



**RDA MEMORANDUM**

TO: Honorable Chair and Members of the Board of Directors

FROM: Eric Carpenter, Executive Director

DATE: November 20, 2024

TITLE: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGETS FOR THE CITY CENTER REDEVELOPMENT AREA, THE ANCHOR SHOPS AND PARKING GARAGE, THE PENNSYLVANIA AVENUE SHOPS AND PARKING GARAGE, AND THE COLLINS PARK PARKING GARAGE.

**RECOMMENDATION**

The Administration recommends adopting this Resolution.

**BACKGROUND/HISTORY**

In accordance with Section 189.016, Florida Statutes, the governing body of the Miami Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year.

The Miami Beach Redevelopment Agency (RDA) City Center Redevelopment Area, the Anchor Shops and Parking Garage, the Pennsylvania Avenue Shops and Parking Garage, and the Collins Park Parking Garage operating budgets for Fiscal Year (FY) 2024 were adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on September 27, 2023, through Resolution No. 684-2023.

The First Amendment to the RDA City Center Redevelopment Area, the Anchor Shops and Parking Garage, the Pennsylvania Avenue Shops and Parking Garage, and the Collins Park Parking Garage operating budgets for Fiscal Year (FY) 2024 was adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on November 28, 2023, through Resolution No. 687-2023.

**ANALYSIS**

RDA City Center Redevelopment Area revenue sources for FY 2024 include City and County Tax Increment funds, interest income, and use of prior year excess RDA Trust Fund revenues in accordance with the Third Amendment to the Interlocal Agreement between the City and Miami-Dade County.

RDA City Center Redevelopment Area expenditures for FY 2024 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 2024 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 2024 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.

### **RDA City Center Operating Budget Amendment**

The preliminary year-end analysis based on the proposed realignment of funding budgeted between the various departments with funding in the RDA City Center Redevelopment Area for FY 2024 reflects that the City Center Redevelopment Area revenues totaled approximately \$62.5 million while total expenditures were \$61.8 million resulting in a preliminary surplus of \$766,000.

The Administration is recommending that \$241,000 be carried forward into FY 2025 for projects and equipment that were originally budgeted in FY 2024, but not completed and/or received in FY 2024 due to delays in the delivery of equipment and timing between fiscal years.

The remaining preliminary FY 2024 surplus of \$525,000 would be set aside to retire the outstanding debt issued in 2015 for the Convention Center renovation and expansion project as required pursuant to the Third Amendment to the Interlocal Agreement between the City and Miami-Dade County.

### **Anchor Shops and Parking Garage, Pennsylvania Avenue Shops and Parking Garage, and Collins Park Parking Garage**

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 comingled with Tax Increment Financing (TIF) and other City Center Trust Fund revenues.

#### **Collins Park Parking Garage**

Based on the preliminary FY 2024 year-end analysis for the Collins Park Parking Garage operating budget, there are \$26,000 of encumbrances for goods and/or services that were procured, but not received, that are recommended to be carried forward into the FY 2025 Collins Park Parking Garage operating budget.

### **FISCAL IMPACT STATEMENT**

See the information provided above.

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on .  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

### **FINANCIAL INFORMATION**

See the information provided above.

### **CONCLUSION**

The Administration recommends that the Chairperson and Members of the Miami Beach Redevelopment Agency adopt the Second 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 2024 as described herein and further detailed in the attached Exhibit "A."

EC/RW/JDG/TOS/RA

### **Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

### **Department**

Management and Budget

### **Sponsor(s)**

### **Co-sponsor(s)**

### **Condensed Title**

Adopt 2nd Amendment to City Center RDA Operating Budget for FY 2024. OMB