



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

## Exhibit "A"

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

	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
<b>Revenues and Other Sources of Income</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 70,141,000</b>	<b>\$ 0</b>	<b>\$ 70,141,000</b>
<b>Admin/Operating Expenditures</b>			
Management Fee	\$ 537,000		\$ 537,000
Audit fees	\$ 21,000		\$ 21,000
Internal Services	\$ 173,000		\$ 173,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 731,000</b>	<b>\$ 0</b>	<b>\$ 731,000</b>
<b>Project Expenditures</b>			
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
<b>Total Project Expenditures</b>	<b>\$ 12,173,000</b>	<b>\$ 0</b>	<b>\$ 12,173,000</b>
<b>Reserves, Debt Service and Other Obligations</b>			
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
<b>Total Reserves, Debt, &amp; Other Obligations</b>	<b>\$ 57,237,000</b>	<b>\$ 0</b>	<b>\$ 57,237,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 70,141,000</b>	<b>\$ 0</b>	<b>\$ 70,141,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

## Exhibit "A"

### Anchor Shops and Anchor Garage Operating Budget

Anchor Parking Garage	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
<b>Revenues:</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 2,475,000</b>	<b>\$ 0</b>	<b>\$ 2,475,000</b>
<b>Expenditures:</b>			
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,475,000</b>	<b>\$ 0</b>	<b>\$ 2,475,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
Anchor Shops	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
<b>Revenues:</b>			
Retail Leasing	\$ 957,000		\$ 957,000
Capital & Maintenance	\$ 134,000		\$ 134,000
Interest Earned	\$ 211,000		\$ 211,000
<b>TOTAL REVENUES</b>	<b>\$ 1,302,000</b>	<b>\$ 0</b>	<b>\$ 1,302,000</b>
<b>Expenditures:</b>			
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,302,000</b>	<b>\$ 0</b>	<b>\$ 1,302,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>COMBINED REVENUES - EXPENDITURES</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

## Exhibit "A"

### Pennsylvania Avenue Shops and Pennsylvania Avenue Garage Operating Budget

Pennsylvania Parking Garage	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
<b>Revenues:</b>			
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
<b>TOTAL REVENUES</b>	<b>\$ 920,000</b>	<b>\$ 0</b>	<b>\$ 920,000</b>
<b>Expenditures:</b>			
Operating Expenditures	\$ 779,000		\$ 779,000
Internal Services	\$ 141,000		\$ 141,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 920,000</b>	<b>\$ 0</b>	<b>\$ 920,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
Pennsylvania Shops	FY 2021 Adopted	1st Budget Amendment	FY 2021 Amended
<b>Revenues:</b>			
Interest Earned	\$ 2,000		\$ 2,000
Transfers In from RDA (Anchor Shops)	\$ 321,000		\$ 321,000
<b>TOTAL REVENUES</b>	<b>\$ 323,000</b>	<b>\$ 0</b>	<b>\$ 323,000</b>
<b>Expenditures:</b>			
Operating Expenditures	\$ 322,000		\$ 322,000
Internal Services	\$ 1,000		\$ 1,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 323,000</b>	<b>\$ 0</b>	<b>\$ 323,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>COMBINED REVENUES - EXPENDITURES</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

## Exhibit "A"

### Collins Park Garage Operating Budget

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