

RESOLUTION NO. 663-2021

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE CITY CENTER REDEVELOPMENT AREA, THE ANCHOR SHOPS AND PARKING GARAGE, THE PENNSYLVANIA AVENUE SHOPS AND PARKING GARAGE, AND THE COLLINS PARK PARKING GARAGE FOR FISCAL YEAR 2021.

WHEREAS, the RDA City Center Redevelopment Area operating budget for Fiscal Year 2021 was adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on September 29, 2020, through Resolution 653-2020; and

WHEREAS, Section 166.241(4)(c), Florida Statutes, requires that a municipality's budget amendment must be adopted in the same manner as its original budget; and

WHEREAS, on January 26, 1993, Miami-Dade County adopted Resolution R-14-93, which, among other things, found the area of Miami Beach 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 to be a "blighted area" within the meaning of Part III of Chapter 163, Florida Statutes, and 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; and

WHEREAS, on November 16, 1993, the County and the City approved and entered into an Interlocal Agreement, by which the County delegated to the City certain redevelopment powers including, but not limited to, the creation of the RDA City Center Redevelopment Area and implementation of the Redevelopment Plan; and

WHEREAS, the First Amendment to the Interlocal Agreement, approved by the County Commission, through Resolution R-889-03, and approved by the City Commission, through Resolution 2003-25241, delegated to the City the power to develop and implement community policing initiatives; and

WHEREAS, the Second Amendment to the Interlocal Agreement, approved by the County Commission, through Resolution R-958-04, and approved by the City, through Resolution 2004-25560, allowed the Redevelopment Agency to refund certain bonds and provided for an annual fee of one and one-half percent to be paid to the County and City annually to defray administrative costs after debt service and all other obligations related to the bonds or future indebtedness was satisfied for the fiscal year; and

WHEREAS, the Third Amendment to the Interlocal Agreement, approved by the County Commission, through Resolution R-1110-14, and approved by the City Commission, through Resolution 2014-28835, among other things, allowed the Miami Beach Redevelopment Agency to issue \$430 million in bonds to refund existing debt and partially fund the Miami Beach Convention Center expansion and renovation project and delineated the annual administrative and operating expenditures for the Redevelopment Agency and any remaining funding to be used to retire debt early; and

WHEREAS, the Fourth Amendment to the Interlocal Agreement, approved by the County Commission on June 19, 2018, through Resolution R-644-18, and approved by the City on April 25, 2018, through Resolution 2018-30288, among other things, added certain expenditures to the authorized expenditures of the Redevelopment Agency, allowed the Redevelopment Agency to reimburse the City \$6,914,221 for construction delays and damages to the Convention Center renovation and expansion project resulting from Hurricane Irma, included proposed funding in an amount up to \$20 million to fund the Lincoln Road project, previously authorized as part of the Third Amendment, for a total project amount of up to \$40 million for the Lincoln Road project, distributed to both the County and the City, beginning in FY 2018, and continuing until FY 2023, an annual reimbursement based on each entity's proportionate share of expenditures for administration, community policing, and capital maintenance, and required that both set aside \$1.5 million of the annual reimbursement for beach re-nourishment to be utilized to leverage State or Federal funding for beach re-nourishment projects, and utilized any excess revenues, after the foregoing distributions, for the early prepayment of debt, as originally stipulated in the Third Amendment to the Interlocal Agreement; and

WHEREAS, in light of the Collins Park Garage being constructed using City Center Redevelopment Agency (RDA) funding, this proposed budget amendment transfers \$838,000 of projected revenues and expenditures for the Collins Park Garage from the Parking Department's Enterprise Fund to a stand-alone fund for FY 2021 to better track its revenues and expenditures for reporting purposes and increase transparency; and

WHEREAS, the revenues and expenditures budgeted for FY 2022, and subsequent years, for the operation of this garage have and will be appropriated in the new stand-alone fund.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that following a duly noticed public hearing on November 22, 2021, the Chairperson and Members of the Miami Beach Redevelopment Agency adopt the First Amendment to the RDA City Center Redevelopment Area, the Anchor Shops and Parking Garage, the Pennsylvania Avenue Shops and Parking Garage, and Collins Park Parking Garage operating budgets for FY 2021 as set forth in this Resolution and in the attached Exhibit "A."

PASSED and ADOPTED this 22 day of November, 2021.

ATTEST:



Rafael E. Granado, Secretary

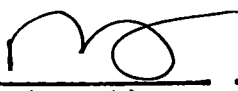


Dan Gelber, Chairperson

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

NOV 30 2021





Redevelopment Agency
General Counsel

Date 11-17-21
PAZ

Exhibit "A"

**Miami Beach Redevelopment Agency
City Center Redevelopment Area
Operating Budget**

	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
Revenues and Other Sources of Income			
Tax Increment - City	\$ 32,174,000		\$ 32,174,000
Proj Adjustment to City Increment	\$ (1,064,000)		\$ (1,064,000)
Tax Increment - County	\$ 26,190,000		\$ 26,190,000
Proj Adjustment to County Increment	\$ (867,000)		\$ (867,000)
Interest Income	\$ 894,000		\$ 894,000
Fund Balance/Retained Earnings	\$ 12,814,000		\$ 12,814,000
Other Income/Adjustments:	\$ 0		\$ 0
TOTAL REVENUES	\$ 70,141,000	\$ 0	\$ 70,141,000
Admin/Operating Expenditures			
Management Fee	\$ 537,000		\$ 537,000
Audit fees	\$ 21,000		\$ 21,000
Internal Services	\$ 173,000		\$ 173,000
Total Admin/Operating Expenditures	\$ 731,000	\$ 0	\$ 731,000
Project Expenditures			
Community Policing:			
Police	\$ 5,030,000		\$ 5,030,000
Code Compliance	\$ 208,500		\$ 208,500
Capital Projects Maintenance:			
Property Mgmt	\$ 1,667,000		\$ 1,667,000
Sanitation	\$ 3,994,000		\$ 3,994,000
Greenspace	\$ 799,500		\$ 799,500
Parks Maintenance	\$ 474,000		\$ 474,000
Total Project Expenditures	\$ 12,173,000	\$ 0	\$ 12,173,000
Reserves, Debt Service and Other Obligations			
Debt Service Cost	\$ 21,709,000		\$ 21,709,000
Reserve for County Admin Fee	\$ 380,000		\$ 380,000
Reserve for CMB Contribution	\$ 467,000		\$ 467,000
Reserve for County Reimbursement:			
Transfer to County Reimbursement	\$ 4,248,000		\$ 4,248,000
Transfer to County Beach Renourishment Fund	\$ 1,500,000		\$ 1,500,000
Reserve for City Reimbursement:			
Transfer to General Fund	\$ 4,414,000		\$ 4,414,000
Transfer to Beach Renourishment Fund	\$ 1,500,000		\$ 1,500,000
Transfer to Fleet Management Fund	\$ 1,152,000		\$ 1,152,000
Transfer to Convention Center	\$ 3,250,000		\$ 3,250,000
Set-aside for Debt Payoff	\$ 18,617,000		\$ 18,617,000
Total Reserves, Debt, & Other Obligations	\$ 57,237,000	\$ 0	\$ 57,237,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 70,141,000	\$ 0	\$ 70,141,000
SURPLUS / (GAP)	\$ 0	\$ 0	\$ 0

Exhibit "A"

Anchor Shops and Anchor Garage Operating Budget

Anchor Parking Garage	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
Revenues:			
Valet Parking	\$ 255,000		\$ 255,000
Monthly Permits	\$ 379,000		\$ 379,000
Attended Parking	\$ 1,566,000		\$ 1,566,000
Interest Income	\$ 275,000		\$ 275,000
TOTAL REVENUES	\$ 2,475,000	\$ 0	\$ 2,475,000
Expenditures:			
Salaries & Benefits			
Operating Expenditures	\$ 1,786,000		\$ 1,786,000
Transfer Out to Penn Garage	\$ 295,000		\$ 295,000
Internal Services	\$ 384,000		\$ 384,000
Capital	\$ 10,000		\$ 10,000
TOTAL EXPENDITURES	\$ 2,475,000	\$ 0	\$ 2,475,000
Revenues Less Expenditures	\$ 0	\$ 0	\$ 0
Anchor Shops	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
Revenues:			
Retail Leasing	\$ 957,000		\$ 957,000
Capital & Maintenance	\$ 134,000		\$ 134,000
Interest Earned	\$ 211,000		\$ 211,000
TOTAL REVENUES	\$ 1,302,000	\$ 0	\$ 1,302,000
Expenditures:			
Operating Expenditures	\$ 219,000		\$ 219,000
Transfer Out to Penn Shops	\$ 321,000		\$ 321,000
Internal Services	\$ 87,000		\$ 87,000
Contingency/Reserve	\$ 675,000		\$ 675,000
TOTAL EXPENDITURES	\$ 1,302,000	\$ 0	\$ 1,302,000
Revenues Less Expenditures	\$ 0	\$ 0	\$ 0
COMBINED REVENUES - EXPENDITURES	\$ 0	\$ 0	\$ 0

Exhibit "A"

Pennsylvania Avenue Shops and Pennsylvania Avenue Garage Operating Budget

Pennsylvania Parking Garage	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
Revenues:			
Transient	\$ 401,000		\$ 401,000
Monthly	\$ 189,000		\$ 189,000
Interest Income	\$ 35,000		\$ 35,000
Transfer In from RDA (Anchor Garage)	\$ 295,000		\$ 295,000
TOTAL REVENUES	\$ 920,000	\$ 0	\$ 920,000
Expenditures:			
Operating Expenditures	\$ 779,000		\$ 779,000
Internal Services	\$ 141,000		\$ 141,000
TOTAL EXPENDITURES	\$ 920,000	\$ 0	\$ 920,000
Revenues Less Expenditures	\$ 0	\$ 0	\$ 0
Pennsylvania Shops	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
Revenues:			
Interest Earned	\$ 2,000		\$ 2,000
Transfers In from RDA (Anchor Shops)	\$ 321,000		\$ 321,000
TOTAL REVENUES	\$ 323,000	\$ 0	\$ 323,000
Expenditures:			
Operating Expenditures	\$ 322,000		\$ 322,000
Internal Services	\$ 1,000		\$ 1,000
TOTAL EXPENDITURES	\$ 323,000	\$ 0	\$ 323,000
Revenues Less Expenditures	\$ 0	\$ 0	\$ 0
COMBINED REVENUES - EXPENDITURES	\$ 0	\$ 0	\$ 0

Exhibit "A"

Collins Park Garage Operating Budget

Collins Park Parking Garage		FY 2021	1st Budget	FY 2021
		Adopted	Amendment	Amended
Revenues:				
Transient	\$	0	763,000	\$ 763,000
Monthly	\$	0	75,000	\$ 75,000
TOTAL REVENUES	\$	0	\$ 838,000	\$ 838,000
Expenditures:				
Operating Expenditures	\$	0	838,000	\$ 838,000
TOTAL EXPENDITURES	\$	0	\$ 838,000	\$ 838,000
Revenues Less Expenditures	\$	0	\$ 0	\$ 0

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, Executive Director
DATE: November 22, 2021

SUBJECT: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE CITY CENTER REDEVELOPMENT AREA, THE ANCHOR SHOPS AND PARKING GARAGE, THE PENNSYLVANIA AVENUE SHOPS AND PARKING GARAGE, AND THE COLLINS PARK PARKING GARAGE FOR FISCAL YEAR 2021.

RECOMMENDATION

See attached Memorandum.

SUPPORTING SURVEY DATA

N/A

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Strategic Connection

Organizational Innovation - Ensure strong fiscal stewardship.

Legislative Tracking

Office of Management and Budget

ATTACHMENTS:

Description

- Memo 1st FY 2021 RDA Operating Budget Amendment
- Resolution

MIAMI BEACH

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

REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairperson and Members of the Miami Beach Redevelopment Agency

FROM: Alina T. Hudak, Executive Director

DATE: November 22, 2021

SUBJECT: **A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE CITY CENTER REDEVELOPMENT AREA, THE ANCHOR SHOPS AND PARKING GARAGE, THE PENNSYLVANIA AVENUE SHOPS AND PARKING GARAGE, AND THE COLLINS PARK PARKING GARAGE FOR FISCAL YEAR 2021.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

STRATEGIC PLAN SUPPORTED

Organizational Innovation – Ensure strong fiscal stewardship

BACKGROUND

The RDA City Center Redevelopment Area operating budget for Fiscal Year 2021 was adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on September 29, 2020, through Resolution 653-2020.

Section 166.241(4)(c), Florida Statutes, requires that a municipality's budget amendment must be adopted in the same manner as its original budget.

RDA CITY CENTER ANALYSIS

RDA City Center Redevelopment Area revenue sources for FY 2021 include City and County Tax Increment funds, estimated interest income, and use of prior year excess RDA Trust Fund revenues in accordance with the Fourth Amendment to the Interlocal Agreement between the City and Miami-Dade County.

RDA City Center Redevelopment Area expenditures for FY 2021 include community policing initiatives to provide enhanced levels of staffing and services throughout the area and capital projects maintenance for repairs and maintenance of existing capital assets in the City Center Redevelopment Area. In addition, the FY 2021 budget includes administrative expenditures that are comprised of a management fee allocated to the General Fund to pay for indirect staff support provided to the RDA, annual audit fees, and chargebacks for internal service department services provided.

The RDA City Center Redevelopment Area budget also includes the annual debt service related to the issuance of the 2015 Convention Center bonds. On December 15, 2015, the RDA issued \$286,245,000 in Tax Increment Revenue and Revenue Refunding Bonds, Series 2015A, and \$35,850,000 in Tax Increment Revenue Refunding Bonds, Taxable Series 2015B, which financed certain costs associated with the renovation and expansion of the Miami Beach Convention Center.

Other line-item expenditures budgeted in FY 2021 include items that, pursuant to the existing Bond Covenants, may only be expended once the annual debt service obligations have been met. These include a transfer to the Miami Beach Convention Center Fund, Miami-Dade County's administrative fees, which are equivalent to 1.5% of its respective TIF payment, and the corresponding contribution to the City's General Fund, which is equivalent to 1.5% of the City's share of its TIF payment.

REDEVELOPMENT AREA GARAGES AND SHOPS

The revenues and expenditures associated with the operations of the City Center Redevelopment Area Garages and Shops are presented as separate schedules in order to eliminate any perception that the proceeds from these facilities' operations are pooled with Tax Increment Financing (TIF) and other City Center Trust Fund revenues.

COLLINS PARK RDA GARAGE FUND

As part of the FY 2021 operating budget, the operations of the Collins Park Garage were budgeted in the Parking Department's Enterprise Fund. However, in light of this garage being constructed using City Center Redevelopment Agency (RDA) funding, the Administration recommends that the operations of this garage be transferred to a stand-alone fund to better track its revenues and expenditures for reporting purposes and increase transparency.

As a result, this proposed amendment is to transfer \$838,000 of projected FY 2021 revenues and expenditures for this garage from the Parking Department's Enterprise Fund to a stand-alone fund for FY 2021 since the revenues and expenditures budgeted for FY 2022, and subsequent years, have and will be appropriated in the new stand-alone fund.

CONCLUSION

The Administration recommends that the Chairperson and Members of the Miami Beach Redevelopment Agency adopt the First Amendment to the RDA City Center Redevelopment Area, the Anchor Shops and Parking Garage, the Pennsylvania Avenue Shops and Parking Garage, and Collins Park Parking Garage operating budgets for FY 2021 as described herein and further detailed in the attached Exhibit "A."

ATH/JW/TOS

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City Center Redevelopment Area
Operating Budget**

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