



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	February 11, 2019		Item Type: <small>(Enter X in box)</small>	Resolution <div style="text-align: center;">X</div>	Ordinance	Other
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading
	X		Public Hearing: <small>(Enter X in box)</small>	Yes	No	Yes
				X		No
Funding Source:	130-389100		Advertising Requirement: <small>(Enter X in box)</small>	Yes		No
						X
Account Balance:	\$16,885,807		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Project Number :	N/A		

Strategic Priority:
(Enter X in box)

Capital Improvements

Goal 1 - Undertake Total Improvements of Public Realm ☐

Goal 2 - Promote Public/Public and Public/Private Partnership ☐

Promote Projects with Large-Scale Impacts

Goal 1 – Issue a Request for Proposals (RFP) for NW infill Housing ☐

Goal 2 – Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel ☐

Priority Area:

North West Quadrant ☐

FEC Corridor ☐

Southwest Quadrant ☐

Northeast Quadrant ☐

Southeast Quadrant ☐

Sponsor Name:	Dr. Jeremy Earle, Executive Director	Department:	HBCRA
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Short Title:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AN AMENDMENT TO THE FISCAL YEAR 2018-2019 BUDGET IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2018-2019 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2018-2019 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background:

On September 17, 2018, the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors approved the HBCRA annual budget for FY 18/19. The approved budgeted amount is \$16,098,037. Within the approved budget, the HBCRA allocated \$2,427,674 towards carryforward fund balance to be used for specific redevelopment projects such as Icebox Café, Mega Developers, Donaldson-West Venture, Hallandale City Center, and NE 3rd Street Improvements.

Current Situation:

On December 14, 2018, the City of Hallandale Beach (the City) completed the FY 17/18 year-end closing process. The year-end closing process appropriates encumbrances (purchase orders) from FY 17/18 and into FY 18/19. As a result, \$787,770 in purchase orders from FY 17/18 is automatically added to the FY 18/19 budget.

In conjunction with the Finance Consultant, the HBCRA conducted an analysis to account for any additional cash from FY 17/18 that could be used for programs and projects in FY 18/19. The findings from the analysis concluded that an additional \$577,430 could be appropriated in FY 18/19.

Executive Director/Assistant City Manager

At the January 28, 2019 HBCRA meeting, the Board appointed Dr. Jeremy Earle as the HBCRA Executive Director. Prior to being appointed Executive Director, one of Dr. Earle's responsibilities as Assistant City Manager was to oversee CRA business and staff. Both the City and HBCRA allocates 50% of salaries and benefits for Dr. Earle.

Based on City Commission and Board approval, Dr. Earle currently serves as an Assistant City Manager and the Executive Director role. Based in increased responsibilities within the HBCRA, the new budget allocation for Dr. Earle will be 57% (HBCRA) and 43% (City).

Neighborhood Enhanced Paint Program

The HBCRA has created the Neighborhood Enhanced Paint Program for single-family residential homes. The increase of \$40,000 will allow the agency to paint additional homes and offer new landscaping to more homeowners.

Gap Grant Correction for Donaldson-West Venture

In the FY 18/19 approved budget, there is an allocation of \$660,000 for Gap Grant funding for the Donaldson-West Venture (Hallandale Beach Commons) development. This development is for ten for-sale townhouses and related amenities. Per the Development Agreement approved by the Board on February 13, 2017, the Gap Grant funding should be \$716,000 (10 units at \$71,600 per unit). As a result, the Gap Grant for Donaldson-West Venture needs to be increased by \$56,000 to reflect the amount in the approved Development Agreement.

Implementation Plan

If the Board approves the Resolution for the acceptance of the proposal from Strategic Planning Group, Inc. & IBI Group, Inc., \$189,000 would need to be allocated to Professional Services to fund the HBCRA Implementation Plan modification for the revision of the HBCRA Plan per Florida Statute 163 Part III.

Commercial Investment Program

In the FY 18/19 approved budget, the HBCRA has allocated \$1,000,000 towards the Commercial Investment Program (CIP). Once the FY 17/18 purchase orders of \$113,432 were appropriated into FY 18/19. The FY 18/19 total budget is now \$1,113,432 for the CIP. In order to provide for as much economic development activity as possible, HBCRA Staff recommends that \$287,430 of the carryforward amount of \$577,430 be allocated towards the CIP.

Within the Commercial Investment Program allocation, there is \$150,000 for the Art in Public Places program. The Art in Public Places initiative is dedicated to enriching the public environment, preserving and enhancing the artistic and civic pride of the City, and serving to create an art and cultural identity for the City of Hallandale Beach. Art in Public Places would provide for murals (\$80,000) as well as functional public art (\$75,000).

The amended FY 18/19 budget would increase to \$1,405,862 for the CIP.

- \$1,000,000 – Allocated in the Adopted FY 18/19 Budget

- \$150,000 – Art in Public Places
- \$850,000 – Facades , Interior and Kitchen Improvements
- \$113,432 – Purchase Orders from FY 17/18
- \$292,430 – Additional Funding as a Result of Financial Analysis
- **\$1,405,862** – Amended FY 18/19 Budget for Commercial Investment Program

Breakdown of Balance Available for Appropriations

- \$5,000 – Art Murals
- \$40,000 – Paint Voucher Program
- \$56,000 – Gap Grant correction for Donaldson-West Venture
- \$189,000 – Implementation Plan
- \$287,430 – Facades and Improvements)
- **\$577,430** – Total

FY 18/19 Total Amended Budget

If approved, the FY 18/19 Budget would increase to \$17,463,237 as a result of:

- \$16,098,037 – FY 18/19 Approved Budget
- \$787,770 – FY 17/18 Purchase Orders
- \$577,430 – Balance available for Appropriations
- **\$17,463,237** – FY 18/19 Total Amended Budget

Fiscal Impact:

\$577,430

Why Action is Necessary:

Under the By-Laws Section 5.2, the HBCRA shall not expend any funds other than those in the budget or otherwise authorized by the Board, provided that the Directors shall have the power to amend its budget as may from time to time be necessary.

Proposed Action:

Staff recommends approval of the attached Resolution authorizing a Budget Amendment to the FY 18/19 HBCRA Adopted Budget.

Staff also recommends authorizing the Executive Director to make a continued adjustment of the HBCRA Annual Adopted Budget to amend the budget based upon receipt of grant funds. The budget shall be automatically amended upon the adoption of a resolution to accept a grant or donation. Such amendments shall be automatic only when such amendments are authorized in the resolution approving the grant or donation.

Attachment(s):

Exhibit 1 – Resolution
Exhibit 2 – Balance Available for Appropriations
Exhibit 3 – FY 18/19 Proposed Budget Amendment

Faith Phinn

Prepared by: Faith Phinn, Financial Management Analyst

Nickens Remy

Prepared by: Nickens Remy, CRA Fiscal Operations Manager



Reviewed by : Jeremy Earle , Ph. D., AICP, FRA-RA, Executive Director/Assistant
City Manager