

RESOLUTION NO. 694-2024

**A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE BOARD OF THE MIAMI BEACH REDEVELOPMENT AGENCY ADOPTING AND APPROPRIATING THE MIAMI BEACH REDEVELOPMENT AGENCY CAPITAL BUDGET FOR FISCAL YEAR 2025 AND ADOPTING THE CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2025 - 2029.**

**WHEREAS**, the Fiscal Years (FY) 2025 - 2029 Capital Improvement Plan ("CIP") for the Miami Beach Redevelopment Agency (RDA) is a five-year plan for public improvements and capital expenditures by the RDA; and

**WHEREAS**, the CIP is an official statement of public policy regarding long-range physical development in the City of Miami Beach; and

**WHEREAS**, the RDA Capital Budget for FY 2025 itemizes project funds to be committed during the upcoming fiscal year and details expenditures for project components, which include architectural and engineering, construction, equipment, Art in Public Places, and other project costs as may be required; and

**WHEREAS**, the RDA City Center Renewal & Replacement Capital Budget for FY 2025 totals \$851,311; and

**WHEREAS**, the Non-TIF RDA Capital Budget for FY 2025 totals \$7,800,467; and

**WHEREAS**, the RDA Series 2015A Capital Budget for FY 2025 totals \$7,127,016; and

**WHEREAS**, the City Center RDA Capital Fund Capital Budget for FY 2025 totals \$1; and

**WHEREAS**, the RDA Anchor Garage Capital Budget for FY 2025 totals \$879,300; and

**WHEREAS**, the RDA Penn Garage Capital Budget for FY 2025 totals \$550,000; and

**WHEREAS**, the projects to be appropriated in the FY 2025 RDA Capital Budget and CIP for FY 2025 - 2029 are set forth in Attachment "A," which is attached hereto and incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY**, that the Chairperson and Members of the Board of the Miami Beach Redevelopment Agency hereby adopt and appropriate the Miami Beach RDA Capital Budget for FY 2025 and adopt the Capital Improvement Plan for Fiscal Years 2025 through 2029, as set forth in Attachment "A."

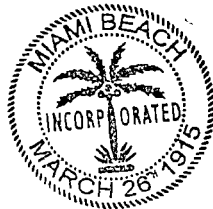
**PASSED AND ADOPTED** this 25<sup>th</sup> day of September 2024.

**ATTEST:**

  
\_\_\_\_\_  
Rafael E. Granado, Secretary

SEP 26 2024

  
\_\_\_\_\_  
Steven Meiner, Chairperson



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
Redevelopment Agency      Date  
General Counsel                      9/18/2024



**RDA MEMORANDUM**

TO: Honorable Chair and Members of the Board of Directors  
FROM: Eric Carpenter, Executive Director  
DATE: September 25, 2024  
TITLE: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE BOARD OF THE MIAMI BEACH REDEVELOPMENT AGENCY, ADOPTING AND APPROPRIATING THE MIAMI BEACH REDEVELOPMENT AGENCY CAPITAL BUDGET FOR FISCAL YEAR 2025 AND ADOPTING THE CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2025 - 2029.

**RECOMMENDATION**

The Administration recommends that the Chairperson and members of the Miami Beach Redevelopment Agency adopt the attached resolution which adopts the final Capital Budget for the Miami Beach Redevelopment Agency (RDA) for Fiscal Year (FY) 2025 and the Capital Improvement Plan for Fiscal Years 2025 - 2029.

**BACKGROUND/HISTORY**

Planning for capital improvements is an ongoing process; as needs change within the City of Miami Beach (the City), capital programs and priorities must be adjusted. The Capital Improvement Plan (CIP) serves as the primary planning tool for systematically identifying, prioritizing, and assigning funds to critical capital development, improvements, and associated needs.

The RDA CIP process begins in the winter when all departments are asked to prepare capital improvement updates and requests on the department's ongoing and proposed capital projects. Individual departments prepare submittals identifying potential funding sources and requesting commitment of funds for their respective projects. The proposed document is then reviewed by the City Manager/RDA Executive Director, and upon approval, is submitted to the Finance and Economic Resiliency Committee (FERC) for review and, subsequently, to the City Commission and RDA Board for final approval and adoption.

The CIP is a financing and construction/acquisition plan for projects that require significant capital investment and is intended to serve as an official statement of public policy regarding long-range physical development in the Redevelopment Area. The CIP specifies and describes the RDA's capital project plan and establishes priorities for the upcoming five-year period.

The Administration is presenting the final FY 2025 RDA Capital Budget and CIP for FY 2025 - 2029 following a comprehensive review of the CIP to ensure that the plan accurately reflects all project budgets, funding sources and commitments, for adoption by the Chairperson and Board Members of the Miami Beach Redevelopment Agency.

## **ANALYSIS**

The FY 2025 - 2029 CIP for the RDA is a five-year plan for public improvements and capital expenditures. The CIP has been updated to include additional funding sources that have become available, changes in project timing, and other adjustments to ongoing projects as they have become better defined. Certain adjustments have been made to reflect projects that have been reconfigured, re-titled, combined with or separated from other projects and/or project groupings. These adjustments have no fiscal or cash impact and are as a result of a comprehensive review of the program to ensure that our plan accurately reflects all project budgets, funding sources, and commitments.

Capital funding priorities were discussed at the FERC Budget Briefings held on June 21, 2024 and July 12, 2024. The City Manager/RDA Executive Director, Assistant City Managers, the Office of Capital Improvement Projects Director, other department directors and City staff were available to discuss specific projects and respond to the Committee's questions.

During the FERC Budget Briefings, staff presented the preliminary list of unfunded projects, which were being requested, including projects that the Administration proposed for funding subject to the availability of funds. A summary of projects recommended for funding in the FY 2025 RDA Capital Budget, based on direction given by the FERC, is presented below (sorted by funding source).

## **FUNDING RECOMMENDATIONS**

**Attachment A**, provided for your review, includes an overview of available funding by source, as well as funding requests for new and existing projects. The capital improvement plan detailed in Attachment A includes the City's known capital needs for the next five years.

### RDA City Center Renewal & Replacement Fund (Fund 164)

- 777 Building Roof Replacement - \$400,000
- City Hall Glass Elevators Modernization - \$300,000
- City Hall Elevator #3 Repairs - \$150,000
- City Hall Restroom Renovations (split-funded) - \$1,311

### Non-TIF RDA Fund (Fund 165)

- Convention Center/Lincoln Rd Connector - \$7,800,467

### 2015A RDA Bond Fund (Fund 309)

- Miami Beach Convention Center Roof Replacement (formerly Convention Center Roof Replacement [Over Exhibit Hall H]) (split-funded) - \$6,627,016
- Convention Center Renovation Punch List Items - \$500,000

### City Center RDA Capital Fund (Fund 365)

- Collins Canal Enhancement Project - \$985,485 – funding transferred from the following projects:
  - City Center Commercial District BPB – (\$543,304)
  - Seawall-Botanical Garden – (\$442,180)

### RDA (Anchor) Garage Fund (Fund 463)

- 16<sup>th</sup> Street Garage LED Retrofit - \$350,000
- 16<sup>th</sup> Street Garage Generator - \$250,000
- 16<sup>th</sup> Street Parking Garage Elevator Retrofit Upgrades - \$100,000

- 16<sup>th</sup> Street Parking Garage Sand Interceptor Improvements - \$100,000
  - 16<sup>th</sup> Street Garage Hollow Metal (HM) Doors Replacement - \$79,300
- Penn Garage Fund (Fund 467)

- Pennsylvania Garage-Generator Renewal - \$300,000
- Pennsylvania Garage LED Retrofit - \$250,000

**FISCAL IMPACT STATEMENT**

See details 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 details above

**CONCLUSION**

The Administration recommends that the Chairperson and members of the Miami Beach Redevelopment Agency adopt the final Capital Budget for the RDA for FY 2025 and adopt the Capital Improvement Plan for FY 2025 - 2029.

Attachment A – FY 2025 - 2029 RDA Capital Improvement Plan

EC/JDG/TOS

**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 Final City Center RDA Capital Budget for FY 2025. ED

PROJECT	PROJECT NAME	Previous Years	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
<b>164 RDA CITY CENTER RENEWAL &amp; REPL</b>								
29300	LINCOLN RD LENOX-COLLINS W/SIDE ST.	20,000,000	-	-	-	-	-	20,000,000
61726	CITY HALL WOODEN DOOR REPLACEMENTS	-	-	300,000	-	-	-	300,000
64420	CITY HALL RESTROOM RENOVATIONS	-	1,311	-	-	-	-	1,311
66928	CITY HALL WINDOW TREATMENT	-	-	100,000	-	-	-	100,000
67326	CITY HALL GLASS ELEVATORS MODRNZTN	-	300,000	-	-	-	-	300,000
67426	CITY HALL ELEVATOR #3 REPAIRS	-	150,000	-	-	-	-	150,000
68026	777 BLDG. ROOF REPLACEMENT	-	400,000	-	-	-	-	400,000
<b>Fund Total:</b>		<b>20,000,000</b>	<b>851,311</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,251,311</b>
<b>165 NON - TIF RDA FUND</b>								
20197	CITY CENTER RESILIENCY ENHANCEMENTS	1,000,000	-	-	-	-	-	1,000,000
20200	TRANSPORTATION CAPITAL INITIATIVE	8,000,000	-	-	-	-	-	8,000,000
29310	CONV.CTR./LINCOLN RD CONNECTOR	-	7,800,467	-	-	-	-	7,800,467
<b>Fund Total:</b>		<b>9,000,000</b>	<b>7,800,467</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>16,800,467</b>
<b>309 RDA SERIES 2015A</b>								
23023	CC COOLING TOWER OVERHAUL	300,000	-	-	-	-	-	300,000
23123	CC RENOVATION PUNCH LIST ITEMS	501,000	500,000	-	-	-	-	1,001,000
28170	CC SPECIAL EVENT TENT ENHANCEMENT	8,947,000	-	-	-	-	-	8,947,000
28180	CC CARL FISHER HOUSE RESTORATION	3,997,580	-	-	-	-	-	3,997,580
29310	CONV.CTR./LINCOLN RD CONNECTOR	10,000,000	-	-	-	-	-	10,000,000
29320	17TH ST NORTH IMPROVEMENTS	2,000,000	-	-	-	-	-	2,000,000
63129	CC ROOF REPLACEMENT	-	6,627,016	-	-	-	-	6,627,016
<b>Fund Total:</b>		<b>25,745,580</b>	<b>7,127,016</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,872,596</b>
<b>365 CITY CENTER RDA CAP FUND</b>								
23270	CITY CENTER COMMERCIAL DISTRICT BPB	13,539,610	(543,304)	-	-	-	-	12,996,306
27070	BEACHWALK LIGHTING RETRO	665,625	-	-	-	-	-	665,625
27600	SEAWALL-BOTANICAL GARDEN	1,208,662	(442,180)	-	-	-	-	766,482
27780	MIAMI CITY BALLET WINDOWS	126,799	-	-	-	-	-	126,799
28180	CC CARL FISHER HOUSE RESTORATION	265,320	-	-	-	-	-	265,320
29300	LINCOLN RD LENOX-COLLINS W/SIDE ST.	20,000,000	-	-	-	-	-	20,000,000
29500	COLLINS CANAL ENHANCEMENT PROJECT	2,999,999	985,485	-	-	-	-	3,985,484
29530	COLLINS PARK ANCILLARY IMPROVEMENTS	5,581,342	-	-	-	-	-	5,581,342
29880	LINCOLN RD MALL ADA PEDESTRIAN PATH	87,500	-	-	-	-	-	87,500
<b>Fund Total:</b>		<b>44,474,857</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>44,474,858</b>

PROJECT	PROJECT NAME	Previous Years	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
<b>463 RDA- GARAGE FUND</b>								
20022	16TH ST GARAGE JOINT REPLACEMENT	200,000	-	-	-	-	-	200,000
20200	TRANSPORTATION CAPITAL INITIATIVE	7,000,000	-	-	-	-	-	7,000,000
21124	16TH ST GARAGE-EXTERIOR RENEWAL	400,000	-	-	-	-	-	400,000
26100	CITYWIDE GARAGE SECURITY CAMERA SYS	250,000	-	-	-	-	-	250,000
60023	16TH ST GARAGE-PLUMBING SYSTEM UPDT	195,000	-	-	-	-	-	195,000
60190	ANCHOR GRGE ELEVATOR REPLACEMENT	357,995	-	-	-	-	-	357,995
60324	16TH ST GARAGE GENERATOR	-	250,000	-	-	-	-	250,000
61718	16TH ST GARAGE FIRE SPRINKLER	1,444,000	-	-	-	-	-	1,444,000
62525	16TH ST GARAGE HM DOORS REPLACEMENT	-	79,300	-	-	-	-	79,300
64224	16TH ST GARAGE AC CONDENSING UNIT	87,840	-	-	-	-	-	87,840
64324	16TH ST GARAGE ROOF AIR UNT RENEWAL	96,768	-	-	-	-	-	96,768
65328	16TH ST GARAGE EXIT SIGNS REPLCMNT	-	-	-	87,840	-	-	87,840
66918	ANCHOR GRGE FIRE ALARM REPLACEMENT	221,000	-	-	-	-	-	221,000
67922	16TH ST GARAGE EXT PAINT & WATRPRF	430,000	-	-	-	-	-	430,000
68323	16TH ST GARAGE FAN REPLACEMENT	52,000	-	-	-	-	-	52,000
68325	16TH ST GARAGE REPLACEMENT OF VENT	80,000	-	-	-	-	-	80,000
68328	16TH ST GARAGE ELEVATOR RETROFIT	-	100,000	-	-	-	-	100,000
68423	16TH ST GARAGE REPLC ELEV FLR/LIGHT	37,000	-	-	-	-	-	37,000
68425	16TH ST GARAGE LOBBY (2) LOCATIONS	100,000	-	-	-	-	-	100,000
68428	16TH ST GARAGE LED RETROFIT	-	350,000	-	-	-	-	350,000
68528	16TH ST GARAGE SAND INTERCEPTOR	-	100,000	-	-	-	-	100,000
68623	16TH ST GARAGE BUILDING JOINT REPL	36,000	-	-	-	-	-	36,000
<b>Fund Total:</b>		<b>10,987,603</b>	<b>879,300</b>	<b>-</b>	<b>87,840</b>	<b>-</b>	<b>-</b>	<b>11,954,743</b>
<b>465 RDA-ANCHOR SHOPS FUND</b>								
20200	TRANSPORTATION CAPITAL INITIATIVE	6,000,000	-	-	-	-	-	6,000,000
<b>Fund Total:</b>		<b>6,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,000,000</b>
<b>467 PENN GARAGE FUND</b>								
26100	CITYWIDE GARAGE SECURITY CAMERA SYS	233,000	-	-	-	-	-	233,000
60025	PENN GARAGE-ROOFTOP-STAIRS ELEVATOR	-	-	-	40,000	-	-	40,000
60424	PENN GARAGE-GENERATOR RENEWAL	-	300,000	-	-	-	-	300,000
60524	PENN GARAGE-PLUMBING SYSTEM UPDATE	-	-	75,000	-	-	-	75,000

PROJECT	PROJECT NAME	Previous Years	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
60823	PENN GARAGE-FIRE SPRINKLER RENEWAL	300,000	-	-	-	-	-	300,000
68628	PENNSYLVANIA GARAGE LED RETROFIT	-	250,000	-	-	-	-	250,000
<b>Fund Total:</b>		<b>533,000</b>	<b>550,000</b>	<b>75,000</b>	<b>40,000</b>	<b>-</b>	<b>-</b>	<b>1,198,000</b>
<b>Grand Total:</b>		<b>116,741,040</b>	<b>17,208,095</b>	<b>475,000</b>	<b>127,840</b>	<b>-</b>	<b>-</b>	<b>134,551,975</b>