

RESOLUTION NO. 522-2005

**A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA), ADOPTING AN AMENDMENT TO THE OPERATING BUDGET FOR THE CITY CENTER REDEVELOPMENT AREA FOR FISCAL YEAR 2005/06, ADJUSTING THE COUNTY'S SHARE OF TAX INCREMENT TO REFLECT THE REDUCTION IN MILLAGE ADOPTED BY THE MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 22, 2005.**

**WHEREAS**, subsequent to the RDA Board's adoption of the Fiscal Year (FY) 05/06 Operating Budget for the City Center Redevelopment Area (City Center) (the "Budget") on September 21, 2005, the County's Office of Strategic Management and Budget notified the RDA that, on September 22, 2005, the Board of County Commissioners voted to reduce the County-wide millage from the County Manager's initially recommend 5.867 mills, to 5.835 mills; and

**WHEREAS**, said millage reduction will reduce the County's estimated Tax Increment payment to the RDA in December, 2005, from \$10,622,892, to \$10,562,763, for a difference of \$60,129; and

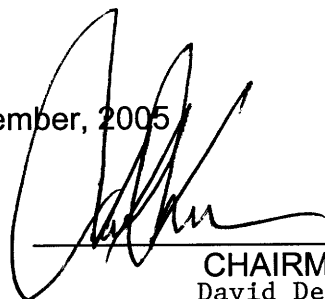
**WHEREAS**, the County's Tax Increment Finance (TIF) Committee has informed the RDA that it will not review and recommend the Budget for approval to the Board of County Commissioners, unless the numbers are amended to reflect the lower Tax Increment payment by the County; and

**WHEREAS**, pursuant to the Interlocal Agreement between the City and the County, dated November 16, 1993, the RDA's annual budgets are subject to review and approval by the County; and

**WHEREAS**, the City Center Budget has been amended accordingly, reflecting a reduction in revenues, in the amount of \$60,129, and a corresponding reduction under Operating Expenses, against the Transfer to Capital Projects line item for the same amount.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, FLORIDA,** that the Chairman and Members hereby adopt an amendment to the Operating Budget for the City Center Redevelopment Area for Fiscal Year 2005/06, adjusting the County's share of tax increment to reflect the reduction in millage adopted by the Miami-Dade County Board of County Commissioners on September 22, 2005.

**PASSED and ADOPTED** this 7<sup>th</sup> day of December, 2005

  
\_\_\_\_\_  
**CHAIRMAN**  
David Dermer

ATTEST:

  
\_\_\_\_\_  
**SECRETARY**  
Robert Parcher

**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

  
\_\_\_\_\_  
Redevelopment Agency  
General Counsel

11/18/05  
Date

**Condensed Title:**

A Resolution adopting an amendment to the Operating Budget for City Center for Fiscal Year 05/06.

**Key Intended Outcome Supported:**

N.A.

**Issue:**

Should the RDA adopt an amendment to the FY 05/06 Operating Budget for City Center ?

**Item Summary/Recommendation:**


Subsequent to the RDA Board's adoption of FY 05/06 Operating Budget for City Center on September 21, 2005, the Board of County Commissioners (BCC) voted to reduce the County-wide millage from 5.867 mills to 5.835 mills. This action will consequently reduce the County's estimated Tax Increment payment to the RDA in December from \$10,622,892 to \$10,562,763, for a difference of \$60,129. The County's Tax Increment Financing (TIF) Committee has informed the RDA that it will not consider its Adopted Budget for approval, unless the RDA amends the Budget to reflect the reduced payment from the County.

The Administration recommends adopting the proposed amendment to the FY 05/06 City Center Operating Budget in order to satisfy the County's request and to preclude any delay in receiving payment from the County for its share of the tax increment.

**Advisory Board Recommendation:**

N.A.

**Financial Information:**

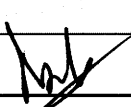
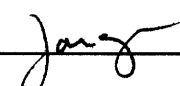
Source of Funds:		Amount	Account	Approved
<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">  </div> OBPI	1			
	2			
	3			
	4			
	<b>Total</b>			

**Financial Impact Summary:**

**City Clerk's Office Legislative Tracking:**

Tim Hemstreet/Kent Bonde

**Sign-Offs:**

Redevelopment Coordinator	Assistant Director	Executive Director
		

T:\Agenda\2005\dec0705\IRDA\Budget\_Amend\_Summ.doc





# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairman David Dermer and  
Members of the Miami Beach Redevelopment Agency

FROM: Executive Director Jorge M. Gonzalez

DATE: December 7, 2005

SUBJECT: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, FLORIDA, ADOPTING AN AMENDMENT TO THE OPERATING BUDGET FOR THE CITY CENTER REDEVELOPMENT AREA FOR FISCAL YEAR 2005/06, ADJUSTING THE COUNTY'S SHARE OF TAX INCREMENT TO REFLECT THE REDUCTION IN MILLAGE ADOPTED BY THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 22, 2005.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### ANALYSIS

Subsequent to the RDA Board's adoption of FY 05/06 Operating Budget for City Center on September 21, 2005, the County's Office of Strategic Management and Budget notified the RDA that on September 22, 2005, the Board of County Commissioners (BCC) voted to reduce the County-wide millage from the County Manager's initially recommend 5.867 mills to 5.835 mills. This action will consequently reduce the County's estimated Tax Increment payment to the RDA in December from \$10,622,892 to \$10,562,763, for a difference of \$60,129.

On October 17, 2005, the RDA attended a meeting of the County's Tax Increment Financing (TIF) Committee, for the purpose of approving the City Center Budget. Despite the fact that the BCC's adoption of the reduced millage occurred after the RDA's adoption of its Budget, the Committee informed the RDA that it would not consider its Budget for approval by the County unless the numbers were amended to reflect the lower Tax Increment payment by the County. Pursuant to the Interlocal Agreement between the City and the County, dated November 16, 1993, the RDA's annual budgets are subject to the review and approval by the County. As such, the City Center Budget has been amended accordingly, reflecting a reduction in revenues in the amount of \$60,129 and a corresponding reduction under Operating Expenses, against the Transfer to Capital Projects line item for the same amount. Copies of the adopted and proposed amended budget sheets are included with this memorandum. It should be noted that the reduction on the expense side does not affect the appropriation of the FY 05/06 City Center Capital Budget, that was also approved by the RDA Board at its meeting on September 21, 2005.

*December 7, 2005  
Redevelopment Agency Memorandum  
Amendment to the FY 05/06 Operating Budget for City Center  
Page 2 of 2*

The Administration recommends adopting the proposed amendment to the FY 05/06 City Center Operating Budget in order to satisfy the request of the County's TIF Committee and to preclude any delay in receiving payment from the County for its share of the tax increment.

JMG:TH:kobw

#### **Attachments**

T:\AGENDA\2005\Dec0705\Regular\Budget RDA\_Amend.mem.doc

**Miami Beach Redevelopment Agency**  
**Proposed Amended Budget FY 2005/06**  
**City Center Redevelopment Area**

Rev 11/09/05

<b>Revenues and Other Sources of Income</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Opening Balances:			
Tax Increment - City @ 7.481 mills	\$14,057,028	\$0	\$0
<b>Tax Increment - County @ 5.835 mills (1)</b>	<b>\$10,562,763</b>	<b>\$10,562,763</b>	<b>\$0</b>
50% Contribution from Resort Tax (1%)	\$2,972,500	\$0	\$0
1/2 Mill Children's Trust Contribution (2)	\$939,515	\$0	\$0
Interest Income	\$197,000	\$0	\$0
Anchor Garage Operations Revenue	\$1,516,085	\$0	\$0
Anchor Garage Use Fee (Loews) (3)	\$580,000	\$0	\$0
Anchor Shops Lease Revenue	\$633,085	\$0	\$0
Other Operating Transfers In	\$0	\$918,396	\$10,899,458
Fund Balance Re-allocation	\$0	\$0	\$0
<b>Total Revenue</b>	<b>\$31,457,976</b>	<b>\$11,481,159</b>	<b>\$10,899,458</b>

<b>Admin/Operating Expenses</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Management fee	414,000	-	-
Advertising & promotion	1,000	-	-
Postage & mailing	3,000	-	-
Printing	3,000	-	-
Office supplies & equipment	5,000	-	-
Meetings & conferences	4,000	-	-
Dues & subscriptions	1,000	-	-
Audit fees	8,500	-	-
Professional & related fees	45,500	-	-
Miscellaneous expenses	15,000	-	-
<b>Total Admin/Operating Expenses</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>

<b>Projects</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Anchor Garage Operations	869,611	-	-
Anchor Garage Facility Use/Usage Fee (3)	614,934	-	-
Anchor Garage Property Maintenance	42,000	-	-
Anchor Shops mgt fee & related exp (4)	76,000	-	-
Anchor Shops & Parking Garage Property and Sales Tax	439,316	-	-
Anchor Shops & Parking Garage Depreciation	402,000	-	-
Community Policing	2,512,197	-	-
Capital Projects Maintenance	1,970,505	-	-
<b>Transfer to Capital Projects (5)</b>	<b>-</b>	<b>-</b>	<b>10,899,458</b>
Other/Miscellaneous	-	-	-
<b>Total Project Costs:</b>	<b>\$6,926,563</b>	<b>\$0</b>	<b>\$10,899,458</b>

<b>Transfers, Reserves and Debt Service Payments</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Debt Service Cost - 96B & 98B Bonds	-	9,911,663	-
Current Debt Service - Lincoln Rd Project (6)	-	1,077,587	-
Current Debt Service - Bass Museum (7)	-	491,909	-
Reserve for County Admin Fee (8)	158,441	-	-
Reserve for CMB Admin Fee (9)	210,855	-	-
Reserve for Children's Trust Contribution (10)	939,515	-	-
Reserve for Millage/Capital Replacement(11)	341,984	-	-
Transfer County TIF to - Debt Svc Fund	10,562,763	-	-
Transfer to - Debt Svc Fund	918,396	-	-
Transfer to - Construction Funds	10,899,458	-	-
<b>Total Transfers Reserves &amp; Debt Service Payments</b>	<b>\$24,031,413</b>	<b>\$11,481,159</b>	<b>\$0</b>

<b>Total Expenditures &amp; Transfers</b>	<b>\$31,457,976</b>	<b>\$11,481,159</b>	<b>\$10,899,458</b>
<b>Excess (Deficiency):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

- Note #1 Reflects adjustment of (\$401,380) for overpayment of TIF on difference between preliminary and final tax roll in FY 02/03
- Note #2 1/2 Mill Children's Trust prmt to RDA per Interlocal
- Note #3 MBRI (Loews) remits an annual use fee of \$580,000 to the RDA - RDA remits a Usage Fee to MBRI equal to 41.7% of first \$1,390,000 in Revenues and 28% of Revenues in excess of \$1,390,000
- Note #4 Includes direct retail management expenses plus estimated brokerage fees
- Note #5 Separate detail by project attached - from CIP and PW
- Note #6 Payment of Lincoln Road current debt service on Sunshine State Loan
- Note #7 Payment of Bass Museum current debt service on Gulf Breeze Loan
- Note #8 County admin fee @ 1.5% of County's increment revenue
- Note #9 CMB Admin Fee @ 1.5% of City's increment revenue
- Note #10 1/2 mill Children's Trust Contribution
- Note #11 Reserve for Capital Replacement Program

**Miami Beach Redevelopment Agency '  
Budget FY 2005/06 - Adopted Sept 21, 2005  
City Center Redevelopment Area**

Rev 09/08/05

<b>Revenues and Other Sources of Income</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Opening Balances:			
Tax Increment - City @ 7.481 mills	\$14,057,028	\$0	\$0
Tax Increment - County @ 5.867 mills (1)	\$10,622,892	\$10,622,892	\$0
50% Contribution from Resort Tax (1%)	\$2,972,500	\$0	\$0
1/2 Mill Children's Trust Contribution (2)	\$939,515	\$0	\$0
Interest Income	\$197,000	\$0	\$0
Anchor Garage Operations Revenue	\$1,516,085	\$0	\$0
Anchor Garage Use Fee (Loews) (3)	\$580,000	\$0	\$0
Anchor Shops Lease Revenue	\$633,085	\$0	\$0
Other Operating Transfers In	\$0	\$858,267	\$ 10,958,685
Fund Balance Re-allocation	\$0	\$0	\$0
<b>Total Revenue</b>	<b>\$31,518,105</b>	<b>\$11,481,159</b>	<b>\$10,958,685</b>

<b>Admin/Operating Expenses</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Management fee	414,000	-	-
Advertising & promotion	1,000	-	-
Postage & mailing	3,000	-	-
Printing	3,000	-	-
Office supplies & equipment	5,000	-	-
Meetings & conferences	4,000	-	-
Dues & subscriptions	1,000	-	-
Audit fees	8,500	-	-
Professional & related fees	45,500	-	-
Miscellaneous expenses	15,000	-	-
<b>Total Admin/Operating Expenses</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$0</b>

<b>Projects</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Anchor Garage Operations	869,611	-	-
Anchor Garage Facility Use/Usage Fee (3)	614,934	-	-
Anchor Garage Property Maintenance	42,000	-	-
Anchor Shops mgt fee & related exp (4)	76,000	-	-
Anchor Shops & Parking Garage Property and Sales Tax	439,316	-	-
Anchor Shops & Parking Garage Depreciation	402,000	-	-
Community Policing	2,512,197	-	-
Capital Projects Maintenance	1,970,505	-	-
Transfer to Capital Projects (5)	-	-	10,958,685
Other/Miscellaneous	-	-	-
<b>Total Project Costs:</b>	<b>\$6,926,563</b>	<b>\$0</b>	<b>\$10,958,685</b>

<b>Transfers, Reserves and Debt Service Payments</b>	<b>Operating Fund</b>	<b>Debt Service</b>	<b>Construction Fund</b>
Debt Service Cost - 96B & 98B Bonds	-	9,911,663	-
Current Debt Service - Lincoln Rd Project (6)	-	1,077,587	-
Current Debt Service - Bass Museum (7)	-	491,909	-
Reserve for County Admin Fee (8)	159,343	-	-
Reserve for CMB Admin Fee (9)	210,855	-	-
Reserve for Children's Trust Contribution (10)	939,515	-	-
Reserve for Millage/Capital Replacement(11)	341,984	-	-
Transfer County TIF to - Debt Svc Fund	10,622,892	-	-
Transfer to - Debt Svc Fund	858,267	-	-
Transfer to - Construction Funds	10,958,685	-	-
<b>Total Transfers Reserves &amp; Debt Service Payments</b>	<b>\$24,091,542</b>	<b>\$11,481,159</b>	<b>\$0</b>

<b>Total Expenditures &amp; Transfers</b>	<b>\$31,518,105</b>	<b>\$11,481,159</b>	<b>\$10,958,685</b>
<b>Excess (Deficiency):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

- Note #1 Reflects adjustment of (\$401,380) for overpayment of TIF on difference between preliminary and final tax roll in FY 02/03
- Note #2 1/2 Mill Children's Trust pmt to RDA per Interlocal
- Note #3 MBRI (Loews) remits an annual use fee of \$580,000 to the RDA - RDA remits a Usage Fee to MBRI equal to 41.7% of first \$1,390,000 in Revenues and 28% of Revenues in excess of \$1,390,000
- Note #4 Includes direct retail management expenses plus estimated brokerage fees
- Note #5 Separate detail by project attached - from CIP and PW
- Note #6 Payment of Lincoln Road current debt service on Sunshine State Loan
- Note #7 Payment of Bass Museum current debt service on Gulf Breeze Loan
- Note #8 County admin fee @ 1.5% of County's increment revenue
- Note #9 CMB Admin Fee @ 1.5% of City's increment revenue
- Note #10 1/2 mill Children's Trust Contribution
- Note #11 Reserve for Capital Replacement Program