



6601 Main Street • Miami Lakes, Florida Office: (305) 364-6100 • Fax: (305) 558-8511
Website: www.miamilakes-fl.gov

August 13, 2018

To: Lenny Feldman

From: Alex Rey, Town Manager
Town of Miami Lakes

Subject: "Don't Believe the Myths – Cities Can Control Costs & Taxes"

Lenny,

As you and your neighbors contemplate the decision whether to become a City or not, I wanted to provide some insight based on my experience.

I understand that you are aware of my background but for the benefits of your neighbors I will provide a brief recap. I worked for Miami-Dade County for 20 years, with the last five years in the County Budget Office in charge of the incorporation and annexation unit, where I worked on the incorporations of Palmetto Bay, Doral, Miami Lakes and Miami Gardens. For the last 16 years, with a brief interruption of 2 years in Miami Beach, I have been the Town Manager for Miami Lakes.

I can tell you from this experience, that Miami Lakes has clearly surpassed the financial pro-forma that was forecasted upon incorporation. Today, Miami Lakes millage rate is lower than it was when we incorporated, while at the same time, we have invested over \$15 million in new or refurbished parks, and over \$10 million in drainage and road infrastructure.

These goals were accomplished in two ways: fiscal discipline and revenue generations. Miami Lakes runs its entire operation with less than 40 full-time employees, we do this by contracting-out a lot of our services, but also entering into interlocal agreements with adjacent municipalities for the provision of services; we currently have agreement with Miami-Dade County and the City of Hialeah for various services. Our Town Council has demonstrated leadership in financial restraint, as the Town Council members do not receive salaries, and the Mayor has a salary of less than \$25,000 year. New cities can operate more efficiently as they are not initially encumbered by union/civil service rules.

On the revenue generation side, just this year, Miami Lakes has received over \$5 million in road and drainage grants from the federal and State governments, and since incorporation, we have received funds for parks, received land donations with the State, received State earmarked funding with the assistance of our State legislators, etc. Additionally, as a City you will be entitled to received funds that the unincorporated areas do not receive, like the People's Transportation Trust fund monies, which represent



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about \$1.2 million per years for the Town; and at the same time, you will be entitled to receive any of the funds currently collected by the County.

But most important that anything else, is that as city you will be able to provide a level of service that it is customized to the needs of your residents. For example, the Town entered into a partnership with the school board and we now offer a large selection of programs and classes for our seniors that are free of charge.

I invite you to take a short drive west and visit the Town of Miami Lakes to assess for yourselves the quality of our parks, the maintenance of our medians, and our Town Hall, where residents have access to their officials without having to drive all the way to downtown Miami.

If you would like me to speak to residents at a forum, I will be available at your convenience.
Sincerely,



Alex Rey
Town Manager
Town of Miami Lakes