

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

**2008 - 2009 Annual Report and
2009 – 2010 Adopted Budget**



Naranja Lakes CRA Annual Report

Fiscal Year 2009

(10-01-08 to 9-30-09)

Introduction

The Naranja Lakes Community Redevelopment Agency (CRA) was formed by Miami-Dade County in 2002. The Agency's Redevelopment Plan was adopted in May 2003 (R-418-03), as was a County Ordinance (03-106) establishing the agency's Trust Fund. The Agency continued to facilitate the primary Mandarin Lakes Traditional Neighborhood Development (TND) project in the CRA area in the past year, and made substantial progress on the first phase of the CRA-funded public infrastructure improvements. This report will address the primary operating aspects of the Agency, revenue growth, and progress made on the primary redevelopment project in FY 2009, as well as, the adopted budget and Agency plans for the following year.

I. Board

The Naranja Lakes CRA Board may have up to nine Board members. Eight seats are currently filled.

As of September 30, 2009 the Board Members were:

Stuart Archer
Keri-Lyn Coleman
Interim Chairperson Kenneth Forbes
Moe Hakksa
Rene Infante
Daniel Lipe
Charles Lopez
Marlene Volkert

Staffing

The Naranja Lakes CRA Board was staffed on a part-time basis by Miami-Dade County professional staff. Mr. Jorge Fernandez of the County's Office of Strategic Business Management lead the County support team, advising the Board, executing its day to day business, preparing meeting agendas and ensuring that the Board's directives are implemented. Ms. Mandana Dashtaki from the County Attorney's Office provided legal counsel, as did Mr. Steve Zelkowitz of the law firm of Weiss Serota Helfman Pastoriza Guedes Cole & Boniske. Additionally, the Board engaged SRS Engineering, Inc. as construction consultant to the primary development project. Extraordinary support services provided by County staff, triggered the payment of a nominal sum of \$124,273 to the County General Fund as provided for in the inter-local agreement between the CRA and the County. For the fiscal year 2009-10, this amount was adjusted to \$121,967 to reflect the estimated cost of support services from County staff.

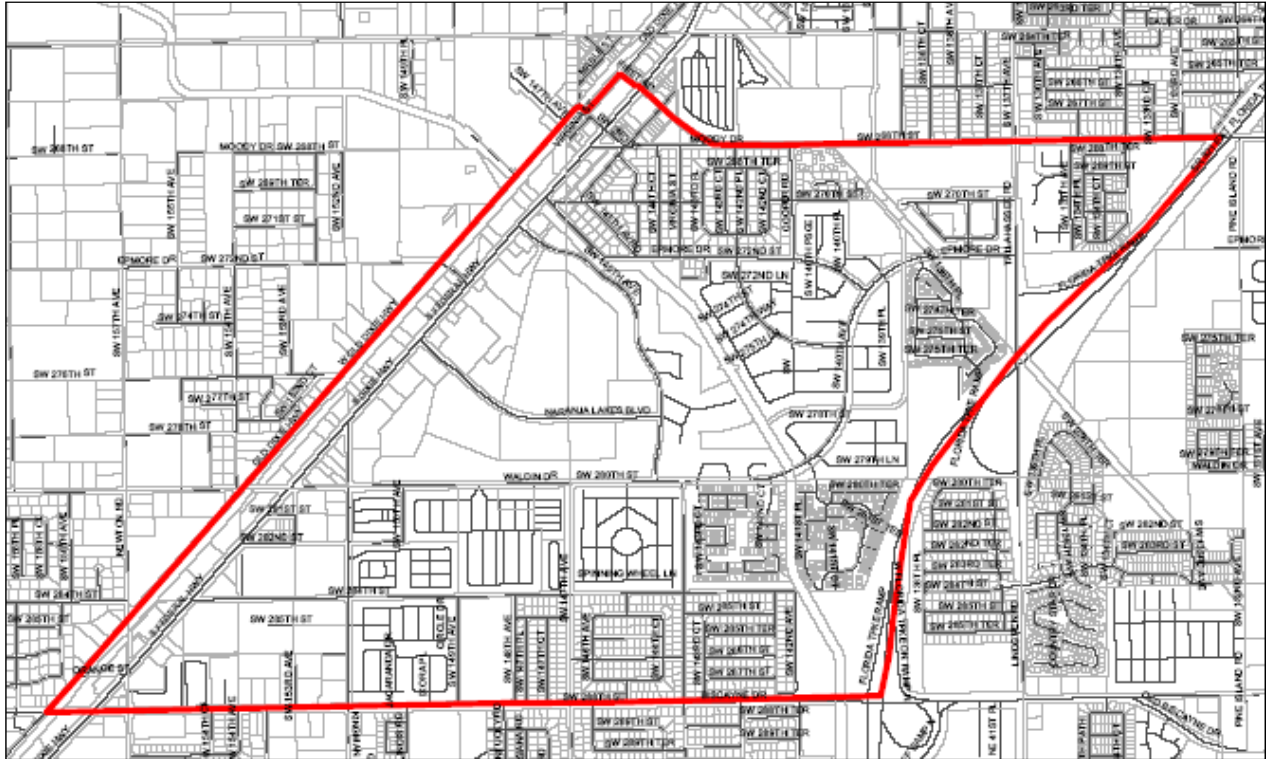
III. Administrative Procedures

The Agency by-laws establish the Agency composition, purpose and powers, meetings and notice requirements and administrative procedures. No modifications to the by-laws were adopted during the most recent fiscal year.

IV. CRA Plan Implementation

During the year, the Agency continued to aggressively implement the adopted CRA Plan. The focus of implementation was on the facilitation of the existing Mandarin Lakes TND project and on expanding the Agency's knowledge of the market and unmet program needs for identification of future projects and programs, including those that would require CRA funding support. Additionally, the Agency adopted an Action Plan to identify projects and programs that will supplement the primary redevelopment project in Mandarin Lakes by focusing on redevelopment in the surrounding areas of the CRA.

Naranja Lakes CRA Area



Mandarin Lakes TND



- This project, developed by Mr. George DeGuardiola and the Naranja Lakes Holdings LLC companies was given the official name of Mandarin Lakes and aggressively began its implementation of the infrastructure development agreement. The CRA is funding this project with \$18 million to pay for water and sewer, streetscaping, drainage and public plaza and community building improvements, all of which are on public right of ways, County property, or land that will be deeded over to the CRA. The developer is responsible for delivering

these improvements and in FY 2009:

- Completed the installation of irrigation for SW 140th Ave., SW 272nd St., SW 275th St./SW 143rd Ave., and the eastern half of Naranja Lakes Boulevard.
- Completed the installation of landscaping for SW 140th Ave., SW 272nd St., SW 275th St./SW 143rd Ave and the eastern half of Naranja Lakes Boulevard.
- Completed the construction of the 140th Ave. Civic building, landscaping and irrigation and turned over to CRA.
- Completed the project entrance feature with trellis along the south side of SW 140th Ave. at the entrance.
- Began the construction of the western portion of Naranja Lakes Boulevard from the bridge to SW 145th Ave.
- Permitted and began construction of two parks along the canal, including landscaping, irrigation, site amenities and a public shelter.
- Coordinated the final language for the amendment to the Redevelopment Agreement with the CRA attorney.
- Reached agreement on the revised schedule of values for the completion of Phase 1 improvements and the accepted allocations for each item and phase.



Plan Consistency



The implementation of the redevelopment plan's primary development project, which is under construction, combined with the substantial increase in the CRA tax base attest to the "bottom line" success of CRA implementation. The Agency continued implementing a public information campaign, with the publication of a newsletter and the continuation of information available on the world wide web via the website maintained by Miami-Dade County. By visiting www.miamidade.gov/crepad/naranja.asp the public can obtain information pertaining to the CRA meetings and activities.

V. Tax Base Growth and 2008-09 Adopted Budget

The basic continuing goal of the Naranja Lakes CRA is the expansion of the property value base of the area to the maximum extent possible, consistent with the adopted Redevelopment Plan. The 2009 taxable value of the CRA Area decreased from the 2008 taxable value of \$518 million to \$446 million decreasing 14%. Values are up a cumulative 340% since the CRA's inception in 2002. Total revenues in FY 2008-09 were \$7,360,663. Of this amount, \$712,731 was the UMSA (Unincorporated Municipal Service Area) tax increment contribution, and \$1,719,902 was from Miami-Dade County countywide funds. There was also prior year cash carryover of \$4,848,063 and interest earnings of \$79,967.

On the expenditure side under administration, the CRA's largest expenditures were for support from County staff (\$124,273); an Economic Development Coordinator (\$81,847); advertising (\$3,764); and meeting expenses (\$1,980). The total administrative expenses of \$215,856 were 7% of that year's total budgeted expenditures, within the 20% administrative cap contained in the approved Interlocal Agreement. County oversight administrative charges at 1.5% of County tax increment contributions were \$36,489.

Operating expenditures totaled \$2,941,669 in FY 2008-09. The largest expenditures were \$1,628,411 for infrastructure improvements; \$803,869 for debt service payments, and \$327,325 for police services. Legal services cost \$52,682. The approved FY 2008/09 Naranja Lakes CRA Annual Budget and results are shown in Exhibit A.

VI. Adopted Budget for 2009-10

In September 28, 2009 the Agency Board approved a budget for 2009-10 based on projections of cash balances at the end of 2008-09. The adopted budget include all the same projects and line items as per Exhibit A, reflecting updated cash carryover from 2008-09.



The budget was adopted by the Board of County Commissioners on December 1, 2009.

Revenues include TIF declining to \$1,926,010 and interest proceeds of \$54,086. Carryover funds totaling \$4,166,648 are anticipated.

Administrative Expenses in the budget include \$121,967 for Miami-Dade County staffing, and a County administrative charge of \$28,890 (1.5% of TIF Revenue) and is approximately 4% of budgeted expenditures. Operating Expenses include \$4,000,000 for continued infrastructure improvements; \$1,300,000 for debt service payments, and \$315,000 for community policing. An additional \$20,000 is included for a commercial property rehabilitation grant program.



Naranja Lakes
Community Redevelopment Agency
FY 2009 - 2010 Proposed Budget

Exhibit A

(FY 2009-10 begins October 1, 2009)

	FY 07-08 Adopted Budget	FY 07-08 Actual	FY 08-09 Adopted Budget	FY 08-09 Projection	FY 09-10 Proposed Budget
Revenues					
UMSA Tax Increment Revenue (TIR)	701,232	701,232	712,731	712,731	563,155
County Tax Increment Revenue (TIR)	1,576,998	1,576,998	1,719,902	1,719,902	1,362,855
Carryover from prior year	5,322,300	5,426,545	4,443,449	4,848,063	4,166,648
Other- OCED Economic Development Grant	70,000	-	70,000	-	-
New Bonds Issues (net of Cap interest)	4,679,601	-	-	-	-
Interest earnings	75,534	220,444	122,907	79,967	54,086
Revenue Total	12,425,665	7,925,219	7,068,989	7,360,663	6,146,744

Expenditures

Administrative Expenditures:

Employee salary and fringe	-	-	-	-	-
Contractual Services (Economic Dev. Coord.)	10,000	22,000	88,000	81,487	85,000
Insurance	-	-	-	-	-
Audits and studies	2,500	-	2,500	-	2,500
Printing and publishing	-	100	-	3,283	6,000
Meeting Costs	5,000	2,253	4,000	1,980	1,500
Advertising and notices	3,900	4,349	4,700	3,764	4,000
Travel (includes Educational Seminars)	6,500	953	3,000	-	-
Rent/lease costs	-	-	-	-	-
Office equipment and furniture	-	-	-	-	-
CRA Support Staff Office	216,187	-	75,000	-	-
Memberships and State Fee	-	200	1,095	1,070	1,070
Other Admin. Exps (Direct Cnty Support)	96,021	98,505	127,326	124,273	121,967
(A) Subtotal Admin Expenses	340,108	128,360	305,621	215,856	222,037
County Administrative Charge at 1.5%	34,173	34,173	36,489	36,489	28,890
County Reimbursement of Advances	-	-	-	-	-
(B) Subtot Adm Exp & County Charge	374,281	162,533	342,110	252,346	250,928

Operating Expenditures:

Employee salary and fringe	-	-	-	-	-
Contractual services (Construction Consultant)	104,400	77,224	132,000	79,282	96,000
Insurance	-	-	-	-	-
Economic Development Program (OCED)	70,000	-	70,000	-	-
Project Mgt. Supplies	1,000	1,892	2,000	1,200	1,500
Marketing Contingency	-	-	-	3,000	5,000
Community Policing and Security	325,000	306,729	329,000	327,325	315,000
Legal services/court costs	75,000	48,044	75,000	52,682	65,000
Community Center Building	-	-	-	30,000	65,000
Infrastructure improvements	10,270,984	1,580,098	4,800,000	1,628,411	4,000,000
Building construction & improvements	-	-	-	-	-
Debt service payments	1,015,000	833,521	1,150,000	803,869	1,300,000
Redevelopment grants - residential	14,100	-	14,100	-	-
Redevelopment grants - commercial/residential	15,900	-	15,900	15,900	20,000
Transfers out to others (attach list)	-	-	-	-	-
Debt Issuance Costs	-	-	-	-	-
Enhance Lighting and Lighting Survey	110,000	-	-	-	-
(C) Subtotal Oper. Expenses	12,001,384	2,847,508	6,588,000	2,941,669	5,867,500
(D) Reserve	50,000	-	50,000	-	28,317
Expenditure Total (B+C+D)	12,425,665	3,010,041	6,980,110	3,194,015	6,146,744

Cash Position (Rev-Exp)

	-	4,848,063	-	4,166,648	-
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	FY 07-08 Planned Expenditures	FY 07-08 Actual Expenditures	FY 08-09 Planned Expenditures	FY 08-09 Projected Expenditures	FY 09-10 Proposed Expenditures
Projects:					
Primary Redevelopment Project (Mandarin Lakes)	10,270,984	1,580,098	4,800,000	1,628,411	4,000,000
Community Policing [Security Studies]	325,000	306,729	329,000	327,325	315,000
US1 corridor plan aesthetics	-	-	-	-	-
Other Studies to be determined	-	-	-	-	-
Economic Development Programs	50,000	-	70,000	-	-
Redevelopment grant program - residential	45,000	-	14,100	-	-
Redevelopment grant program - commercial	60,000	-	15,900	15,900	20,000
Additional projects - attach list	-	-	-	-	-
Total project dollars here:	10,750,984	1,886,827	5,229,000	1,971,636	4,335,000



Naranja Lakes Community Redevelopment Agency

Combining Statement of Revenues, Expenditures
and Changes in Fund Balances

Fiscal Year Ended September 30, 2009

	Special Revenues	Capital Projects	Total CRA
Revenues			
Intergovernmental	\$2,432,633	\$1,058,410	\$3,491,043
SS Loan			\$0
Interest	\$23,034	\$54,494	\$77,528
Total Revenues	\$2,455,667	\$1,112,904	\$3,568,571
Expenditures			
General Government	\$1,723,263		\$1,723,263
Debt Service	\$803,869		\$803,869
Capital Outlay	\$76,247	\$1,816,190	\$1,892,437
Total Expenditures	\$2,603,379	\$1,816,190	\$4,419,569
Excess (deficiency) of Revenues over Expenditures	(\$147,712)	(\$703,286)	(\$850,998)
Other financing Sources (uses)			
Transfers In			
Total Other Financing Sources			
Fund Balances, beginning	\$719,589	\$4,128,479	\$4,848,068
Fund Balances, ending	\$571,877	\$3,425,192	\$3,997,069

Naranja Lakes Community Redevelopment Agency			
Balance Sheet as of September 30, 2009			
	Special Revenues	Capital Projects	Total CRA
Assets:			
Cash and cash equivalent	\$609,688	\$3,831,917	\$4,441,605
Total Assets	\$609,688	\$3,831,917	\$4,441,605
Liabilities and Fund Balances:			
Accounts Payable	\$37,811	\$17,129	\$54,940
Retainage payable		\$389,595	\$389,595
Total Liabilities	\$37,811	\$406,724	\$444,535
Fund Balances	\$571,877	\$3,425,193	\$3,997,070
Total Liabilities and Fund Balances	\$609,688	\$3,831,917	\$4,441,605

VII. Other Agency Initiatives

The Naranja Lakes CRA Board continues to meet with private developers who are proposing different projects in and around the CRA area. The Board also continues to receive updates from various County Departments such as Planning and Zoning and Police. The Departments are updating the CRA Board on a variety of issues and initiatives they are working on that impact the CRA area, such as Planning and Zoning's Charrette plan for Leisure City / Naranja Lakes which was completed in June of 2004. The Miami-Dade Police Department is updating the CRA Board on public safety issues and initiatives for greater security in the area, and receives continuous feedback from Board Members and community participants at Board meetings.

Planned Projects

The Agency is continually looking for opportunities for redevelopment in the area. The CRA continues to look at future projects that can benefit the area and is in the process of reviewing the different scenarios available to them, in order to spur future growth for the CRA. These future initiatives include FDOT improvement projects planned for the U.S. 1 corridor.



Enhanced Public Safety Program

The CRA has requested that additional law enforcement efforts be undertaken to address crime trends in the CRA area. In response to that request, a plan of action for specific and coordinated community-based law enforcement initiatives within the CRA area was developed by The Miami-Dade Police Department. The efforts, which were implemented in September 2006, are in addition to any ongoing police services. The initiatives, funded by the CRA, are conducted on an overtime basis, utilizing police personnel from the MDPD.

Community Redevelopment

Future infrastructure improvements to support greater development will be analyzed in studies on specific locations. In addition, streetscape improvements as well as urban design uniformity will be encouraged in partnership with private developers to enhance area characteristics and identity. The area continues to benefit from the increase in residential and commercial development that is occurring in south Miami-Dade County. The CRA will continue to benefit as this development continues to increase property values in the area.

Summary

The Naranja Lakes CRA revenues have grown at a healthy rate but are likely to be effected by the recent economic downturn. The completion of the Mandarin Lakes redevelopment project should benefit the CRA. The project has been a productive catalyst thus far. The CRA is ready to grow out of its initial stage and begin to become more proactive in the issues that affect the redevelopment of the area. The continued growth of housing developments is expected to continue as people continue to move to South Miami-Dade County. The area is one of the last remaining where large expanses of land are available for residential development in the County. The community redevelopment project and other activities that are consistent with the adopted CRA Plan will continue to be implemented throughout FY 2009-10.