

RDA-1. A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE SECOND 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.

Applicable Area:



RDA MEMORANDUM

TO: Honorable Chair and Members of the Board of Directors

FROM: Eric Carpenter, Executive Director

DATE: March 19, 2025

TITLE: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE SECOND 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.

RECOMMENDATION

Adopt the attached Resolution.

BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the Miami Beach 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) 2025 were adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on September 25, 2024, through Resolution No. 695-2024.

The First Amendment to 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 was adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on November 20, 2024, through Resolution No. 704-2024.

SIXTH AMENDMENT TO INTERLOCAL AGREEMENT SUMMARY

The Sixth Amendment to the Interlocal Cooperation Agreement between the City of Miami Beach (City), the RDA, and the Miami-Dade County Board of County Commissioners (County) relating to the City Center Redevelopment Area was initially approved by the City and the RDA, through Resolution Nos. 2024-33347 and 697-2024 on October 30, 2024, and the County, through Resolution No. 952-24 on October 16, 2024, which, among other things, included:

1. The proposed issuance of refunding bonds to refund a portion of the RDA's Tax Increment Revenue and Revenue Refunding Bonds, Series 2015A, that were originally issued for the renovation and expansion of the Miami Beach Convention Center for which the refunding will generate debt service savings

2. Removal of the requirement that beginning in FY 2024, excess revenues must be used to pay down outstanding RDA debt and instead direct the use of such revenues that are outlined in Sections H, I, and J of the Interlocal Agreement
3. Provisions regarding the disposition of RDA Trust Fund funds starting in FY 2037
4. Authorization of a grant agreement in the amount of up to \$92.5 million (including principal, interest, and cost of issuance) between the RDA, the Convention Center Hotel Developer, and Public Finance Authority to facilitate the expeditious development of the Miami Beach Convention Center Headquarter Hotel. project

On November 6, 2024, the County, through Resolution No. R-1002-24, approved the reconsideration and revision of the previously approved Sixth Amendment to the Interlocal Cooperation Agreement and Convention Center Hotel Agreement. These agreements were modified and returned to the City and the RDA for consideration, which included the following changes:

1. By March 31, 2025, the RDA shall provide up to \$10.0 million in funding from the available balance in the RDA as of September 30, 2024, to the County to support the construction and operation of housing for homeless persons and facilities for survivors of domestic violence
2. Amend the Convention Center Hotel Grant Agreement to allocate the 50% of the Participation Payments previously designated for the City to now be directed to the County to fund supportive housing for individuals and families experiencing homelessness and domestic violence centers
3. Amend the Convention Center Hotel Grant Agreement to allocate the 50% of the 2% Transfer fees payment previously allocated to the City to now be directed to the County to fund supportive housing for individuals and families experiencing homelessness and domestic centers

The revised Sixth Amendment to the Interlocal Cooperation Agreement, which included the modifications that were transmitted by the County, was adopted by the City and the RDA, through Resolution Nos. 2024-33354 and 703-2024, respectively, on November 14, 2024.

ANALYSIS

Contribution to Construct/Operate Housing for Homeless Persons

As part of the revised Sixth Amendment to the Interlocal Cooperation Agreement that was adopted by the City, the RDA, and the County, the RDA shall provide funding to the County in an amount up to \$10.0 million from available RDA fund balance to support the construction and operation of housing for homeless persons and facilities for survivors of domestic violence.

This proposed amendment is to, therefore, appropriate \$10.0 million from available RDA fund balance to be appropriated in the FY 2025 City Center RDA operating budget in order to provide the County with the required funding by March 31, 2025, as stipulated in the approved Sixth Amendment to the Interlocal Cooperation Agreement.

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-notice/>

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 2025 as described herein and further detailed in the attached Exhibit "A."

EC/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 2025. OMB

EXHIBIT A

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

	FY 2025 Amended Budget	2nd 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	\$ 6,441,000	\$ 10,000,000	\$ 16,441,000
TOTAL REVENUES	\$ 67,183,000	\$ 10,000,000	\$ 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 Contribution	\$ -		\$ -
Set-aside for Debt Payoff	\$ 20,404,000		\$ 20,404,000
Total Reserves, Debt Service & Other Obligations	\$ 52,418,000	\$ 10,000,000	\$ 62,418,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 67,183,000	\$ 10,000,000	\$ 77,183,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -

EXHIBIT A

Anchor Shops and Anchor Garage Operating Budget

Anchor Parking Garage		FY 2025 Amended Budget	2nd 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	2nd 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	2nd 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	2nd 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		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
Revenues:				
Transient		\$ 1,289,000		\$ 1,289,000
Monthly		\$ 262,000		\$ 262,000
Interest Income		\$ 33,000		\$ 33,000
Misc./Other		\$ 26,000		\$ 26,000
TOTAL REVENUES		\$ 1,610,000	\$ -	\$ 1,610,000
Operating Expenses:				
Operating Expenditures		\$ 1,490,000		\$ 1,490,000
Internal Services		\$ 120,000		\$ 120,000
TOTAL EXPENDITURES		\$ 1,610,000	\$ -	\$ 1,610,000
Revenues Less Expenditures		\$ -	\$ -	\$ -

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING THE SECOND 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 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 was adopted by the Chairperson and Members of the Miami Beach Redevelopment Agency on November 20, 2024, through Resolution No. 704-2024; 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 shall provide the County with up to \$10.0 million of available RDA fund balance as of September 30, 2024 to support the construction and operation of housing for homeless persons and facilities for survivors of domestic violence; and

WHEREAS, this proposed amendment is to appropriate \$10.0 million from available prior year RDA fund balance to be provided to the County as stipulated in the Sixth Amendment to the Interlocal Agreement that was approved by the City, the RDA, and the County.

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 March 19, 2025, the Chairperson and Members of the Miami Beach Redevelopment Agency adopt the Second 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
General Counsel**

3/11/2025

Date

Exhibit "A"

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

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Project Expenditures			
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City Center RDA Code Compliance	\$ 229,000		\$ 229,000
Capital Projects Maintenance:			
City Center RDA Property Mgmt.	\$ 2,419,000		\$ 2,419,000
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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 Contribution	\$ -		\$ -
Set-aside for Debt Payoff	\$ 20,404,000		\$ 20,404,000
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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				
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"

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Pennsylvania Avenue Parking Garage		FY 2025 Amended Budget	2nd 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
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Operating Expenses:				
Operating Expenditures		\$ 872,000		\$ 872,000
Internal Services		\$ 178,000		\$ 178,000
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Pennsylvania Avenue Shops		FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
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Interest Earned		\$ 2,000		\$ 2,000
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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	FY 2025		2nd Budget Amendment	FY 2025		
	Amended Budget			Revised Budget		
Revenues:						
Transient	\$	1,289,000		\$	1,289,000	
Monthly	\$	262,000		\$	262,000	
Interest Income	\$	33,000		\$	33,000	
Misc./Other	\$	26,000		\$	26,000	
TOTAL REVENUES	\$	1,610,000	\$	-	\$	1,610,000
Operating Expenses:						
Operating Expenditures	\$	1,490,000		\$	1,490,000	
Internal Services	\$	120,000		\$	120,000	
TOTAL EXPENDITURES	\$	1,610,000	\$	-	\$	1,610,000
Revenues Less Expenditures						
	\$	-	\$	-	\$	-