

Midtown Miami CDD
Assessment Summary
FY 2019-2020

On-Roll

Category	Units	PER Unit										Overall Increase or Decrease
		FY 2020			FY 2019			Difference				
		2014A Assessment (Gross)*	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)		
Biscayne Partners												
Apartments (units) - Midblock	173	(\$107.91)	\$224.94	\$137.53	\$0.00	\$196.64	\$139.30	(\$107.91)	\$28.30	(\$1.77)	(\$81.38)	
Offices (square feet)	10,019	(\$0.14)	\$0.14	\$0.18	\$0.00	\$0.13	\$0.19	(\$0.14)	\$0.01	(\$0.01)	(\$0.14)	
Other Retail or Grocery (square feet)	24,467	(\$0.17)	\$0.17	\$0.22	\$0.00	\$0.15	\$0.22	(\$0.17)	\$0.02	\$0.00	(\$0.15)	
Hotel	60	(\$64.82)	\$64.95	\$82.61	\$0.00	\$56.75	\$83.67	(\$64.82)	\$8.20	(\$1.06)	(\$57.68)	
Condominiums Over 1,750 square feet	35	(\$323.72)	\$324.38	\$412.58	\$0.00	\$283.41	\$417.91	(\$323.72)	\$40.97	(\$5.33)	(\$288.09)	
Condominiums 1,750 square feet or Less	1,105	(\$215.81)	\$216.25	\$275.05	\$0.00	\$188.94	\$278.60	(\$215.81)	\$27.31	(\$3.55)	(\$192.05)	

Note: The numbers of units assessed on-roll and off-roll are based on 2019 data from the Miami-Dade County Property Appraiser.

* Negative 2014A Assessment represents a credit/refund of excess Tax Increment Funding (TIF) revenues to property owners subject to Series 2014A Bonds (which funded the CDD owned parking garage bonds); such credit is applied in direct proportion to the credited property's apportionment of Series 2014A Assessments; such credit/refund is in accordance with the Interlocal Agreement dated May 28, 2004 among the City of Miami, Miami-Dade County, and the District, and as amended by the 1st Amendment dated June 30, 2005 and the 2nd Amendment dated September 23, 2008.

Off-Roll

Category	Units	PER Unit										Overall Increase or Decrease
		FY 2020			FY 2019			Difference				
		2014A Assessment (Gross)*	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)	2014A Assessment (Gross)	2014B Assessment (Gross)	O&M Assessment (Gross)		
DDR/Wal-Mart												
Retail Shopping Center (square feet)	600,000	(\$0.83)	\$1.73	\$2.86	\$0.00	\$1.51	\$2.91	(\$0.83)	\$0.22	(\$0.05)	(\$0.66)	
Biscayne Partners												
Apartments (units) - East	163	(\$207.18)	\$207.60	\$261.41	\$0.00	\$181.38	\$264.68	(\$207.18)	\$26.22	(\$3.27)	(\$184.23)	
Offices (square feet)	219,620	(\$0.14)	\$0.14	\$0.17	\$0.00	\$0.12	\$0.18	(\$0.14)	\$0.02	(\$0.01)	(\$0.13)	
Mixed Use Building	92,970	(\$0.14)	\$0.14	\$0.17	\$0.00	\$0.12	\$0.18	(\$0.14)	\$0.02	(\$0.01)	(\$0.13)	
Other Retail or Grocery (square feet)	148,273	(\$0.17)	\$0.17	\$0.21	\$0.00	\$0.15	\$0.21	(\$0.17)	\$0.02	(\$0.00)	(\$0.15)	
Restaurant, Bar, Entertainment (square feet)	96,347	(\$0.28)	\$0.28	\$0.35	\$0.00	\$0.24	\$0.35	(\$0.28)	\$0.04	(\$0.00)	(\$0.24)	
Condominiums Over 1,750 square feet	120	(\$310.77)	\$311.40	\$392.12	\$0.00	\$272.07	\$397.02	(\$310.77)	\$39.33	(\$4.90)	(\$276.35)	
Condominiums 1,750 square feet or Less	1,420	(\$207.18)	\$207.60	\$261.41	\$0.00	\$181.38	\$264.67	(\$207.18)	\$26.22	(\$3.26)	(\$184.22)	

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