

WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY

2009 - 2010 Annual Report



WEST PERRINE CRA Annual Report
Fiscal Year 2010
(10-01-09 to 9-30-10)

I. Introduction

The West Perrine Community Redevelopment Agency (CRA) was formed by Miami-Dade County on June 5, 2007, when the Board of County Commissioners (BCC) adopted Resolution R-744-07, approving a Community Redevelopment Plan and Ordinance 07-79, establishing the CRA Trust Fund. The BCC had previously adopted Resolution R-212-05, declaring the area to be slum and blighted and authorizing creation of the Plan. The CRA completed its first full year of operation in Fiscal Year 2007-08.

This report will address the primary operating aspects of the Agency, and revenues earned in FY 2009–10.

II. Board

Upon creation of the CRA, the BCC approved Resolution R-745-07, appointing itself as the CRA Board of Commissioners. As of September 30, 2010, the Board consisted of Bruno A. Barreiro, Barbara Jordan, Jose “Pepe” Diaz (Vice-Chairman), Audrey Edmonson, Carlos A. Gimenez, Sally A. Heyman, Joe A. Martinez, Dennis C. Moss (Chairman), Dorrin D. Rolle, Natacha Seijas, Katy Sorenson, Rebeca Sosa, and Javier D. Souto.

III. Staffing

The West Perrine CRA Board was staffed on a part-time basis by Miami-Dade County professional staff. Mr. Jorge M. Fernandez Jr. of the County’s Office of Strategic Business Management led the County support team. Legal assistance was given from the County Attorney’s office through Assistant County Attorney Martin Sybblis.

IV. CRA Services

The goal of the CRA is to provide immediate relief to any unsafe or unsanitary conditions in the CRA Area in order to create a positive image for the community and to attract investment. During FY 2009-10 the CRA funded a dedicated Neighborhood Enhancement Action Team (NEAT). The NEAT crews enhanced the safety and appearance of CRA rights-of-way by removing litter and small trash piles, clearing debris, trimming vegetation blocking signs or sidewalks, and filling small potholes. Potholes and trash piles which were too large to be filled or removed by NEAT crews were reported to the appropriate County departments for corrective action.

The CRA also funded a continuous patrol of two armed security officers within the Area. The officers patrolled each of two designated zones in marked vehicles looking for suspicious activity. Incidents were reported as necessary and written activity reports were provided by the security vendor on a monthly basis. Since initiation of the service in the CRA area Miami-Dade Police Department calls for service in the area increased from 10,829 (2009) to 10,968 (2010) due partially to the additional “eyes and ears” of the security patrol officers. The number of Part 1 and Part 2 crimes however, each decreased during that period. Part 1 crimes decreased by 10% (839 to 756) and Part 2 crimes by 17% (774 to 643).

V. Tax Base Growth

The goal of the West Perrine CRA is the growth of the property value base of the Area to the maximum extent possible, consistent with the adopted Redevelopment Plan. The CRA's taxable value has grown 27% from the 2006 base year. Tax Increment Financing (TIF) revenue in FY 2009-10 totaled \$651,873. Of this amount, \$189,543 was from the Unincorporated Municipal Service Area (UMSA) tax increment contribution and \$462,330 was from countywide funds. An additional \$6,842 was received from interest earnings during the year.

VI. Adopted Budget for 2010-11

On February 1, 2011 the Agency Board approved a budget for fiscal year 2010-11 based on projections of cash balances at the end of FY 2009-10.

FY 2010-11 revenues include countywide and UMSA TIF contributions of \$332,469 and interest proceeds of \$10,000. Carryover funds from prior years are anticipated to be \$1,282,489.

Administrative Expenses in the budget include \$80,120 for direct support from Miami-Dade County staff and a County administrative charge of \$4,987 (1.5% of TIF Revenue). Administrative expenses

are approximately 5% of budgeted expenditures. Operating expenses include \$170,000 for right-of-way enhancement, \$200,000 for community policing and \$50,000 each for two grant programs for the rehabilitation of commercial and residential properties within the CRA area. A total of \$919,181 was budgeted for land acquisition and \$150,000 for infrastructure improvements. An additional \$495 was budgeted for membership in the Florida Redevelopment Association and \$175 for payment of the State of Florida Special District fee.

VII. Financial Reports

West Perrine Community Redevelopment Agency			
Balance Sheet as of September 30, 2010			
	Special Revenues	Capital Projects	Total CRA
Assets:			
Cash and cash equivalent	\$1,285,373	\$0	\$1,285,373
Total Assets	<u>\$1,285,373</u>	<u>\$0</u>	<u>\$1,285,373</u>
Liabilities and Fund Balances:			
Accounts Payable	\$22,938	\$0	\$22,938
Retainage payable		\$0	\$0
Total Liabilities	<u>\$22,938</u>	<u>\$0</u>	<u>\$22,938</u>
Fund Balances	\$1,262,435	\$0	\$1,262,435
Total Liabilities and Fund Balances	<u>\$1,285,373</u>	<u>\$0</u>	<u>\$1,285,373</u>

West Perrine Community Redevelopment Agency

Combined Statement of Revenues, Expenditures
and Changes in Fund Balances

Fiscal Year Ended September 30, 2010

	Special Revenues	Capital Projects	Total CRA
Revenues			
Intergovernmental	\$651,873		\$651,873
SS Loan			
Interest	\$6,842		\$6,842
Total Revenues	\$658,715	\$0	\$658,715
Expenditures			
General Government	\$475,982		\$475,982
Debt Service	\$0		
Capital Outlay	\$0		\$0
Total Expenditures	\$475,982	\$0	\$475,982
Excess (deficiency) of Revenues over Expenditures	\$182,733	\$0	\$182,733
Other financing Sources (uses)			
Transfers In			
Total Other Financing Sources			
Fund Balances, beginning	\$1,079,702	\$0	\$1,079,702
Fund Balances, ending	\$1,262,435	\$0	\$1,262,435

VIII. Summary

Taxable property values within the West Perrine CRA area decreased by 10% during fiscal year 2009-10. The CRA has the potential to benefit from future commercial and residential development throughout southern Miami-Dade County. The continuation of CRA services in the area and the establishment of redevelopment projects in the area would also fuel further CRA growth.