

MIAMI BEACH REDEVELOPMENT AGENCY



ANNUAL REPORT 2022-2023

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Board of Directors



Chair
Steven Weiner
(Mayor)



Miami-Dade County
Commissioner (Dist. 5)
Eileen Higgins



Board Member
Kristen Rosen Gonzalez
(Commissioner)



Board Member
Laura Dominguez
(Commissioner)



Board Member
Alex J. Fernandez
(Commissioner)



Board Member
Tanya Bhatt
(Commissioner)



Board Member
David Suarez
(Commissioner)



Board Member
Joe Magazine
(Commissioner)

Executive Staff



Secretary
Rafael E. Granado
(City Clerk)

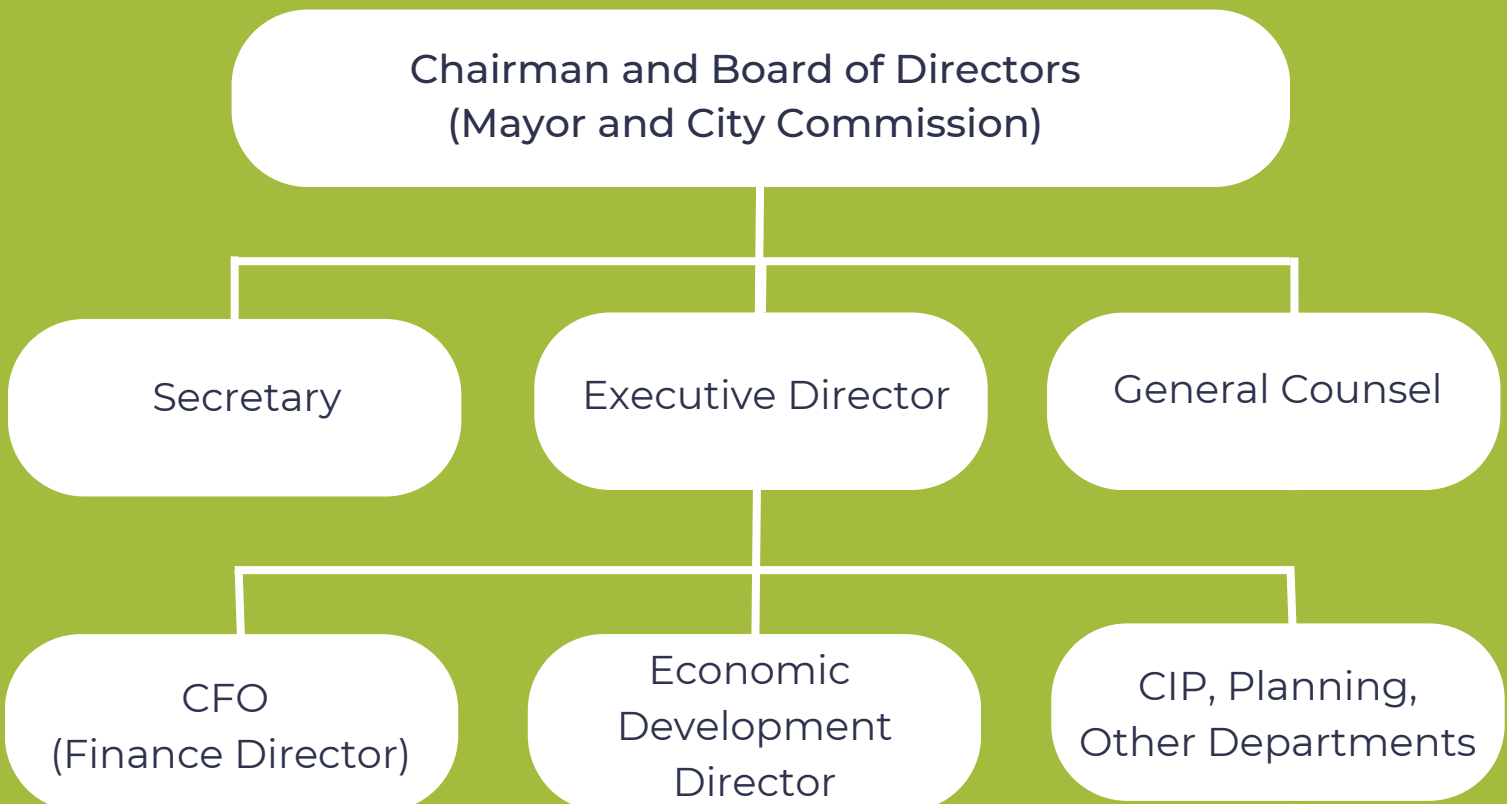


Executive Director
Alina T. Hudak
(City Manager)



General Counsel
Rafael A. Paz
(City Attorney)

Organizational Chart



General Information



Florida DEO Special District Accountability Program ID: 695

Registered Agent: Rickelle Williams

Mailing Address: 1755 Meridian Avenue, 2nd Floor, Miami Beach, FL 33139

County: Miami-Dade

Website: <https://www.miamibeachfl.gov/city-hall/economic-development/redevelopment-agency/>

Phone: 305-673-7572

Local Governing Authority: City of Miami Beach

Creation/Establishment Date: February 3, 1993

Creation Documents: Ordinance No. 93-2836 and
Resolution No. 93-20709

Board Selection: Identical to Local Governing Authority

Authority to Issue Bonds: Yes

Revenue: Tax Increment Financing

Redevelopment Area Acreage: 32

Base Year Taxable Value in RDA District (1993): \$292,572,271

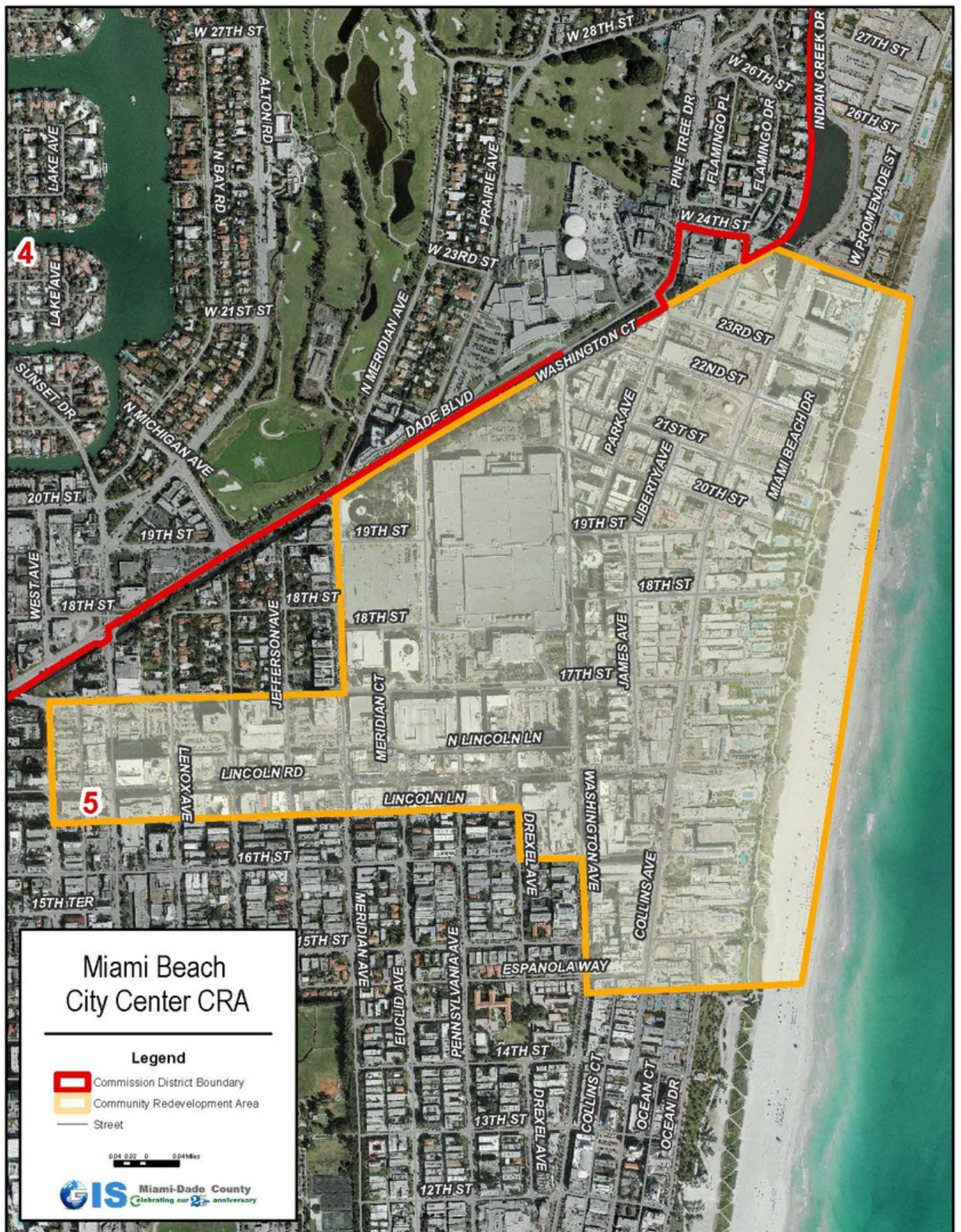
Current Year Taxable Value in RDA District (2023): \$6,023,225,280

Current Year Tax Increment Value (2023): \$5,730,653,009

Total Number of Activities Started: 3

Total Number of Activities Completed: 3

BOUNDARY MAP



This map was prepared by the Miami Dade County Information Technology Department Geographic Information Systems (GIS) Division For the Office of Management and Budget March, 2012

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LEGISLATIVE HISTORY

On January 26, 1993, Miami-Dade County (the “County”) adopted Resolution No. R-14-93, which:

(i) found the area in the City of Miami Beach (the “City”) 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 (the “City Center Redevelopment Area” or “City Center district”), to be a “blighted area” within the meaning of Part III of Chapter 163, Florida Statutes, and

(ii) 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.

On February 3, 1993, the City adopted Resolution No. 93-20709, which established a community redevelopment agency (the “Miami Beach Redevelopment Agency” or the “RDA”) and declared the members of the City Commission as the members of the RDA. Subsequently, on February 12, 1993, the City adopted Resolution No. 93-20721, which adopted the Agency’s City Center/Historic Convention Village Redevelopment and Revitalization Area plan (the “Plan”) for the redevelopment and revitalization of the Redevelopment Area.

On February 24, 1993, the City enacted Ordinance 93-2836, which created a City Center/Historic Convention Village Redevelopment and Revitalization Trust Fund and provided a funding mechanism for implementing the Plan. The County, on March 30, 1993, adopted Resolution No. R-317-93, which among other things (i) adopted the Plan and (ii) approved an Interlocal Cooperation Agreement, between the County and the City, dated and executed on November 16, 1993, as amended.



BACKGROUND

On March 20, 1996, the Mayor and City Commission adopted Resolution No. 96-21927 authorizing the creation of an Interlocal Agreement between the City and Miami-Dade County with respect to the Convention Development Tax (levied and collected under section 212.0305, Florida Statutes), the Performing Arts, and other issues. This agreement was amended in 2014 via Resolution No. 2014-28836, which extended the term of the City Center RDA to the earlier of March 31, 2044 or the date the Agency's indebtedness approved by the County was no longer outstanding.

Beginning FY 2016 and each year thereafter, the use of tax increment revenues to fund the Miami Beach Redevelopment Agency's expenditures for administration, community policing, and capital projects maintenance shall not exceed the prior fiscal year's distribution for such expenditures, adjusted by the lesser of the Miami Urban Area Consumer Price Index (CPI) or 3% annually to be calculated using the Miami Fort Lauderdale All Urban Consumers CPI from July to June for the prior year.

This agreement was amended a fourth time in 2018 via Resolution No. 2018-30288, to:

- 1) Allow the Redevelopment Agency to reimburse the City \$6,914,221 for construction impacts to the Miami Beach Convention Center renovation and expansion project resulting from Hurricane Irma;
- 2) Provide additional funding up to \$20 million for 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.
- 3) Distribute 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 projects maintenance.
- 4) Require that both set aside \$1.5 million of the annual reimbursement for beach re-nourishment that could be utilized to leverage State or Federal funding for beach re-nourishment projects; and
- 5) Utilize any excess revenues, after the foregoing distributions, for the early prepayment of debt, as originally stipulated in the Third Amendment to the Interlocal Agreement.

BACKGROUND cont.

On January 20, 2022, the City Commission and RDA Board approved the Fifth Amendment to the RDA Interlocal Agreement. The Fifth Amendment to the Interlocal Cooperation Agreement was executed on April 5, 2022 via Resolution 2022-32014, which allowed the Agency to disburse to the City \$27.1 million to fund the settlement agreement with Clark for the Convention Center Project. Additionally, the Fifth Amendment clarifies that the County's portion of the beach renourishment funds (\$1.5 million), outlined in the Fourth Amendment, can be used for beach renourishment activities at any beaches in the County.

MISSION

- To assure continued economic viability of the City Center Redevelopment Area and the City as a whole, through the implementation of the objectives and projects defined in the Redevelopment Plan and the amendments thereto;
- To incur minimum relocation and condemnation.
- To involve community residents in the redevelopment process.
- To establish the necessary linkages to tie in the Convention center, area hotels, cultural amenities, entertainment, residential and business uses in the district.
- To enhance diversity of form and activity through the use of established planning and design principles.
- To create a traffic system to serve local and through traffic needs.
- To recognize the historic structures and designations within the historic districts and facilitate development accordingly.



STATUS UPDATE

In 1993, the City Center/Historic Convention Village Redevelopment and Revitalization Area was established with the primary objective of creating a funding mechanism to encourage the development of a new convention hotel on the Miami Beach Convention Center Campus. It also aimed to connect the City's core area civic, business, cultural, and entertainment uses to lay the groundwork for a vibrant urban downtown spanning 332 acres.

Since its inception, the City Center Redevelopment Area has undergone dynamic change through a combination of public and private investment initiatives. Two convention-quality hotels were built as a result of public/private partnerships between the Redevelopment Agency (RDA) and the respective Developers: the 800-room Loews Miami Beach Hotel and the 425-room Royal Palm Crowne Plaza Hotel, the latter of which had the distinction of being the first African American owned hotel in the United States. Additionally, the space has been transformed by:

- The development of an 800-space public parking garage (Anchor Garage) to accommodate the parking needs for the Loews Miami Beach Hotel, the Crowne Plaza Hotel and other service and re-tail businesses in the area.
- A \$20 million renovation of Lincoln Road, partially funded with the participation of businesses on Lincoln Road.
- Implementation of a Cultural Arts Campus Master Plan for the area east of the Miami Beach Convention Center, which includes a new regional library, the headquarters of the Miami City Ballet, the expansion and renovation of the Bass Museum of Art, the re-landscaping of Collins Park, including the restoration of the Rotunda and extensive streetscape improvements throughout the area.
- Completion of the highly anticipated New World Campus, including the state-of-the-art Gehry-designed head-quarters facility for the New World Symphony and two publicly funded components, including a \$15 million municipal Gehry-designed parking garage and a \$21 million world-class park.
- An award-winning Beachwalk extending from 21st Street to Lummus Park, comprising an at-grade, landscaped pedestrian walkway.

STATUS UPDATE cont.

- Completion of two Convention Center Parks (Collins Canal Park and Pride Park), complementing the MBCC renovations, public art collection, and cultural institutions while serving as a sustainable resource for the community.
- Renovation of 100-year-old Carl Fisher Clubhouse & Annex to be managed by MBCC management OVG360 (formerly Spectra) and the selection of Sodexo Live (formerly Centerplate) as the food and beverage operator – holistically leveraging the ability of the MBCC to market a “Convention Center Campus” that serves residents, visitors and tourists.

Other paramount projects in the RDA include the 650-space mixed-use parking facility built on the surface parking lot on the west side of City Hall, which includes 35,000 square feet of municipal office space; the implementation of major street and infrastructure improvements throughout City Center, valued at more than \$26 million; and the acquisition and/or renovation of three multi-family buildings (Barclay, Allen House, The London House) to maintain the stock of affordable housing in the area.



OBJECTIVES

The Redevelopment Agency (RDA) aims to coordinate, implement and fund Redevelopment Plan goals and to focus on several initiatives focused on upgrading area infrastructure, streetscapes, parks, traffic and parking management while encouraging the inclusion of arts and cultural activities.

The RDA objective over the next few years is to focus on the planning and implementation of capital projects. An ongoing priority for the City Center area is to upgrade streetscapes, lighting, and related infrastructure, which includes the Lincoln Road Renovation Project.

The RDA will continue to invest in public safety enhancements provided under the Community Policing Program, and maintain capital assets funded with Tax Increment Financing (TIF). To date, many of the capital enhancements set forth in the Redevelopment Plan and the 2002 Amendment thereto, have been completed and/or are currently underway.

The Miami Beach Convention Center (MBCC) has significantly impacted the economic welfare of Miami Beach and greater Miami-Dade County for more than fifty years. It served as the site where Muhammad Ali (formerly known as Cassius Clay) defeated Sonny Liston for his first Heavyweight Championship of the World in 1964. In 1968, the Miami Beach Convention Center hosted the Republican National Convention with more than 20,000 delegates and thereafter, in 1972, the MBCC hosted more than 45,000 delegates during the Republican and Democratic National Conventions.

Originally built in 1957, the MBCC encompassed 108,000 square feet. In 1968, an additional 130,500 square feet of exhibit space was added, with additional support facilities subsequently constructed in 1974. In 1986, as the demand for exhibition space increased, the facility underwent a \$92 million renovation and doubled in size. In 1989, a master plan was also developed for the convention center complex, which included over \$50 million in upgrades, including complete renovations of all restrooms, full carpet replacement, and installation of a state-of-the-art telecommunications and networking infrastructure.



OBJECTIVES cont.



In 2019, the City initiated the transformation of the adjacent municipal parking lot to the west of the MBCC into a five-acre park. Named “Pride Park” by the citizens of Miami Beach in November 2019, the reimagined park features public art – “Bent Pool”, a public restroom, and embedded electrical systems to enable event activations. In June 2020, a “Juneteenth” commemorative tree was planted in Pride Park to celebrate the contributions of Miami Beach’s Black community. In December 2021, the facility was awarded a Silver Stella Award by Northstar Meeting Group.

In FY 2023, with support from the RDA, the MBCC hosted major events that included Florida Supercon, Jewelry International Showcase, Florida International Medical Expo, and eMerge America’s Technology Conference.



ACTIVITIES: COMMUNITY POLICING

The RDA is empowered to provide funding to support the development and implementation of community policing innovations, subject to the budgetary limitation set forth in the Interlocal Agreement.

The Miami Beach Police Department's Redevelopment Area Unit operates as a small police force within the City's Police Department, providing enhanced staffing and services seven days a week and 365 days a year.

The RDA Operations Unit (Police) provided patrol and specialized services to the City Center area, including the Lincoln Road corridor, Convention Center area, and Collins Park neighborhood. Performance measures focused on average response time to an emergency call (minutes). In FY 2023 the target response time was under 2 minutes, which was achieved with the actuals being 1.4 minutes.

The Park Ranger's Program was launched in 2015, and since then, its ambassadors have played a crucial role in ensuring public safety and welfare. They patrol parks, beachfront facilities, and grounds to prevent illegal activities and enhance community relations. Park Rangers are an essential part of public safety enhancement, as they rapidly provide assistance to various City departments and service providers, including Police, Parking, Code Compliance, Fire, Sanitation, and Homeless Outreach.



The Code Compliance Department is dedicated to safeguarding public health, safety, and welfare. By enforcing the City's Code of Laws and Ordinances, the department aims to enhance the quality of life for residents, business owners, and visitors. The department recognizes the importance of providing accessible education to promote awareness of the City's laws and regulations.

City Center RDA Operations (Code Compliance) officers are assigned to Lincoln Road and Espanola Way. Their role is to proactively patrol these areas to ensure compliance of businesses, sidewalk cafés, vendors, and other applicable entities with City Code.

Performance goals included inspecting 1,020 sidewalk cafés in FY 2023 and this goal was exceeded with 2,811 inspections completed. While there is no specified target for the number of sidewalk café violations, in FY 2023, Code Compliance issued 91 violations.

ACTIVITIES: CAPITAL PROJECTS MAINTENANCE



Landscape renovations, irrigation improvements, and continued maintenance and repairs all contributed to upholding high aesthetic standards.

Additionally, the utilization of refurbished plant materials throughout the Redevelopment Area, including high-trafficked areas such as Lincoln Road, the City Center campus, RDA parking garages, Collins Park Cultural Arts Campus and the Bass Museum, and various streetscapes and medians throughout the Redevelopment Area.

In order to sustain the beauty of parks and greenspaces, the RDA relies on the diligent work from the members City of Miami Beach's Park Grounds Maintenance Team. In addition, this team is responsible for the management of vendor contracts pertaining to grounds maintenance, athletic fields, and dog parks.

Sanitation Operations provided litter control & pressure washing services to Lincoln Road, the Beachwalk & Collins Park cultural campus seven days a week during the day & night shifts.

Activities: Tourism (Convention Center)

The MBCC has been solidified as a strong competitor against other destination convention centers. Support and funding from the RDA enables the City of Miami Beach to manage, maintain, promote, and operate the MBCC as a first-class Convention Center facility.

In FY 2023, the MBCC hosted 74 events from October 1, 2022 to September 30, 2023.

The MBCC is scheduled to welcome new and repeat business in 2024, utilizing all four exhibit halls. The City, together with MBCC management company OVG360 (formerly Spectra), food and beverage operator Sodexo Live (formerly Centerplate), and the Greater Miami Convention and Visitor Bureau (GMCVB), continue to strategize and explore new avenues to market the MBCC and promote MBCC as a best in class convention center of choice.





Affordable Housing

Due to the RDA's inability to commence new activities based on the Interlocal Agreement, in FY 2023, no funds were expended for affordable housing. However, the Miami Beach City Commission became party to a development agreement and ground lease for the development of an 80-unit mixed-use workforce housing structure within the Redevelopment Area. The ground floor will be activated by the City with cultural arts programming and the second floor will provide student housing to support the Miami City Ballet's dance education program. Funded using nonprofit bonds without RDA contribution, the development project is located in the Collins Park Cultural Arts Campus, an education and arts district originally created and developed with significant RDA investment.

FINANCIAL INFORMATION

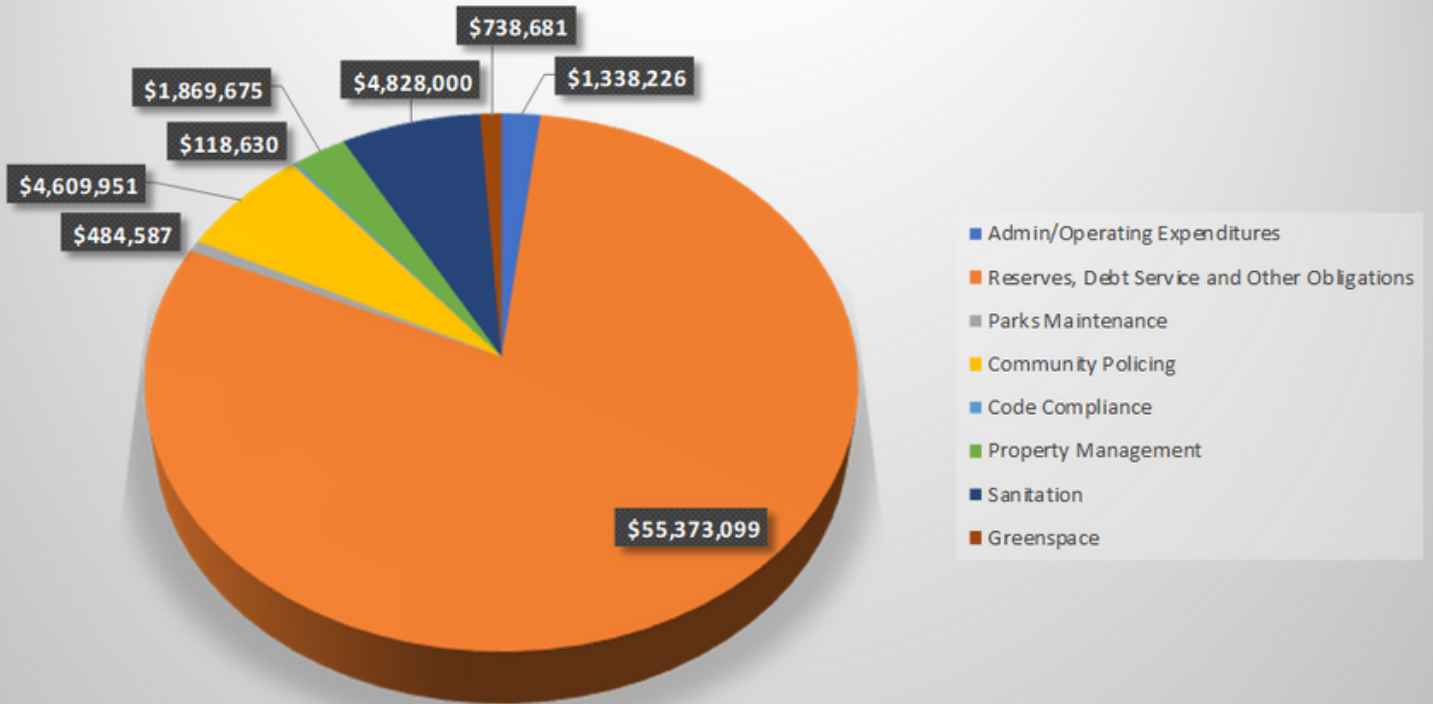
Financial Summary - Category Expenditures

FY 2023

Unaudited Actual

Admin/Operating Expenditures	\$	1,338,226
Reserves, Debt Service and Other Obligations	\$	55,373,099
Parks Maintenance	\$	484,587
Community Policing	\$	4,609,951
Code Compliance	\$	118,630
Property Management	\$	1,869,675
Sanitation	\$	4,828,000
Greenspace	\$	738,681
Total Expenditures	\$	69,360,849

Financial Summary - Category Expenditures FY 2023 Unaudited Actual



In Fiscal Year 2023, the majority of the RDA expenditures were accrued in the category of Reserves, Debts and Other Obligations accounting for 80% of the annual expenditures. The second largest category of expenditures was Community Policing, which accounted for 7% of the annual expenditures.



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