

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE THIRD AMENDMENT TO THE FISCAL YEAR 2025 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.

WHEREAS, 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; and

WHEREAS, 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) 2025 were adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency (the "RDA" or "City Center RDA") on September 25, 2024, through Resolution No. 695-2024; and

WHEREAS, 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 FY 2025 were adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on November 20, 2024, through Resolution No. 704-2024; and

WHEREAS, the Second 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 FY 2025 were adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on March 19, 2025, through Resolution No. 707-2025; and

WHEREAS, the Sixth Amendment to the Interlocal Agreement between the City of Miami Beach (City), the RDA, and Miami-Dade County (County), which was adopted by the County on November 6, 2024, through Resolution No. R-1002-24, and the City and the RDA on November 14, 2024, through Resolution Nos. 2024-33354 and 703-2024, respectively, amended, among other revisions, that the RDA be authorized to enter into a grant agreement in with the Convention Center Hotel Developer and Public Finance Authority for \$75.0 million (present value) to fund the financing gap for the full construction of the Miami Beach Convention Center Hotel Project; and

WHEREAS, this proposed amendment is to realign approximately \$12.0 million of the RDA's budgeted FY 2025 surplus to fund the payment to be made during FY 2025, which is the current fiscal year, in accordance with the executed grant agreement dated April 10, 2025.

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 May 21, 2025, the Chairperson and Members of the Miami Beach Redevelopment Agency adopt the Third Amendment to the 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 2025 as set forth in the attached Exhibit "A."

PASSED and **ADOPTED** this _____ day of _____, 2025.

ATTEST:

Steven Meiner, Chairperson

Rafael E. Granado, Secretary

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



Redevelopment Agency Date
General Counsel

5/17/2025

Exhibit “A”

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

	FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 35,675,000		\$ 35,675,000
Proj Adjustment to City Increment	\$ (1,766,000)		\$ (1,766,000)
Tax Increment - County	\$ 27,862,000		\$ 27,862,000
Proj Adjustment to County Increment	\$ (1,402,000)		\$ (1,402,000)
Interest Income	\$ 373,000		\$ 373,000
Fund Balance/Retained Earnings	\$ 16,441,000		\$ 16,441,000
TOTAL REVENUES	\$ 77,183,000	\$ -	\$ 77,183,000
Admin/Operating Expenditures			
Management Fee	\$ 640,000		\$ 640,000
Audit fees	\$ 32,000		\$ 32,000
Internal Services	\$ 96,000		\$ 96,000
Total Admin/Operating Expenditures	\$ 768,000	\$ -	\$ 768,000
Project Expenditures			
Community Policing:			
City Center RDA Police	\$ 5,543,000		\$ 5,543,000
City Center RDA Code Compliance	\$ 229,000		\$ 229,000
Capital Projects Maintenance:			
City Center RDA Property Mgmt.	\$ 2,419,000		\$ 2,419,000
City Center RDA Sanitation	\$ 4,260,500		\$ 4,260,500
City Center RDA Greenspace	\$ 918,500		\$ 918,500
City Center RDA Parks Maintenance	\$ 627,000		\$ 627,000
Total Project Expenditures	\$ 13,997,000	\$ -	\$ 13,997,000
Reserves, Debt Service and Other Obligations			
Debt Service Cost	\$ 20,908,000		\$ 20,908,000
Reserve for County Admin Fee	\$ 397,000		\$ 397,000
Reserve for CMB Contribution	\$ 509,000		\$ 509,000
Reserve for County Reimbursement:			
Transfer to County Reimbursement	\$ 6,200,000		\$ 6,200,000
Transfer to County Beach Renourishment Fund	\$ -		\$ -
Transfer to County Construct/Operate Housing for Homeless Persons	\$ 10,000,000		\$ 10,000,000
Reserve for City Reimbursement:			
Transfer to General Fund	\$ -		\$ -
Transfer to Beach Renourishment Fund	\$ -		\$ -
Transfer to Fleet Management Fund	\$ -		\$ -
Transfer to Convention Center	\$ 4,000,000		\$ 4,000,000
Convention Center Hotel Grant Agreement	\$ -	\$ 12,008,000	\$ 12,008,000
Set-aside for Debt Payoff	\$ 20,404,000	\$ (12,008,000)	\$ 8,396,000
Total Reserves, Debt Service & Other Obligations	\$ 62,418,000	\$ -	\$ 62,418,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 77,183,000	\$ -	\$ 77,183,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -

Exhibit "A"

Anchor Shops and Anchor Garage Operating Budget

Anchor Parking Garage		FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
Revenues:				
Valet Parking		\$ 314,000		\$ 314,000
Monthly Permits		\$ 599,000		\$ 599,000
Attended Parking		\$ 2,411,000		\$ 2,411,000
Interest Income		\$ 185,000		\$ 185,000
Misc./Other		\$ 1,000		\$ 1,000
TOTAL REVENUES		\$ 3,510,000	\$ -	\$ 3,510,000
Operating Expenditures:				
Operating Expenditures		\$ 2,919,000		\$ 2,919,000
Internal Services		\$ 499,000		\$ 499,000
Contingency/Reserve		\$ 92,000		\$ 92,000
TOTAL EXPENDITURES		\$ 3,510,000	\$ -	\$ 3,510,000
Revenues Less Expenditures		\$ -	\$ -	\$ -
Anchor Shops		FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
Revenues:				
Retail Leasing		\$ 813,000		\$ 813,000
Capital & Maintenance		\$ 116,000		\$ 116,000
Interest Income		\$ 189,000		\$ 189,000
TOTAL REVENUES		\$ 1,118,000	\$ -	\$ 1,118,000
Operating Expenditures:				
Operating Expenditures		\$ 344,000		\$ 344,000
Transfer Out to Penn Shops		\$ 95,000		\$ 95,000
Internal Services		\$ 43,000		\$ 43,000
Contingency/Reserve		\$ 636,000		\$ 636,000
TOTAL EXPENDITURES		\$ 1,118,000	\$ -	\$ 1,118,000
Revenues Less Expenditures		\$ -	\$ -	\$ -
COMBINED REVENUES - EXPENDITURES		\$ -	\$ -	\$ -

Exhibit "A"

Pennsylvania Avenue Shops and Pennsylvania Avenue Garage Operating Budget

Pennsylvania Avenue Parking Garage		FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
Revenues:				
Transient		\$ 566,000		\$ 566,000
Monthly		\$ 363,000		\$ 363,000
Interest Income		\$ 22,000		\$ 22,000
Misc./Other		\$ 99,000		\$ 99,000
TOTAL REVENUES		\$ 1,050,000	\$ -	\$ 1,050,000
Operating Expenses:				
Operating Expenditures		\$ 872,000		\$ 872,000
Internal Services		\$ 178,000		\$ 178,000
TOTAL EXPENDITURES		\$ 1,050,000	\$ -	\$ 1,050,000
Revenues Less Expenditures		\$ -	\$ -	\$ -
Pennsylvania Avenue Shops		FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
Revenues:				
Interest Earned		\$ 2,000		\$ 2,000
Transfers In from RDA (Anchor Shops)		\$ 95,000		\$ 95,000
Misc./Other		\$ 195,000		\$ 195,000
TOTAL REVENUES		\$ 292,000	\$ -	\$ 292,000
Operating Expenses:				
Operating Expenditures		\$ 290,000		\$ 290,000
Internal Services		\$ 2,000		\$ 2,000
TOTAL EXPENDITURES		\$ 292,000	\$ -	\$ 292,000
Revenues Less Expenditures		\$ -	\$ -	\$ -
COMBINED REVENUES - EXPENDITURES		\$ -	\$ -	\$ -

Exhibit "A"

Collins Park Parking Garage Operating Budget

Collins Park Parking Garage

Revenues:
 Transient
 Monthly
 Interest Income
 Misc./Other
TOTAL REVENUES
 Operating Expenses:
 Operating Expenditures
 Internal Services
TOTAL EXPENDITURES

	FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
\$	1,289,000		\$ 1,289,000
\$	262,000		\$ 262,000
\$	33,000		\$ 33,000
\$	26,000		\$ 26,000
\$	1,610,000	\$ -	\$ 1,610,000
\$	1,490,000		\$ 1,490,000
\$	120,000		\$ 120,000
\$	1,610,000	\$ -	\$ 1,610,000
Revenues Less Expenditures	\$ -	\$ -	\$ -