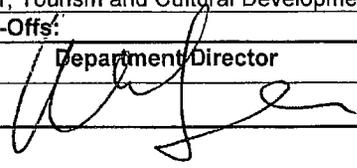
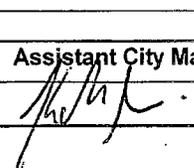
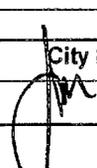
Source of Funds:	Amount	Account
OBPI	1	
	Total	

Financial Impact Summary: See above summary.

City Clerk's Office Legislative Tracking:

Max Sklar, Tourism and Cultural Development Director

Sign-Offs:

Department Director	Assistant City Manager	City Manager
		



AGENDA ITEM B7A
 DATE 11-19-14



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Honorable Mayor Philip Levine and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: November 19, 2014

PUBLIC HEARING

SUBJECT: **RESOLUTION APPROVING, FOLLOWING A DULY NOTICED PUBLIC HEARING PURSUANT TO SECTION 163.361(2), FLORIDA STATUTES, AN AMENDMENT TO THE MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN (CITY CENTER RDA), AN APPROVED REDEVELOPMENT PLAN UNDER THE PROVISIONS OF SECTION 163.360, FLORIDA STATUTES (THE PLAN); SAID AMENDMENTS: (A) INCORPORATING THE CITY'S PROPOSED CONVENTION CENTER RENOVATION AND EXPANSION PROJECT; AND (B) PROVIDING FOR AN EXTENSION OF THE CITY CENTER RDA AT A NINETY FIVE PERCENT (95%) TAX INCREMENT UNTIL THE EARLIER OF MARCH 31, 2044, OR THE DATE AGENCY INDEBTEDNESS IS NO LONGER OUTSTANDING; FURTHER APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A THIRD AMENDMENT, BY AND AMONG MIAMI-DADE COUNTY (COUNTY), THE CITY, AND THE MIAMI BEACH REDVELOPMENT AGENCY (RDA), TO THE NOVEMBER 16, 1993 INTERLOCAL COOPERATION AGREEMENT, AS AMENDED (THE INTERLOCAL AGREEMENT), RELATED TO THE CITY CENTER RDA AND BY WHICH THE COUNTY ORIGINALLY DELEGATED TO THE CITY CERTAIN REDEVELOPMENT POWERS CONFERRED TO THE COUNTY UNDER PART III, CHAPTER 163, FLORIDA STATUTES (THE COMMUNITY REDEVELOPMENT AGREEMENT ACT OF 1969" OR THE "ACT"); AND WHICH AMENDMENT, AMONG OTHER TERMS, EXTENDS THE TERM OF THE CITY CENTER RDA AS PROVIDED IN THE AFORESTATED PLAN AMENDMENT, AND ADDS AN ADDITIONAL MEMBER TO THE GOVERNING BOARD OF THE AGENCY, WHO SHALL BE THE MIAMI-DADE COUNTY COMMISSIONER OF COUNTY COMMISSION DISTRICT 5, PURSUANT TO SECTION 163.357(D) OF THE FLORIDA STATUTES.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

BACKGROUND

On January 26, 1993, Miami-Dade County (the "County") adopted Resolution No. R-14-93, which among other things (i) found the area in the City of Miami Beach (the "City") bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane (the "City Center Redevelopment Area" or "Redevelopment Area") to be a "blighted area" within the meaning of Part III of Chapter 163, Florida Statutes, and (ii) delegated to the City of Miami Beach, pursuant to Section 163.410, Florida Statutes, certain powers conferred upon the County Commission as the governing body of Dade County by Part III of Chapter 163, Florida Statutes, with regard to the Redevelopment Area, so that the City Commission, either directly or through its duly designated community redevelopment agency, could exercise such powers.

On February 3, 1993, the City adopted Resolution No. 93-20709, which established a community redevelopment agency (the "Miami Beach Redevelopment Agency" or the "Agency"), and declared the members of the City Commission as the members of the Agency. Subsequently, on February 12, 1993, the City adopted Resolution No. 93-20721, which adopted the Agency's City Center/Historic Convention Village Redevelopment and Revitalization Area plan (the "Plan") for the redevelopment and revitalization of the Redevelopment Area.

On February 24, 1993, the City enacted Ordinance 93-2836, which created a City Center/Historic Convention Village Redevelopment and Revitalization Trust Fund (the "Fund" or "Trust Fund") and provided a funding mechanism for implementing the Plan. The County, on March 30, 1993, adopted Resolution No. R-317-93, which among other things (i) adopted the Plan, and (ii) approved the Interlocal Cooperation Agreement, between the County and the City, dated and executed on November 16, 1993 (as amended, the "CRA Interlocal Agreement").

The County and the City then approved and entered into the Interlocal Cooperation Agreement, executed on November 16, 1993 (as amended by the First Amendment (defined below) and by the Second Amendment (defined below), the "Interlocal Agreement"), by which the County delegated to the City certain redevelopment powers granted by the Act, including but not limited to the creation of the Redevelopment Area and implementation of the Plan. The County and the City adopted Resolution No. R-889-03 and Resolution No. 2003-2537, respectively, approving an amendment to the Plan to incorporate the development and implementation of community policing initiatives. The Board, through Resolution No. R-889-03, and the City Commission, through Resolution No. 2003-25241, also approved an amendment to the Interlocal Agreement ("First Amendment") to delegate to the City the power to implement the community policing initiatives.

The Board, through Resolution No. R-958-05, and the City Commission, through Resolution No. 2004-25560, also approved a second amendment to the Interlocal Agreement ("Second Amendment") whereby (i) the County, City, and Agency agreed that the Agency would remit one and one-half percent (1.5%) of the Tax Increment Revenue paid to the Agency for said fiscal year to the County to defray administrative costs for oversight and processing Agency related items, after debt service and all other obligations related to the bonds or future indebtedness issued by the Agency and

approved by the County was satisfied for the fiscal year, and (ii) the County approved the Agency's issuance of refunding bonds in an amount not to exceed a principal amount of \$101,090,000.00 to refinance all or a portion of the outstanding principal amount of bonds issued with respect to the Redevelopment Area.

Section 163.361, Florida Statutes, provides that the "governing body" of the Redevelopment Agency may amend the Redevelopment Plan from time to time, upon recommendation of the Agency.

The 332-acre City Center/Historic Convention Village Redevelopment and Revitalization Area (City Center RDA) was established in 1993, in order to provide the funding mechanism to foster the development of new convention hotel development within proximity of the Miami Beach Convention Center and to establish the necessary linkages between the City's many core area civic, cultural and entertainment uses in order to create the fabric of a true urban downtown.

Since its success in attracting two convention-quality hotels, the Redevelopment Agency has been focusing its efforts on a number of initiatives including enhanced innovative community policing and upgrading the area's infrastructure, alleviating traffic and parking congestion and encouraging the production and presentation of arts and cultural activities in the area. In 2003, the Redevelopment Agency amended its Redevelopment Plan for City Center to specifically address these objectives in the context of the New World Symphony's expansion plans involving the 17th Street surface lots and the resulting impact to the Convention Center and neighboring businesses in addition to new or enhanced policing initiatives in the area.

County and City Administrations negotiated and conceptually (in pertinent part) agreed to the following items pertaining to the RDA:

- (i) amend the Plan; and
- (ii) amend the Interlocal Agreement to, among other things, extend the life of the Redevelopment Area to March 31, 2044; and
- (iii) authorize the issuance of tax increment revenue bonds in one or more series by the RDA in an amount not to exceed \$430,000,000 for purposes of refunding current outstanding debt, funding eligible community redevelopment project costs, including the Miami Beach Convention Center (Convention Center) renovation, and any reserves and costs of issuance;
- (iv) provide for an ongoing adequate operating and maintenance subsidy for the Miami Beach Convention Center, in addition to the existing \$4.5 million per year and annual year-end revenue sharing that the City currently receives from Convention Development Taxes through 2048;
- (v) provide for ongoing funding of City operations in the RDA;
- (vi) establish that from FY 2014-15 through FY 2021-22, any funding not used for debt service and operating expenses will go into a fund to be used for shortfalls and eventually prepayment of debt;
- (vii) establish that from FY 2022-23 until FY 2043-44, the County will receive a refund of City Center Agency operating expenses based on its proportion of revenues contributed to the Trust Fund; and
- (viii) provide that any remaining funding will be used to extinguish debt early.

The City Commission, pursuant to Resolution No. 2014-28644 adopted on June 27, 2014, approved a Memorandum of Intent (the "MOI"), memorializing the foregoing, the terms of which were endorsed by the County Mayor, subject to final legal review by the County and approval by the Board of County Commissioners.

The MOI provides that the conceptual terms and conditions contained therein, including the preceding terms, are subject to further actions and approvals to be taken, respectively, by the Board, the City Commission, and the Agency. Accordingly, in furtherance of same, the County, City, and the Agency desire to further amend the Interlocal Agreement.

The City and the Agency have prepared an amendment to the Plan (the "Plan Amendment"), to incorporate (1) the Miami Beach Convention Center Renovation and Expansion Project, including all necessary improvements to and expansion of the Convention Center and surrounding area (the "Project"); (2) the financing of the Project, including the funding of operating and maintenance costs thereof; and (3) extend the time certain for completing all redevelopment projects financed by increment revenues and retiring all outstanding indebtedness to a date no later than March 31, 2044.

The Redevelopment Agency's objective over the next five years shall focus on the planning and implementation of capital projects associated with, but not limited to the Master Plan for the expansion of the Convention Center, upgrading streetscapes and related infrastructure throughout City Center and parking facilities, The RDA shall also continue to fund public service enhancements provided for under the Community Policing Program as well as ensure the on-going maintenance of capital assets funded with TIF. A majority of the capital enhancements set forth in the Redevelopment Plan and the 2003 Amendment, have been completed and/or are currently underway, including the City Center Right-of-Way improvements, the City Hall Expansion Garage, the Collins Park improvements and the development of the 17th Street surface lots into the New World Campus.

Redevelopment Agency (RDA) Interlocal Agreement

Subsequently, the City and County administrations have negotiated the terms of a third amendment to the City Center RDA (the Third Amendment), which will extend the life of the from FY 2022-23 to FY 2043/44 at the 95 percent (95%) tax increment funding level. This allows the CRA to fund, through the issuance of CRA bonds, the additional funding needed for construction costs of the new and expanded Convention Center and to fund \$36 million of previously approved City Center RDA capital projects, provide increased operating and maintenance expenses for the Convention Center, as well as City Center RDA administrative costs, community policing, and capital project maintenance within the RDA. However, after FY 2022/23, when the existing RDA would have expired, City returns a pro-rata share of administrative costs, community policing, and capital project maintenance to the County.

The \$36 million of previously planned City Center projects include \$20 million programmed in the City's adopted Capital Improvement Plan for the Lincoln Road Improvement from Washington Avenue to Lenox Avenue, which will be based on the Lincoln Road Master Plan currently underway, \$3.25 million programmed for the second

half of the funding for the Bass Museum Interior Expansion Project, and \$12 million programmed for Improvements to 17th Street and Connectors to Lincoln Road. These are all projects in the City's adopted Capital Improvement Plan, which are not part of the Convention Center Project.

The issuance of City Center RDA Bonds will be done through a public offering of debt. The marketplace will dictate the debt service coverage and debt service reserve requirements for those bonds (for a total estimated bond issuance of approximately \$430 million, including refunding of approximately \$70 million of existing bonds, which will have a direct impact on how long those bonds will be outstanding. Since the expansion of the City Center RDA is only for the purposes of providing funding for the Convention Center expansion, providing funding for previously approved City Center projects, and providing an adequate additional operating and maintenance subsidy for the facility, both the County and City administrations agree to recommend that the CRA would not need to seek prior approval of each year's budget from the Board of County Commissioners before borrowing money, advancing funds or incurring indebtedness. However, County and City administrations agree that representation by one County Commissioner on the RDA Board would be appropriate. Accordingly, the Third Amendment also includes a provision which allows the Board of County Commissioners the right, in its sole and absolute discretion, to appoint a member of the Agency, who shall be the Commissioner of County Commission District 5, and such Commissioner shall be vested with the same rights, duties and obligations as any other Agency commissioner.

Pursuant to an existing Convention Development Tax (CDT) Interlocal agreement, the City currently receives a flat \$4.5 million per year from Convention Development Taxes to operate and maintain the Convention Center, plus an annual year-end revenue share based on CDT exceeding collection amounts that increase each year. The Third Amendment will allow for an additional annual operating and maintenance subsidy starting at \$1 million in 2017 and growing to \$4 million by 2021, which will then escalate at 4 percent or Consumer Price Index (CPI) annually (whichever is less) starting in 2026 over the life of the Convention Center, funded either through RDA funds or through Convention Development Taxes, depending on the availability of the latter. That funding will remain in place until 2048.

Finally, once the currently existing debt is refinanced, the Third Amendment exempts the Children's Trust, an independent taxing district, with respect to the pledging of annual tax increment revenues attributable to The Children's Trust, to conform with the general exemption provided to The Children's Trust in Section 2-1742 of the Miami-Dade County Code.

Redevelopment Agency (RDA) Plan Amendment

The attached Resolution also amends the City Center/Historic Convention Village Redevelopment Plan to include the renovation and expansion of the Convention Center and related operating and maintenance, upgrading streetscapes and related infrastructure throughout City Center and associated parking facilities. The Third Amendment also extends the life of the district from FY 2022/23 to March 31, 2044. The Third Amendment also replaces page 42 of the 2002 Plan Amendment to address the Convention Center renovation and expansion. The plan amendments are attached for your review as Exhibit "A."

The City Commission, at its October 29, 2014 meeting, adopted amendments to the Trust Fund Ordinance which extended the period of funding of the Trust Fund.

Convention Development Tax (CDT) Interlocal Agreement

An amendment to the Convention Development Tax (CDT) Interlocal Agreement consistent with the terms of the negotiated MOI is a separate item on this agenda.

CONCLUSION

As such, the Administration recommends adopting the Amendment to the City Center Redevelopment Plan and Interlocal Agreement.

JLM/KGB/MS

Attachment

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EXHIBIT "A"

Page 17 of the original 1993 plan is hereby deleted in its entirety and replaced with the following:

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~~It is anticipated that tax increment revenues will initially be generated slowly. As public improvements spur additional private investment, increments will grow, allowing bonds to be issued in an amount necessary to fund the \$65.6581 million program share outlined above. To raise the \$65.6581 million in bonds will require a commitment of approximately \$6.625 million annually in tax increments until the earlier of March 31, 2044, or the date Agency indebtedness is no longer outstanding over a 30-year period. The Agency will prepare and adopt a resolution authorizing the issuance of bonds and defining their terms. Such a resolution must be adopted prior to the sale of the bonds. The bonds shall be marketed in accordance with statutory requirements.~~

The Agency may issue Redevelopment Revenue Bonds for the following purposes:

- a. To pay for site improvements, project improvements and supporting facilities constructed at the Agency's expense and to pay for all other expenditures made by the Agency for or in connection with the project.
- b. With the consent of the applicable governing body, to pay all or part of the value of land and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the project area to the extent that such buildings, facilities, structures, or other improvements are of benefit to the project area.
- c. Reimbursement to the City of Miami Beach for monies expended or advanced.
- d. For any other purposes permitted by law and authorized by the Agency.

Any bond, note or other form of indebtedness pledging increment revenue shall mature no later than the maximum period allowed by applicable law.

402. Duration of Projects

~~The redevelopment activities contemplated by this plan are extended until the earlier of March 31, 2044, or the date agency indebtedness is no longer outstanding, are scheduled for completion thirty (30) years from the date of adoption of this Plan by the City Commission of the City of Miami Beach or such later date as permitted by applicable law.~~

EXHIBIT "A" CONTINUED

Page 42 of the 2002 Plan Amendment is hereby deleted in its entirety and replaced with the following:

17th Street Study Proposed Redevelopment Plan

CITY OF MIAMI BEACH, FLORIDA

Convention Center Renovation and Expansion Project (the "Project")

Existing Use: Convention Center and related uses Proposed Use: Convention Center and related uses

The renovation and expansion of the Convention Center is a key project to continue to attract additional visitors and economic activity to the City Center Historic Convention Village Redevelopment and Revitalization Area (the City Center RDA). The Project is intended to modernize and upgrade the Convention Center to be more competitive within the convention industries. In addition to the renovation and expansion of the Convention Center facility itself, the Project may also include, but not be limited to, related improvements including without limitation technological upgrades; parking enhancements; construction of additional meeting space and a new ballroom; streetscape and landscaping including construction of a Convention Center park; construction of a Convention Center headquarters hotel; relocation of other facilities within the City Center RDA as determined necessary or desirable by the City in order to maximize the use of the Convention Center and related areas; and operation and maintenance of facilities for a period during and after construction.

Zoning:

Section 142-362: CCC Civic and Convention Center District – Main permitted uses in the CCC civic and convention center District are parking lots, garages, performing arts and cultural facilities; hotel; merchandise mart; commercial or office development; landscape open space; parks. Any use not listed shall only be approved after the City Commission holds a public hearing.

Board Review Process:

DRB approval will be required.

Funding Options:

Tax Increment (TIF)
Miami Dade County General Obligation Bonds (GOB)
City of Miami Beach Resort Tax (Resort Tax)
Parking Revenue Bonds
Convention Development Tax (CDT)

Anticipated Build Out Process:

The Project is anticipated to utilize a design-build process to minimize time to Project completion. The City and/or RDA will engage a design consultant to prepare a base design concept and specifications. The base design and specifications will then be utilized to proceed through an appropriate procurement process to select a design-build firm/team to continue the process. The design-build team will then finalize construction designs and drawings, permit improvements, and then construct improvements.

Other related area improvements would be designed and constructed/implemented, as required to support the Convention Center.

Estimated Project Costs (in Millions):

<u>Convention Center</u>	<u>\$ 466</u>
<u>Park and Surrounding Greenspace</u>	<u>\$ 67</u>
<u>Parking</u>	<u>\$ 59</u>
<u>Total</u>	<u>\$ 592</u>

Exhibit "B"
Third Amendment to
November 16, 1993 Interlocal Cooperation Agreement