

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2025-2026 budget for the
Homestead Community
Redevelopment Agency and the
Homestead Community
Redevelopment Area in the total
amount of \$13,439,743.00

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Date: March 3, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Homestead Community Redevelopment Agency FY 2025-26 Budget

Executive Summary

As mandated by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of Homestead (City) and the Homestead Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies. This item seeks approval of the fiscal year (FY) 2025-26 budget totaling \$13,439,743 for the Agency and the Homestead Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2025-26 budget for the redevelopment area in the amount of \$13,439,743. The interlocal requires the Agency to submit an annual budget for County approval. Notwithstanding the interlocal, Section 163.387, Florida Statutes, which was amended after the execution of the interlocal, requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

Scope

The area lies within Commission Districts 8 and 9, represented by Commissioner Danielle Cohen Higgins and Vice Chairman Kionne L. McGhee, respectively.

Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. The County's TIF payment into the Agency's trust fund is \$2,894,860 and the City's TIF payment into the trust fund is \$3,594,537.

The County and the City will continue to make annual payments to the Agency through 2051, which is when the Agency and the area will sunset.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor's designee.

Track Record / Monitor

This item does not provide for contracting with any specific entity. It approves the Agency's FY 2025-26 Budget of \$13,439,743, as detailed in Exhibit 1 to the resolution.

Background

On March 2, 1993, the Board adopted Resolution No. R-288-93 adopting a finding of necessity study declaring a certain geographical area in the City as slum and blight. On June 7, 1994, the Board approved the establishment of the Agency when it adopted the Agency's community redevelopment plan (plan)

pursuant to Resolution No. R-915-94 and funded the plan when it enacted Ordinance No. 94-125 (trust fund). An interlocal agreement between the County and the Agency was also approved by the Board on June 7, 1994, and was later amended on July 27, 2004, to include a community policing program. On October 20, 2020, the Board adopted Resolution No. R-1072-20, which amended the Agency's plan to extend the life of the Agency and the area until September 30, 2051, and further amended the interlocal agreement. The amended interlocal includes a provision, among other things, that requires the Agency to refund a portion of County TIF funding for Strategic Miami Rapid Transit (SMART) projects in the area. Additionally, during FY 2025-26, the Agency is required to refund 25 percent of the County's TIF payment in order to reimburse the County's Transportation Infrastructure Improvement District (TIID) for a \$5.7 million advance to the City for expenses associated with the development of the Homestead Multimodal Center. On October 20, 2020, the Board adopted Ordinance No. 20-113, extending the County's and the City's obligations to fund the trust fund. On April 18, 2023, the Board adopted Resolution No. R-366-23 approving the Agency's annual budget and request to seek a loan pledging tax increment revenues as collateral in an amount not to exceed \$5,000,000.

FY 2025-26 Budget

The Agency's FY 2025-26 budget of \$13,439,743 was approved by the Agency through Resolution No. CRA 2025-09-07 (Attachment 1) on September 9, 2025, and by the City through Ordinance 2025-09-30 (Attachment 2) on September 24, 2025. The budget includes \$2,894,860 in County TIF, \$3,594,537 in City TIF, \$182,715 from City's Library revenue, \$6,592,811 in carryover funds, and \$174,820 in interest earnings.

Administrative expenditures, excluding the County administrative charge, total \$1,322,301, and represent approximately 10 percent of the funds contemplated to be expended, excluding the 1.5 percent County administrative charge of \$43,423, satisfying the 20 percent cap in administrative expenditures required by the interlocal agreement. The Administrative Expenditures include \$724,004 for the administrative portion of employee salary and fringe, \$61,593 for liability insurance, \$30,858 for audits and studies, \$4,200 for printing and publishing, \$2,000 for advertising and notices, \$25,000 for CRA staff travel and training, \$3,010 for rent/lease of equipment and \$18,684 for office equipment and furniture. The Administrative Expenditures also includes \$452,952 for other administrative expenses, which includes \$35,069 for supplies and miscellaneous items, \$3,250 for dues and subscriptions, \$11,806 for maintenance contracts and licenses, \$2,500 for CRA staff reimbursement, and \$400,327 for overhead and indirect expenses.

Operating Expenditures total \$12,074,019 including:

- \$4,661,208 for infrastructure planning and improvements, which includes:
 - Triangle Project upgrade and utilities extension, including contribution to a linear park (\$1,500,000);
 - Flagler Avenue utility replacement project to support redevelopment of the Former City Hall Site (\$1,200,000);
 - Pump Station #11 necessary pump replacement for the sewer moratorium to be lifted and allow the beginning of pending redevelopment projects (\$550,000);
 - Washington Avenue Streetscape for pedestrian, lighting and landscape improvements (\$500,000);
 - Gateway Features to delineate Downtown Homestead, including lighting and pedestrian improvements, signage, wayfinding, and landscape (\$400,000);
 - CRA proportional share of three infrastructure upgrades within the CRA: water / sewer, and drainage upgrades (\$311,208) and
 - Stormwater / Pocket Park for the expansion of usable greenspace within the SW Neighborhood to support community access and improved stormwater management (\$200,000).
- \$2,103,565 to fund the County's "SMART Plan" for use along the South Dade Corridor and will reserve and additional 25% of the County's TIF to remain unexpended, except to cover debt

- services on bonds issued by the CRA, contingent to City and County approval;
- \$988,307 for land and building acquisition;
- \$739,576 for general operating expenditures, which includes:
 - Grounds maintenance, to enhance, upkeep and landscape replacement for projects and CRA owned properties (\$350,000);
 - Miscellaneous expenses to include improvements to CRA properties prior to disposition, unsafe structure demolition, non-grant related economic development, workforce training along with miscellaneous operating costs like vehicle expenses, licensing, phone services, utilities, janitorial services and repairs (\$313,076);
 - Initiatives to support a variety of activation and small-scale improvement initiatives within downtown and the SW neighborhood (\$50,000); and
 - Program and project events to support the planning and execution of workshops, events and activities aimed at disseminating within the CRA (\$26,500).
- \$682,715 for building construction and improvements, which includes:
 - Krome Marketplace Renovations to a newly purchased building to build a restaurant and entertainment space with adjacent parking lot improvements (\$500,000);
 - Cybrarium, cutting edge library and educational center (\$182,715);
- \$676,000 for grant programs, which includes:
 - Business Development incentive program to increase development, build-out assistance and utilities service credits (\$310,000);
 - Down payment assistance program to assist first-time home buyers of low to moderate income with downpayment and / or closing costs (\$120,000)
 - Commercial enhancement to fund exterior improvements such as painting, storefront upgrades, awnings and signage to enhance safety and accessibility (\$100,000)
 - Residential improvement for curb appeal to improve neighborhood appearance and attract investment (\$96,000)
 - Small Business Hardship Assistance due to impact from the Krome and Flagler Avenue utility and streetscape replacement projects (\$50,000)
- \$483,805 for the cost of two police officers, one code compliance officer and related expenses;
- \$482,670 for a portion of the salary and fringes for five employees related to redevelopment projects;
- \$405,000 for contractual services, including building inspectors, construction managers, coordinators, appraisers, surveyors, environmental and economic studies;
- \$350,000 for debt service payments on a new Bond to finance the construction of public improvements;
- \$200,000 for legal services including negotiating and preparing development agreements, assisting in the acquisition and disposition of property and other legal support;
- \$200,000 for architectural project design and engineering services; and
- \$21,173 for property building insurance.
- \$20,000 for printing and publishing
- \$60,000 for marketing and promotion

The budget does not include a contingency reserve.

Attachments



Carladenise Edwards
Chief Administrative Officer

**CITY OF HOMESTEAD, FLORIDA
CRA BOARD
RESOLUTION NO. CRA2025-09-07**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, **APPROVING THE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2025-2026 AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY AND THE CITY COUNCIL FOR THEIR RESPECTIVE APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:

Section 1. Budget Approved. That the proposed budget for Fiscal Year 2025-2026 of the City of Homestead Community Redevelopment Agency (the "CRA"), a copy of which is attached hereto as Exhibit "A", shall be tentatively adopted at \$13,439,743 in revenues and expenditures (the "CRA Budget") and, that the expenditures in the City of Homestead Community Redevelopment Agency under the adopted Fiscal Year 2025 - 2026 CRA Budget are allowable under the CRA's Redevelopment Plan, Interlocal Cooperation Agreement with Miami-Dade County, and Chapter 163, Part III, Florida Statutes.

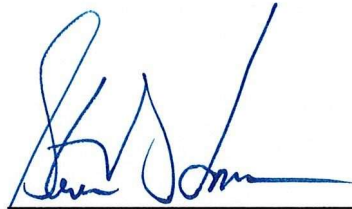
Section 2. Modification Permitted. That in the event that the Miami Dade County Board of County Commissioners modifies the Miami Dade County millage rate and/or the City of Homestead City Council modifies the City of Homestead millage rate such that the tax increment contribution to the CRA shall be increased or decreased, the City Manager or his designee is hereby instructed to adjust the CRA Budget prior

to its final adoption by the City of Homestead City Council (the "Council"). The City Manager or his designee is authorized to adjust the revenue line item reflecting the Miami-Dade County tax increment contribution and any expenditure item necessary to achieve an accurate and balanced budget.

Section 3. Implementation. That the City Manager or his designee is hereby directed to forward the CRA Budget to the Council and Miami-Dade County Commission for their respective approvals.

Section 4. Effective Date. That this Resolution shall become effective immediately upon the adoption hereof.

PASSED AND ADOPTED THIS 9th day of September, 2025.



STEVEN D. LOSNER,
Chairman

ATTEST:




ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



WEISS SEROTA HELFMAN COLE & BIERMAN P.L.
City Attorney

Motion to adopt by Councilwoman Bailey, seconded by Councilman Canabal.

FINAL VOTE AT ADOPTION

<i>Chairman Steven D. Losner</i>	<u>YES</u>
<i>Vice Chair Sean Fletcher</i>	<u>YES</u>
<i>Board Member Erica G. Ávila</i>	<u>YES</u>
<i>Board Member Jenifer N. Bailey</i>	<u>YES</u>
<i>Board Member Clemente Canabal</i>	<u>YES</u>
<i>Board Member Thomas Davis</i>	<u>YES</u>
<i>Board Member Larry Roth</i>	<u>YES</u>

EXHIBIT A

CRA FY2026 BUDGET

Account Type	Division Name	ACCOUNT ID	Description	FY 2026 Proposed Budget
Revenue		360-0000-338.30-00	TIF PROP TAX PROCEEDS	\$ 6,672,112
Revenue		360-0000-361.10-00	INTEREST ON INVESTMENTS	\$ 174,820
Revenue		360-0000-361.18-00	UNREALIZED GAIN(LOSS)	\$ -
Revenue		360-0000-369.20-00	APPROP. OF FUND BALANCE	\$ 6,592,811
Revenue		360-0000-369.91-00	MISCELLANEOUS REVENUE	\$ -
Revenue		360-0000-382.14-10	TRANSFER IN	\$ -
Revenue		360-0000-391.00-00	PROCEEDS LONG TERM DEBT U	\$ -
	Total Revenues			\$ 13,439,743
Expense	Administration	360-0907-554.12-10	FULL-TIME WAGES	\$ 810,433
Expense	Administration	360-0907-554.14-10	OVERTIME WAGES	\$ 4,000
Expense	Administration	360-0907-554.15-10	LONGEVITY PAY	\$ 15,036
Expense	Administration	360-0907-554.15-53	AUTO BENEFIT	\$ 9,600
Expense	Administration	360-0907-554.15-54	MEAL ALLOWANCE	\$ 100
Expense	Administration	360-0907-554.18-10	FICA EMPLOYER CONTRIBUTIO	\$ 63,180
Expense	Administration	360-0907-554.18-20	GENERAL EMPLOYEES PENSION	\$ 36,894
Expense	Administration	360-0907-554.18-30	LIFE & HEALTH INSURANCE	\$ 162,124
Expense	Administration	360-0907-554.18-40	WORKER'S COMPENSATION	\$ 3,729
Expense	Administration	360-0907-554.18-50	UNEMPLOYMENT COMP	\$ 406
Expense	Administration	360-0907-554.18-60	DEFERRED COMP 401A	\$ 19,680
Expense	Administration	360-0907-554.18-70	GEN EMPL 457 PLAN	\$ 81,492
Expense	Administration	360-0907-554.31-10	OFFICE SUPPLIES	\$ 6,584
Expense	Administration	360-0907-554.31-20	GEN. DEPARTMENTAL SUPPLY	\$ 9,980
Expense	Administration	360-0907-554.31-30	SPEC. DEPARTMENTAL SUPPLY	\$ 6,525
Expense	Administration	360-0907-554.31-60	POSTAGE	\$ 300
Expense	Administration	360-0907-554.31-70	HARDWARE/SOFTWARE -5000	\$ 6,260
Expense	Administration	360-0907-554.31-71	FURNITURE & EQUIP -5000	\$ 18,684
Expense	Administration	360-0907-554.31-90	MEETING EXPENSE	\$ 1,500
Expense	Administration	360-0907-554.33-05	PROFESSIONAL SERVICES	\$ 50,000
Expense	Administration	360-0907-554.33-10	LEGAL SERVICES	\$ 50,000
Expense	Administration	360-0907-554.33-30	CONTRACT SERV. TEMP.	\$ 30,000
Expense	Administration	360-0907-554.33-33	BANK SERVICE CHARGES	\$ 200
Expense	Administration	360-0907-554.33-35	AUDIT COSTS	\$ 30,658
Expense	Administration	360-0907-554.33-40	PRINTING & BINDING	\$ 4,200
Expense	Administration	360-0907-554.33-49	COUNTY SMART TIF REBATE	\$ 2,103,565
Expense	Administration	360-0907-554.33-50	ADMINISTRATION FEES	\$ 43,423
Expense	Administration	360-0907-554.34-05	MARKETING	\$ 10,000
Expense	Administration	360-0907-554.34-16	AUTO TAGS & LICENSES	\$ 160
Expense	Administration	360-0907-554.34-21	TUITION REIMB	\$ 2,500
Expense	Administration	360-0907-554.34-22	TOLLS & MILEAGE	\$ 150
Expense	Administration	360-0907-554.34-23	TRAVEL & TRAINING	\$ 25,000
Expense	Administration	360-0907-554.34-25	DUES & SUBSCRIPTIONS	\$ 3,250
Expense	Administration	360-0907-554.34-27	ADVERTISEMENTS	\$ 10,000
Expense	Administration	360-0907-554.34-35	GEN. LIABILITY INSURANCE	\$ 61,593
Expense	Administration	360-0907-554.34-36	PROPERTY/BLDG INSURANCE	\$ 21,173
Expense	Administration	360-0907-554.34-40	RENT FEES-EQUIPMENT	\$ 3,010
Expense	Administration	360-0907-554.34-46	PERMIT FEES	\$ 1,000
Expense	Administration	360-0907-554.34-50	JANITORIAL SERVICES	\$ 4,674
Expense	Administration	360-0907-554.34-51	ELECTRICITY CHARGES	\$ 6,600
Expense	Administration	360-0907-554.34-53	WATER/SEWER CHARGES	\$ 5,000
Expense	Administration	360-0907-554.34-54	GARBAGE CHARGES	\$ 2,010
Expense	Administration	360-0907-554.34-55	TELEPHONES	\$ 5,820
Expense	Administration	360-0907-554.34-56	STORMWATER CHARGE	\$ 500
Expense	Administration	360-0907-554.35-10	BUILDING REPAIRS & MAINT	\$ 35,000
Expense	Administration	360-0907-554.35-20	AUTOMOBILE-REPAIRS/MAINT	\$ 1,750
Expense	Administration	360-0907-554.35-21	GAS-UNLEADED	\$ 1,000
Expense	Administration	360-0907-554.35-30	EQUIPMENT REPAIRS & MAINT	\$ 370
Expense	Administration	360-0907-554.35-40	GROUNDS	\$ 350,000

CRA FY2026 BUDGET

Account Type	Division Name	ACCOUNT ID	Description	FY 2026 Proposed Budget
Expense	Administration	360-0907-554.35-45	COH FACILITY MAINTENANCE	\$ -
Expense	Administration	360-0907-554.35-60	MAINT CONTRACTS/LICENSING	\$ 5,808
Expense	Administration	360-0907-554.35-65	SUBSCPT BSD IT AGT(S&ITA)	\$ 7,798
Expense	Administration	360-0907-554.60-25	BUILDING IMPROVEMENTS	\$ 500,000
Expense	Administration	360-0907-554.70-60	DEBT ISSUANCE COST	\$ -
Expense	Administration	360-0907-554.74-26	TRANSFER TO DEBT SERVICE	\$ 350,000
Expense	Administration	360-0907-554.91-50	FLEET COST ALLOCATION	\$ 2,157
Expense	Administration	360-0907-554.91-90	G/F COST ALLOCATION	\$ 400,327
Total Administration				\$ 5,385,403
Expense	Mainstreet	360-0906-554.34-05	Marketing	\$ 50,000
Total Mainstreet				\$ 50,000
Expense	SW Neighborhood	360-0912-554.12-10	SALARIES & WAGES / FULL-TIME WAGES	\$ -
Expense	SW Neighborhood	360-0912-554.18-10	OTHER EMPLOYEE COSTS / FICA EMPLOYER CONTRIBUTIO	\$ -
Expense	SW Neighborhood	360-0912-554.18-30	OTHER EMPLOYEE COSTS / LIFE & HEALTH INSURANCE	\$ -
Expense	SW Neighborhood	360-0912-554.18-40	OTHER EMPLOYEE COSTS / WORKER'S COMPENSATION	\$ -
Expense	SW Neighborhood	360-0912-554.18-50	OTHER EMPLOYEE COSTS / UNEMPLOYMENT COMP.	\$ -
Expense	SW Neighborhood	360-0912-554.18-70	OTHER EMPLOYEE COSTS / GEN EMPL 457 PLAN	\$ -
Expense	SW Neighborhood	360-0912-554.31-20	GEN. DEPARTMENTAL SUPPLY	\$ -
Expense	SW Neighborhood	360-0912-554.33-05	PROFESSIONAL SERVICES	\$ 50,000
Expense	SW Neighborhood	360-0912-554.33-30	CONTRACT SERV. TEMP.	\$ -
Expense	SW Neighborhood	360-0912-554.34-14	PRISONER MEALS	\$ -
Expense	SW Neighborhood	360-0912-554.34-35	GEN. LIABILITY INSURANCE	\$ -
Total SW Neighborhood				\$ 50,000
Expense	Public Safety	360-0914-521.12-10	FULL-TIME WAGES	\$ 247,980
Expense	Public Safety	360-0914-521.12-15	SHIFT DIFFERENTIAL	\$ 3,000
Expense	Public Safety	360-0914-521.14-10	OVERTIME WAGES	\$ 15,368
Expense	Public Safety	360-0914-521.15-10	LONGEVITY PAY	\$ 6,692
Expense	Public Safety	360-0914-521.15-20	INCENTIVE PAY	\$ 360
Expense	Public Safety	360-0914-521.15-52	UNIFORM CLEANING	\$ 2,680
Expense	Public Safety	360-0914-521.15-95	HAZARD PAY	\$ -
Expense	Public Safety	360-0914-521.18-10	FICA EMPLOYER CONTRIBUTIO	\$ 19,143
Expense	Public Safety	360-0914-521.18-25	POLICE PENSION	\$ 75,555
Expense	Public Safety	360-0914-521.18-30	LIFE & HEALTH INSURANCE	\$ 59,084
Expense	Public Safety	360-0914-521.18-40	WORKER'S COMPENSATION	\$ 6,842
Expense	Public Safety	360-0914-521.18-50	UNEMPLOYMENT COMP.	\$ 124
Expense	Public Safety	360-0914-521.18-70	GEN EMPL 457 PLAN	\$ 6,088
Expense	Public Safety	360-0914-521.31-30	SPEC. DEPARTMENTAL SUPPLY	\$ 2,500
Expense	Public Safety	360-0914-521.31-70	HARDWARE/SOFTWARE -5000	\$ -
Expense	Public Safety	360-0914-521.34-20	EMPLOYEE TESTING	\$ 1,545
Expense	Public Safety	360-0914-521.34-35	GEN. LIABILITY INSURANCE	\$ 17,830
Expense	Public Safety	360-0914-521.35-20	AUTOMOBILE-REPAIRS/MAINT	\$ 10,000
Expense	Public Safety	360-0914-521.35-21	GAS-UNLEADED	\$ 4,500
Expense	Public Safety	360-0914-521.91-50	FLEET COST ALLOCATION	\$ 4,314
Total Public Safety				\$ 500,000
Expense	Projects	360-0918-554.33-05	PROFESSIONAL SERVICES	\$ 275,000
Expense	Projects	360-0918-554.33-10	LEGAL SERVICES	\$ 100,000
Expense	Projects	360-0918-554.33-15	ARCHITECT/ENGINEER FEES	\$ 200,000
Expense	Projects	360-0918-554.33-20	MANAGEMENT/CONSULT FEES	\$ -
Expense	Projects	360-0918-554.34-05	MARKETING	\$ -
Expense	Projects	360-0918-554.34-12	SPECIAL EVENTS	\$ 25,000
Expense	Projects	360-0918-554.34-13	ECONOMIC DEV. INITIATIVES	\$ 50,000
Expense	Projects	360-0918-554.34-27	ADVERTISEMENTS	\$ 12,000
Expense	Projects	360-0918-554.34-46	PERMIT FEES	\$ -
Expense	Projects	360-0918-554.34-61	DEMOLITION FEES	\$ 75,000
Expense	Projects	360-0918-554.35-10	BUILDING REPAIRS & MAINT	\$ -
Expense	Projects	360-0918-554.35-40	GROUNDS	\$ 400,000
Expense	Projects	360-0918-554.35-50	OTHER REPAIRS	\$ 500,000

CRA FY2026 BUDGET

Account Type	Division Name	ACCOUNT ID	Description	FY 2026 Proposed Budget
Expense	Projects	360-0918-554.60-01	CONSTRUCTION IN PROGRESS	
Expense	Projects	360-0918-554.60-10	LAND	\$ 968,307
Expense	Projects	360-0918-554.60-15	LAND IMPROVEMENTS	\$ 550,000
Expense	Projects	360-0918-554.60-25	BUILDING IMPROVEMENTS	
Expense	Projects	360-0918-554.60-30	IMPROVE OTHER THAN BLDG	\$ 3,436,513
Expense	Projects	360-0918-554.60-96	STREET IMPROVEMENTS	
Expense	Projects	360-0918-554.74-17	CONTINGENCY	
	Projects	360-0918-554.83-20	RESIDENTIAL FAÇADE GRANTS	\$ 96,000
Expense	Projects	360-0918-554.83-40	COMMERCIAL FAÇADE GRANT	\$ 100,000
Expense	Projects	360-0918-554.83-45	SMALL BUSINESS EMERGENCY ASST	\$ 50,000
Expense	Projects	360-0918-554.83-50	MISC. GRANTS	\$ 310,000
Expense	Projects	360-0918-554.83-60	DOWN PAYMENT ASST GRANT	\$ 120,000
Expense	Projects	360-0918-554.83-70	MULTI FAMILY GRANT	
Expense	Projects	360-0918-554.91-01	TRANSFER TO GENERAL FUND	\$ -
Expense	Projects	360-0918-554.91-37	TRANSFER TO CYBRARIUM	\$ 182,715
	Total Projects			\$ 7,470,535
	Total CRA Expenditures			\$ 13,439,743

CITY OF HOMESTEAD, FLORIDA

ORDINANCE 2025-09-30

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, **ADOPTING THE BUDGET FOR EACH OF THE SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; APPROVING CAPITAL IMPROVEMENT PLAN; PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, City Staff has prepared a tentative Fiscal Year 2026 Budget, attached as Exhibit “1” for each of the funds that the City maintains.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. That the recital set forth above is hereby adopted and confirmed.

Section 2. That the City Council hereby adopts the tentative Fiscal Year 2026 Budget, attached as Exhibit “1” with such revisions thereto as the City Council may make prior to final adoption.

Section 3. That the adopted budget for the General Fund of the City of Homestead shall be \$89,214,520 in revenues and expenditures.

Section 4. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be \$100,526,998 in revenues and expenditures.

Section 5. That the adopted budget of the Electric Utility Bond Debt Service Fund of the City of Homestead shall be \$1,759,339 in revenues and expenditures.

Section 6. That the adopted budget of the Water and Sewer Utilities Enterprise Fund for the City of Homestead shall be \$44,422,784 in revenues and expenditures.

Section 7. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be \$3,406,228 in revenues and expenditures.

Section 8. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be \$19,382,702 in revenues and expenditures.

Section 9. That the adopted budget for the Development Services Building Enterprise Fund of the City of Homestead shall be \$4,452,842 in revenues and expenditures.

Section 10. That the adopted budget for the Impact Fees Fund of the City of Homestead shall be \$11,961,696 in revenues and expenditures.

Section 11. That the adopted budget for the Confiscated Property Fund of the City of Homestead shall be \$1,899,650 in revenues and expenditures.

Section 12. That the adopted budget for the Disaster Fund of the City of Homestead shall be \$690,912 in revenues and expenditures.

Section 13. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be \$13,439,743 in revenues and expenditures. All expenses associated with the CRA budget are in accordance with State law and with the CRA's redevelopment plan.

Section 14. That the adopted budget for the People's Transportation Plan Fund of the City of Homestead shall be \$7,536,496 in revenues and expenditures.

Section 15. That the adopted budget for the Capital improvement Plan Fund of the City of Homestead shall be \$3,208,588 in revenues and expenditures.

Section 16. That the adopted budget of the Cybrarium Fund of the City of Homestead shall be \$595,646 in revenues and expenditures.

Section 17. That the adopted budget of the Park & Roadway Trust Fund of the City of Homestead shall be \$6,700,000 in revenues and expenditures.

Section 18. That the adopted budget of the Taxable Transportation System Revenue Bonds Debt Service Fund of the City of Homestead shall be \$1,800,000 in revenues and expenditures.

Section 19. That the adopted budget of the Hero/TIF Debt Service Fund of the City of Homestead shall be \$350,000 in revenues and expenditures.

Section 20. That the adopted budget of the GOB Debt Service Fund of the City of Homestead shall be \$1,485,988 in revenues and expenditures.

Section 21. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be \$6,689,284 in revenues and expenditures.

Section 22. That the adopted budget of the Fleet Maintenance Internal Service Fund of the City of Homestead shall be \$1,863,096 in revenues and expenditures.

Section 23. That the adopted budget of the Innovation & Technology Internal Service Fund of the City of Homestead shall be \$7,274,329 in revenues and expenditures.

Section 24. That the adopted budget for the Self Insurance Internal Service Fund of the City of Homestead shall be \$5,965,177 in revenues and expenditures.

Section 25. That the adopted budget for the Workers Compensation Internal Service Fund of the City of Homestead shall be \$926,863 in revenues and expenditures.

Section 26. That the adopted budget for the Health Insurance Internal Service Fund of the City of Homestead shall be \$11,667,655 in revenues and expenditures.

Section 27. That the adopted budget for the Utility Repair, Replacement and Improvement Fund (RR&I) of the City of Homestead shall be \$1,500,000 in revenues and expenditures.

Section 28. That the adoption of this Ordinance shall also serve to approve and adopt, as a component and attachment to the Budget, the City's Five-Year Capital Improvement Plan, to the extent required or authorized by applicable law. Additionally, the City Manager is hereby authorized to make adjustments to the projects and allocations within the Capital Improvement Plan throughout the fiscal year, as necessary, to ensure the efficient and effective implementation of capital projects. Such adjustments may include the reallocation of funds between approved projects, changes to project timelines, and the addition or removal of projects. All such changes shall be made in accordance with applicable laws, regulations, and City policies.

Section 29. That any ordinance or portion of an ordinance in conflict with this ordinance or any portion of this ordinance is hereby repealed to the extent of any conflict.

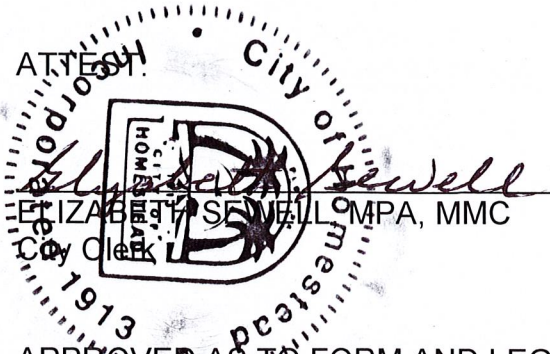
Section 30. That if any section, sentence, clause, phrase or word of this ordinance is held invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected and shall remain in full force and effect.

Section 31. That this ordinance shall be in force and take full effect immediately upon its adoption on second reading.

PASSED first reading, approving and adopting the tentative budget, this 9th day of September, 2025.

PASSED AND ADOPTED on second reading, approving and adopting the final budget, this 24th day of September, 2025.

STEVEN D. LOSNER
Mayor



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
FOR THE USE AND BENEFIT OF THE CITY ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Motion to adopt by Councilwoman Ávila, seconded by Councilman Canabal.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	<u>YES</u>
Vice Mayor Sean L. Fletcher	<u>YES</u>
Councilwoman Erica G. Ávila	<u>YES</u>
Councilwoman Jenifer N. Bailey	<u>YES</u>
Councilman Clemente Canabal	<u>YES</u>
Councilman Thomas Davis	<u>YES</u>
Councilman Larry Roth	<u>YES</u>

EXHIBIT 1

**CITY OF HOMESTEAD
FY 2026 PROPOSED BUDGET**

	ACTUAL EXPENSES FY 2024	ADOPTED BUDGET FY 2025	ADJUSTED BUDGET FY 2025	PROPOSED BUDGET FY 2026
General Fund:				
Mayor and Council	\$ 961,951	\$ 1,163,974	\$ 1,235,974	\$ 1,394,350
City Attorney	996,299	1,000,000	1,000,000	1,000,000
City Manager	1,224,257	981,410	981,410	1,008,406
City Clerk	1,068,987	811,883	815,283	1,210,293
Building*	2,110,641	2,532,825	2,782,825	-
Planning and Zoning	2,113,797	2,476,291	2,675,692	2,645,165
Finance & Budget	2,482,411	3,114,047	3,178,628	3,531,406
General Services	-	3,731,896	3,799,175	5,267,179
Innovation & Technology*	1,337,129	1,888,391	3,023,481	-
Procurement & Contracts	1,227,173	1,718,017	1,744,674	2,148,822
Code Compliance	-	1,922,823	1,969,047	2,224,908
General Administration	5,990,775	9,670,078	8,224,106	9,416,861
Police	35,210,753	36,543,928	36,545,056	40,790,027
Public Works	2,040,585	2,086,919	2,087,439	2,426,665
Parks, Recreation & Open Spaces	8,251,865	6,698,063	6,733,713	7,874,891
Human Resources	663,748	915,118	915,118	1,251,959
Transfer to HOME Fund	-	111,268	111,268	-
Transfer to Taxable Transportation Sys Revenue Bonds Debt Service	400,000	400,000	400,000	400,000
Transfer to Electric Utility Fund	-	-	-	1,000,000
Transfer to Water & Sewer Utility Fund	-	-	-	1,037,000
Transfer to Building Services Fund	-	-	-	1,378,000
Transfer to CIP Fund	-	169,617	169,617	3,208,588
Total General Fund	\$ 66,080,371	\$ 77,936,548	\$ 78,392,506	\$ 89,214,520
Electric Utility:	71,500,732	85,091,793	93,743,063	100,526,998
Electric Utility Bond Project:	2,449,581	1,645,139	1,645,139	1,759,339
Water and Sewer Utility:	26,828,685	28,196,090	28,567,579	44,422,784
Stormwater Utility:	2,078,193	2,155,751	3,342,514	3,406,228
Solid Waste:	17,141,145	18,863,245	19,053,886	19,382,702
Building Services:	-	-	-	4,452,842
Other Funds:				
Impact Fees	618,564	8,405,865	8,426,039	11,961,696
Confiscated Property	180,871	1,559,854	1,699,129	1,899,650
Disaster Relief Fund	4,128	-	19,574	690,912
Community Redevelopment Agency	6,872,167	10,424,313	11,953,234	13,439,743
People's Transportation Plan	4,892,511	9,834,538	11,818,780	7,536,496
Multimodal Transit Center	4,828,297	-	-	-
Capital Improvement	1,612,595	748,484	2,145,351	3,208,588
Cybrarium	204,589	380,793	775,273	595,646
Park & Roadway Trust Fund	-	-	-	6,700,000
Taxable Transportation System Revenue Bonds Debt Service	1,796,012	1,800,000	1,800,000	1,800,000
Hero/TIF Debt Service	342,631	350,000	350,000	350,000
Utility RR&I	-	500,000	500,000	1,500,000
GOB Debt Service	1,483,687	1,488,738	1,488,738	1,485,988
Total Other Funds	\$ 22,836,052	\$ 35,492,585	\$ 40,976,118	\$ 51,168,719
Internal Service Funds:				
Customer Service	4,335,158	5,705,520	5,775,621	6,689,284
Fleet Maintenance	5,243,755	1,585,330	1,770,330	1,863,096
Innovation & Technology	-	-	-	7,274,329
Self Insurance	4,668,006	5,539,593	5,539,593	5,965,177
Workers Compensation	722,813	925,000	2,175,000	926,863
Health Insurance	9,599,388	10,880,359	10,880,359	11,667,655
Total Internal Service Funds	\$ 24,569,120	\$ 24,635,802	\$ 26,140,903	\$ 34,386,404
TOTAL EXPENDITURES ALL FUNDS :	\$ 233,483,879	\$ 274,016,953	\$ 291,861,708	\$ 348,720,536

* Effective FY 2024, the Homestead-Miami Speedway Fund was closed. Expenses and Revenues that were previously budgeted in the Homestead-Miami Speedway Fund have been moved to the General Fund. The closing of this fund was finalized in November 2023 when Council adopted the Final FY2023 Budget Amendment approving the appropriation needed to transfer the remaining fund balance to the General Fund.

TOTAL REVENUES ALL FUNDS :	\$ 274,016,953	\$ 291,861,708	\$ 348,720,536
-----------------------------------	-----------------------	-----------------------	-----------------------



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: March 3, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(1)

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____)** to approve
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)
3-3-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE FISCAL YEAR 2025-2026
BUDGET FOR THE HOMESTEAD COMMUNITY
REDEVELOPMENT AGENCY AND THE HOMESTEAD
COMMUNITY REDEVELOPMENT AREA IN THE TOTAL
AMOUNT OF \$13,439,743.00

WHEREAS, the Interlocal Cooperation Agreement (“interlocal agreement”) between Miami-Dade County, Florida, the City of Homestead, Florida (“City”), and the Homestead Community Redevelopment Agency (“Agency”) and section 163.387, Florida Statutes, requires the Agency to transmit its adopted annual budget for the Homestead Community Redevelopment Area (“area”) to this Board for approval; and

WHEREAS, on September 9, 2025, the Agency adopted the Agency’s Fiscal Year 2025-2026 budget (“budget”) for the area through Resolution No. CRA2025-09-07; and

WHEREAS, on September 24, 2025, the City adopted the Agency’s budget for the area through Ordinance 2025-09-30; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the redevelopment plan, interlocal agreement and chapter 163, part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Fiscal Year 2025-2026 budget in the total amount of \$13,439,743.00 for the Agency and the area; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The matters contained in the foregoing recitals and the accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2025-2026 budget for the Homestead Community Redevelopment Agency and the Homestead Community Redevelopment Area in the total amount of \$13,439,743.00, in substantially the form attached hereto as Attachment “1” and incorporated herein by reference.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

RFA

Richard Appleton



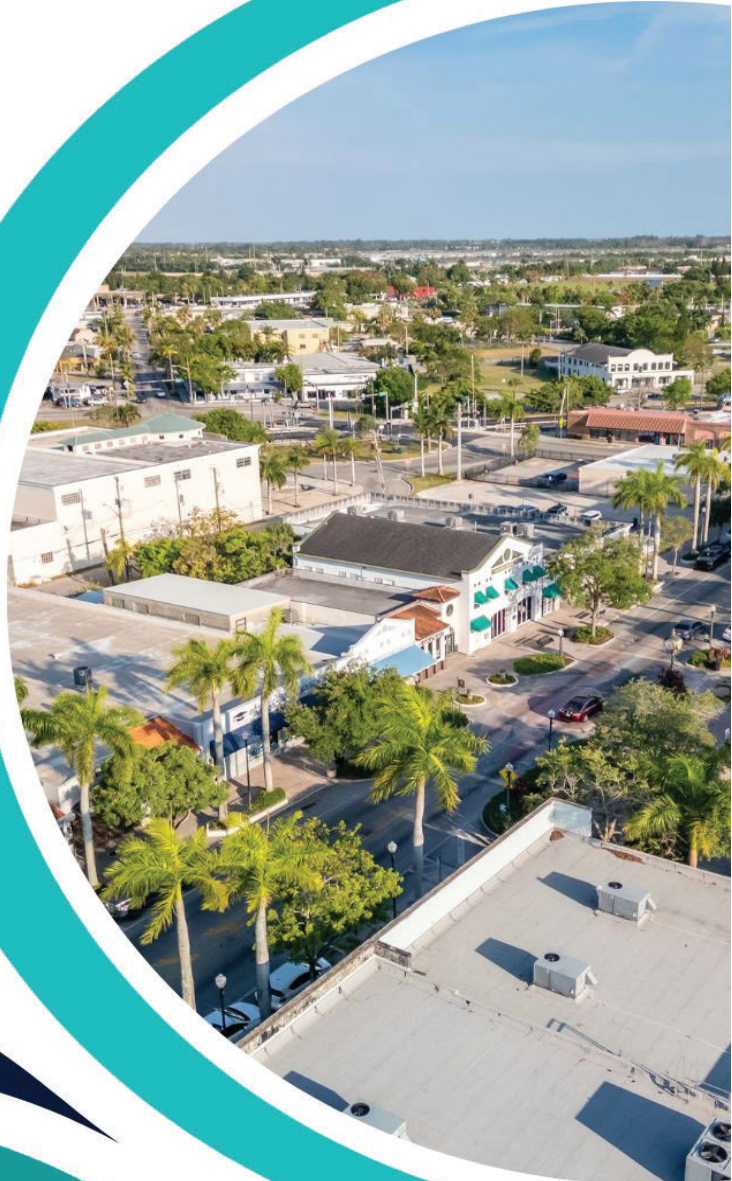
HOMESTEAD

COMMUNITY REDEVELOPMENT
AGENCY

CITY OF HOMESTEAD

Community Redevelopment Agency

ADOPTED FY 2026 BUDGET



September 23, 2025

Revised: October 2, 2025

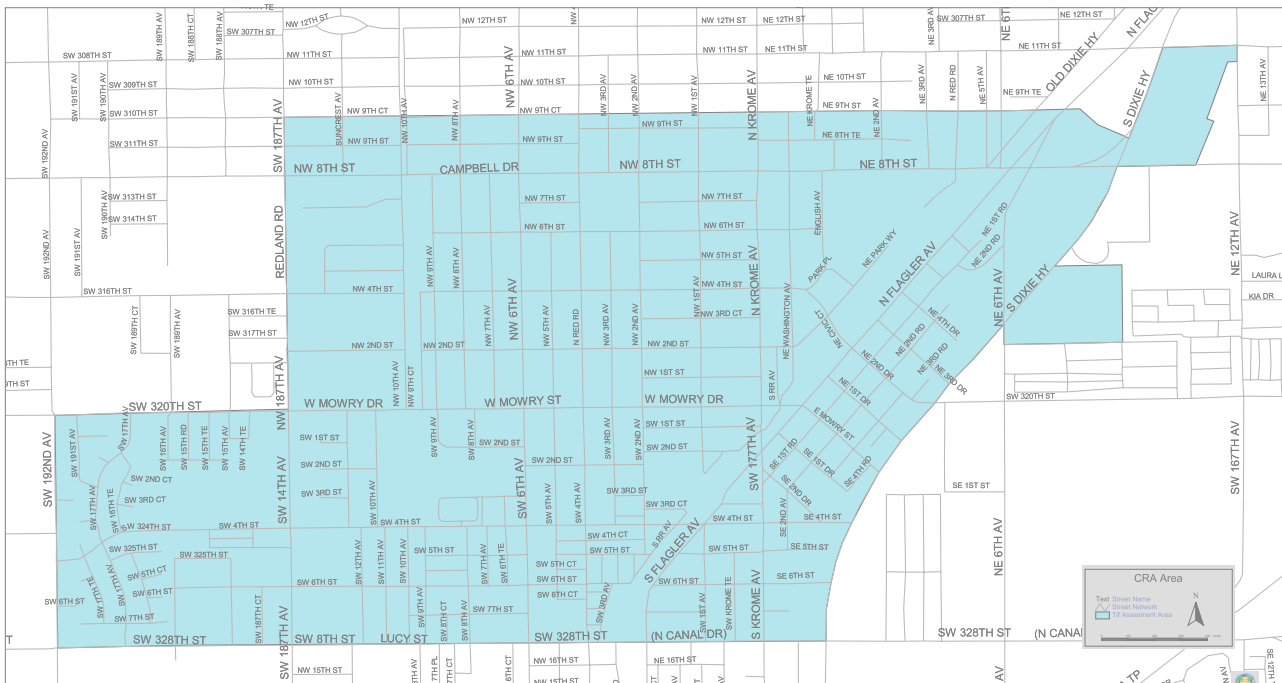
Agency Mission

HISTORY

The City of Homestead established the CRA in 1994 following Hurricane Andrew under the powers granted by Florida statute. The goal of the CRA is to combat neighborhood deterioration and eliminate economic blight. In that time, it has undertaken or partnered with the City on major initiatives like Homestead Station, the rehabilitation of the historic Seminole Theatre, and major infrastructure improvements.

MISSION

The mission of the **Community Redevelopment Agency (CRA)** is to revitalize the Redevelopment Area and to provide an economic stimulus such that the future value of properties within the Community Redevelopment Area will be optimized areas.



FY 2026 Strategic Goals

ENHANCE DOWNTOWN'S VIABILITY AS AN ENTERTAINMENT DESTINATION



- Increase the number of restaurants, bars, retail, and entertainment establishments.
- Leverage planned capital projects to increase private investment.
- Utilize CRA tools to increase business success and resident economics.

REDEVELOPMENT OF CRA AND CITY PROPERTIES



- Advance redevelopment of the Triangle Project (a mixed-income, mixed-use and brownfield remediation redevelopment project).
- Initiate construction of the Flanigan's restaurant at the Former City Hall Site.
- Formalize the redevelopment plan for the remainder of the Former City Hall Site.
- Select a development partner for the Shotgun Property.
- Engage an operator(s) for rehabilitation and reuse of the Krome Marketplace.

IMPROVE THE AESTHETICS AND AWARENESS OF THE CRA



- Develop and implement a beautification and landscape master plan, beginning with key gateways to Downtown.
- Develop a community engagement and outreach program for residents, businesses, and prospective investors.

FY 2025 Project Samples

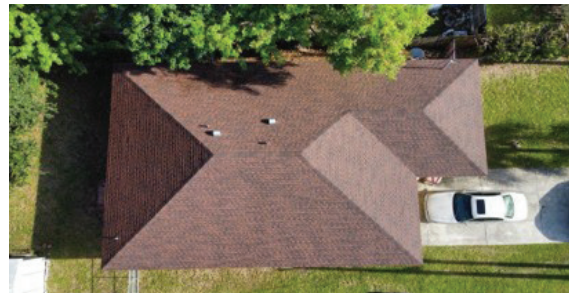
KROME AVENUE

Interim improvements along Krome Avenue included streetscape cleaning, repair of damaged and unsafe brick walkways, and landscape enhancement.



RESIDENTIAL REHAB

The CRA has provided residential rehabilitation support to low-income, senior, homeowners to mitigate further damage and potential costs, enabling them to stay in their homes.



The Southwest Neighborhood includes many aging multi-family properties. The CRA is investing with willing property owners to improve the overall quality and appearance of these.



COMMERCIAL FACADE

The CRA is working to return underutilized storefronts within the Downtown area to active uses contributing to overall economic growth.



UTILITY UNDERGROUNDING / HARDENING - UNDERWAY

In an effort to better harden existing infrastructure, and support future utility and streetscape replacement along Krome Avenue, the CRA is implementing utility undergrounding for all major projects undertaken.



NEW PARKING - UNDERWAY

To support the future rehabilitation and reuse of Krome Marketplace, the CRA is expanding parking opportunity within the Downtown area.



FY 2025 Project Samples- cont'd.

DEMOLITION AND REUSE - UNDERWAY

Continually broken into and used by squatters, the CRA is demolishing 37 West Mowry, and will be constructing a linear / paseo park connecting the parking garage at Homestead Station to Losner Park and the core Downtown.



SAK PASE RESTAURANT GRANT - UNDERWAY

Sak Pase Restaurant and Lounge, a CRA grant recipient, will bring a new dining destination and social venue within the Downtown area. It is scheduled to open before the end of 2025.



LA PATRONA GRANT - UNDERWAY

After 20 years as a beloved local bakery, La Patrona is expanding to include a second 5,000 sq. ft. location, positioning the bakery for increased production and expansion of grocery store presence, in addition to retaining their in-store retail bakery.



THROWBACK GRANT- UNDERWAY

Also a CRA grant recipient, this store will open its doors before the end of 2025 and mix various medias of art, tattoo, and a social gathering space within the Downtown area.



Looking Ahead to 2026

TRIANGLE PROJECT

This project will transform 22 vacant parcels within the Southwest Neighborhood into a vibrant, mixed-income, mixed-use building, including a linear park, neighborhood park, and public rooftop amenities.



KROME MARKETPLACE

Rehabilitation of Krome Marketplace will advance in FY 2026 beginning with MEP, temporary activation, and aiming to identify future operator partnerships.



FORMER CITY HALL SITE

Already planned to include a Flanigan's restaurant, the CRA is aiming to have a comprehensive plan by the end of the year and identify a development partner for the nearly 16-acre site.



UTILITY & STREETScape REPLACEMENT

Major infrastructure improvements beginning in 2026 will provide both up-sized utilities and improved stormwater management while also re-imagining existing streetscapes to be more compatible for Downtown uses along Krome and Flagler Avenues, and a portion of SW 4th Street.



FY 2026

**OCED Budget Format
and Explanations**



HOMESTEAD
COMMUNITY REDEVELOPMENT
AGENCY

**City of Homestead
Community Redevelopment Agency
FY 2025 - 2026 Proposed Budget**

October 2025 through September 2026

	FY 22-23	FY 23-24	FY24-25	FY25-26
Revenues	Budget Adopted	Budget Adopted	Budget Adopted	Budget Proposed
City Tax Increment Revenue	\$2,730,853	\$2,927,944	\$3,226,164	\$3,594,537
County Tax Increment Revenue	\$2,069,593	\$2,318,284	\$2,624,541	\$2,894,860
City (@.2840) Library		\$146,656	\$164,564	\$182,715
Approp/Retain Earnings	\$2,437,207	\$3,408,276	\$4,148,761	\$6,592,811
Interest on Investment	\$26,000	\$117,000	\$260,283	\$174,820
Revenues Total	\$7,263,653	\$8,918,160	\$10,424,313	\$13,439,743
Expenditures				
Administrative Expenditures:				
Employee Salary and Fringe	\$371,444	\$416,873	\$653,690	\$724,004
Contractual Services	\$50,000	\$50,000	\$40,000	-
Insurance	\$37,874	\$37,513	\$53,915	\$61,593
Audits and Studies	\$15,000	\$15,000	\$14,100	\$30,858
Printing and publishing	\$1,000	\$1,000	\$3,800	\$4,200
Marketing				
Advertising and Notices	\$2,000	\$8,000	\$6,000	\$2,000
Travel & Training	\$7,500	\$25,000	\$25,000	\$25,000
Rent/Lease Costs	\$3,000	\$3,000	\$3,010	\$3,010
Equipment (Other than Office)				
Office Equipment and Furniture			\$4,000	\$18,684
Other Administrative Expenses	\$318,927	\$436,673	\$459,639	\$452,952
Subtotal Admin. Expenses	\$806,745	\$993,059	\$1,263,154	\$1,322,301
County Administrative Charge at 1.5%	\$31,044	\$34,774	\$39,368	\$43,423
(A) Total Adm Exp & County Charges	\$837,789	\$1,027,833	\$1,302,522	\$1,365,724
Operating Expenditures:				
Employee Salary and Fringe	\$247,629	\$277,916	\$435,793	\$482,670
Contractual Services	\$1,302,500	\$661,923	\$235,000	\$405,000
Insurance	\$27,856	\$32,305	\$22,762	\$21,173
Audits and Studies				
Printing and Publishing				\$20,000
Marketing	\$50,000	\$50,000	\$9,000	\$60,000
Legal Services/Court Costs	\$120,000	\$150,000	\$150,000	\$200,000
Architect/Engineer Fees		\$125,000	\$25,000	\$200,000
Land/Building Acquisitions	\$455,517	\$500,000		\$988,307
Infrastructure Improvements		\$600,000	\$3,600,000	\$4,661,208
Building Construction & Improvement	\$598,929	\$2,081,656	\$1,737,764	\$682,715
Debt Service Payments	\$300,000	\$335,000	\$350,000	\$350,000
Grants Programs	\$855,000	\$1,007,500	\$888,570	\$676,000
Public Safety	\$446,196	\$478,607	\$435,516	\$483,805
Equipment (Other than Office)				
County SMART TIF Rebate	\$517,398	\$579,571	\$656,135	\$2,103,565
Other Operating Expenses	\$1,394,775	\$852,070	\$517,408	\$739,576
(B) Total Operating Expenses	\$6,315,800	\$7,731,548	\$9,062,948	\$12,074,019
(C) Reserve/Contingency	\$110,064	\$158,779	\$58,843	\$0
Expenditures Total (A+B+C)	\$7,263,653	\$8,918,160	\$10,424,313	\$13,439,743
**Cash Position				\$0

Budget Variances

CASH POSITION FY 2025 / 2026 - \$6,592,811

The Fiscal Year 2025-2026 net surplus rollover was estimated to be \$6,592,811 largely allocated to multi-year capital projects anticipated to be drawn down in FY 26.

INTEREST ON INVESTMENT - \$174,820

The Fiscal Year 2025-2026 interest on investment amount has been foretasted by the Finance Department.

OVERHEAD / INDIRECT EXPENSES - \$400,327

The City's indirect cost allocation plan calculates the cost of central services such as the City Manager, City Clerk, Finance, Fleet, ITS, Procurement and Human Resources across user departments based on the percentage of usage of the central services by the user department. Measurement data includes such items as number of agenda items, number of full-time employees and the number of transactions, among others. For Fiscal Year 2025-2026 the CRA Cost Allocation is 6% of the total budget as stipulated in the Interlocal Agreement with Miami-Dade County.

COUNTY SMART TIF REBATE - \$2,103,565

During Fiscal Year 2025–2026, the CRA will reserve 25% of the County's tax increment fund contribution to remain unappropriated and unexpended, except as necessary to cover debt service and related payments on bonds issued by the Homestead CRA, contingent upon approval by both the City and the County.

In Fiscal Year 2025–2026, the CRA will allocate an additional 25% of the County's tax increment contribution—referred to as the Transportation TIF—to support the County's Strategic Miami Area Rapid Transit (SMART) Plan. These funds will be deposited into the County's SMART Transportation Infrastructure Improvement District (SMART TIF) for use along the South Dade Corridor.

The Fiscal Year 2026 allocation will fund both the SMART TIF payment for Fiscal Year 2025–2026 and the additional rebate payments for Fiscal Years 2024–2025 (previously unallocated) and 2025–2026, exclusive of any debt service obligations.

EMPLOYEE COSTS - \$1,206,674

The Fiscal Year 2025-2026 budget includes filling one vacant position, an Assistant Director for Capital Projects and Real Estate, and an anticipated Business Development Specialist. The Assistant Director will fill a gap in facilitating active redevelopment projects and minimize the need for outside support. The Business Development Specialist is intended to strengthen direct engagement with local businesses, serving as a primary point of contact and dedicated resource for accessing CRA programs, navigating opportunities, and fostering long-term business growth, and in promoting business development opportunity within the CRA.

Revenues

TAX INCREMENT REVENUE

City of Homestead (@5.674)	\$3,594,537
Miami-Dade County (@4.5740)	\$2,894,860
City of Homestead Library (@.2840)	\$182,715
Total Tax Increment	\$6,672,112

Interest on Investments	\$174,820
Total CRA Revenues	\$6,846,932

Appropriation of Fund Balance	\$6,592,811
Total CRA Budget	\$13,439,743



“Homestead is an increasingly desirable place to live, work, and raise a family by offering a unique “small- town” atmosphere with all the urban amenities.”

Administrative Expenses

Position	Max. Salary + Fringe Allocation	Administrative 60%	Operational 40%
Director	\$275,713	\$165,428	\$110,285
Asst. Director - Operations	\$207,506	\$124,504	\$83,002
Asst. Director - Capital Projects (vacant)	\$178,503	\$107,102	\$71,401
Project Manager	\$156,927	\$94,156	\$62,771
Business Development Specialist	\$132,267	\$79,360	\$52,907
Administrative Assistant	\$120,873	\$72,524	\$48,349
Administrative Assistant (vacant)	\$120,518	\$72,311	\$48,207
Planning & Zoning Coordinator	\$14,367	\$8,620	\$5,747
Total	\$1,206,674	\$724,004	\$482,670

Salaries are split 60% for administration and 40% for operations.

LIABILITY INSURANCE

\$61,593

Funds liability insurance for CRA owned properties.

AUDITS & STUDIES

\$30,858

Each Community Redevelopment Agency with revenues and expenses in excess of \$100,000, as reported on the trust fund financial statements, shall provide a financial audit each fiscal year by an independent certified public accountant or firm. Each financial audit conducted pursuant to this subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General.

PRINTING & PUBLISHING

\$4,200

This allocation will cover the printing of CRA documents such as business cards, letterheads, envelopes, annual report, and other printed materials.

ADVERTISING & NOTICES

\$2,000

This allocation will cover newspaper advertisements for Board meetings, Bid Notices Public Hearings, Budget Notices as required.

TRAVEL & TRAINING

\$25,000

Funds the cost of CRA staff expenses to attend trainings / conferences / meetings and to complete certifications for professional development, such as the annual Florida Redevelopment Association conference and the Academy program.

RENT & LEASE COSTS (EQUIPMENT)

\$3,010

Funds the costs of copier and office equipment leases.

OFFICE EQUIPMENT & FURNITURE

\$18,684

Funds necessary office equipment and furniture purchases under \$5,000 per item to accommodate staffing adjustments associated with operational realignment to improve service delivery and efficiency.

OTHER ADMINISTRATIVE EXPENSES

\$452,952

Other Administrative Expense are itemized as follows:

Supplies and Miscellaneous Items **\$35,069**

This allocation includes software, technical equipment, and computer replacements required for daily operations. It also includes standard office and facility supplies and hardware.

Dues & Subscriptions **\$3,250**

Funds subscriptions to local, state, and national organizations and annual fees for various publications, including:

- Florida Redevelopment Association
- American Society for Public Administrators
- International Economic Development Council
- South Dade Chamber of Commerce

Administrative Expenses - Cont'd.

OTHER ADMINISTRATIVE EXPENSES - CONT'D.

Maintenance Contracts & Licenses **\$11,806**

Funds annual maintenance contracts, including:

- Hulett Environmental Services
- Arresco Alarm Monitoring Services
- Temptrol Air Conditioning Services
- Comcast / Xfinity
- Miami-Dade Fire Rescue
- Toshiba
- Adobe Software
- Civic Plus
- Constant Contact

Tuition Reimbursement **\$2,500**

Tuition reimbursement for staff pursuing accredited coursework towards a degree aligned with career goals and job functions.

Overhead & Indirect Expenses **\$400,327**

For fiscal year 2025-2026, the CRA Cost Allocation will be \$400,327 of new CRA revenues totaling \$6,672,112 in compliance with the 6% maximum stipulated in the Interlocal Agreement. This allocation will include, but is not limited to, the following services: Human Resources, Information Technology, Finance, Fleet, City Manager's Office, City Clerk, and Procurement.

COUNTY ADMINISTRATIVE CHARGE **\$43,423**

This will cover the County Administrative Reimbursement Charge of 1.5% of fiscal year 2025- 2026 Tax Increment Financing (TIF) revenues.

TOTAL ADMINISTRATIVE EXPENSES **\$1,365,724**

Operational Expenses

Position	Max. Salary + Fringe Allocation	Administrative 60%	Operational 40%
Director	\$275,713	\$165,428	\$110,285
Asst. Director - Operations	\$207,506	\$124,504	\$83,002
Asst. Director - Capital Projects (vacant)	\$178,503	\$107,102	\$71,401
Project Manager	\$156,927	\$94,156	\$62,771
Business Development Specialist	\$132,267	\$79,360	\$52,907
Administrative Assistant	\$120,873	\$72,524	\$48,349
Administrative Assistant (vacant)	\$120,518	\$72,311	\$48,207
Planning & Zoning Coordinator	\$14,367	\$8,620	\$5,747
Total	\$1,206,674	\$724,004	\$482,670

Salaries are split 60% for administration and 40% for operations.

CONTRACTUAL SERVICES

\$405,000

This allocation will cover contractual professional services to assist the CRA for project specific uses such as: building inspectors, construction managers, construction coordinators, construction supervisors, appraisers, surveyors, environmental studies, economic studies, etc.

INSURANCE

\$21,173

This allocation will cover property building insurance for the CRA office building and several other CRA owned properties.

PRINTING & PUBLISHING

\$20,000

This allocation will cover advertisement for CRA projects, property disposition, development opportunities, and placement of RFP's and RFQ's.

MARKETING & PROMOTION

\$60,000

This allocation will cover the promotion of the CRA, projects, programs, development opportunities, and other activities. This may include items such as booklets, brochures, social media, newsletters, signage and banners, as examples. This may also promote CRA programs like our business development, commercial improvement, and down payment assistance programs.

Operational Expenses - Cont'd.

LEGAL SERVICES & COURT COSTS **\$200,000**

Legal support for CRA specific projects including negotiating and preparing development agreements, assisting in the acquisition and disposition of property, platting, or other legal support as needed for current and anticipated projects.

ARCHITECT & ENGINEER FEES **\$200,000**

Will fund required drawings for CRA capital projects including Krome Marketplace, stormwater parks, etc.

LAND & BUILDING ACQUISITIONS **\$988,307**

This allocation covers the cost of purchasing land for the purposes of redevelopment as per F.S. Statute § 163.387(6)(c) authorizing CRA expenditures for the acquisition of real property in the redevelopment area.

INFRASTRUCTURE IMPROVEMENTS **\$4,661,208**

Triangle Project **\$1,500,000**

The CRA will be funding upgrade and extension of utilities to support the site redevelopment and invest in the public realm, including contribution to a linear park.

Flagler Avenue Utility Upgrades **\$1,200,000**

This contribution is towards the utility replacement project along Flagler Avenue necessary to support redevelopment of the Former City Hall Site.

Water, Sewer & Drainage Upgrades **\$311,208**

This contribution is towards water, sewer, and drainage upgrades the City Public Works Department will be undertaking within the CRA.

Pump Station #11 **\$550,000**

This contribution is towards the replacement of Pump Station #11, which is necessary for the sewer moratorium to be lifted, and to allow pending redevelopment projects to begin.

Gateway Features **\$400,000**

This will fund gateway improvements to delineate Downtown Homestead, including lighting and pedestrian improvements, along with signage, wayfinding, and landscape.

INFRASTRUCTURE IMPROVEMENTS - CONT'D.

Washington Avenue Streetscape **\$500,000**

As the City initiates the Krome Avenue Utility and Streetscape Replacement Project, these funds will provide for pedestrian, lighting, and landscape improvements along Washington Avenue.

Stormwater / Pocket Park **\$200,000**

The CRA is pursuing the expansion of usable greenspace within the SW Neighborhood to support both community access and improved stormwater management. This funding will support the development of an existing or future CRA-owned property for that purpose.

BUILDING CONSTRUCTION IMPROVEMENTS **\$682,715**

Krome Marketplace **\$500,000**

These funds will be allocated towards the rehabilitation of Krome Marketplace that may include upgrading the fire suppression system, grease trap, and water line connections as part of the overall rehabilitation.

Cybrarium **\$182,715**

The Cybrarium, a next-generation library and educational center located in the CRA's Pioneer Quarter, continues to be funded through estimated library tax revenues. By offering a unique and engaging experience, it has successfully reactivated public interest in library services. The Cybrarium directly supports multiple CRA goals, including creating a vibrant downtown core, expanding retail and entertainment, strengthening social and educational institutions, and promoting cultural arts as a driver of economic development.

DEBT SERVICE **\$350,000**

For Fiscal Year 2026, \$350,000 was allocated to cover debt used to finance the costs of acquisition, clearing and/or rehabilitation of certain properties, the construction of public improvements and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead.

Operational Expenses - Cont'd.

GRANT PROGRAMS

\$676,000

Business Development

\$310,000

The CRA will be offering a commercial incentive program to increase economic development and improve buildings in the Downtown Area. This program may cover including but not limited to impact fees reimbursement, build-out assistance, and utilities service credits.

Commercial Enhancement

\$100,000

This grant program supports commercial property owners and tenants within the CRA by funding exterior improvements such as painting, storefront upgrades, awnings, and signage. Its goals are to enhance safety and accessibility, eliminate blight, boost foot traffic, and improve walkability throughout the district.

Small Business Hardship Assistance

\$50,000

This grant is intended to provide assistance due to impact from the Krome and Flagler Avenue utility and streetscape replacement project.

Down Payment Assistance

\$120,000

The CRA will assist first-time home buyers who are low to moderate income with down payment and / or closing costs to purchase a house within the CRA boundaries.

Residential Improvement

\$96,000

This grant is for the improvement of residential curb appeal with the goal of improving the overall neighborhood appearance and attract investment.

PUBLIC SAFETY

\$483,805

This allocation will cover the cost (salary s benefits) of Two (2) Police Officers and One (1) Code Compliance Officer in addition to the operating expenses such as overtime, vehicle lease payments, fuel and, car maintenance. The intention of the CRA is to address specific proactive plans, policies and programs for community policing, code enforcement and public safety improvements.

COUNTY TIF REBATE

\$2,103,565

During Fiscal Year 2024–2025, the CRA will set aside 25% of the County’s tax increment fund contribution. These funds will remain unappropriated and unexpended, except as needed to cover debt service and related payments on bonds issued by the Homestead CRA, if such issuance is approved by both the City and County.

In Fiscal Year 2025–2026, the CRA will allocate an additional 25% of the County’s tax increment contribution—referred to as the Transportation TIF—to support the County’s Strategic Miami Area Rapid Transit (SMART) Plan. These funds will be deposited into the County’s SMART Transportation Infrastructure Improvement District (SMART TIF) for use along the South Dade Corridor.

The Fiscal Year 2026 allocation will fund both the SMART TIF payment and the additional rebate payment for Fiscal Years 2025 and 2026, exclusive of any debt service obligations.

OTHER OPERATIONAL EXPENSES

\$739,576

Initiatives

\$50,000

This funding supports a variety of activation and small scale improvement initiatives within the Downtown area, including efforts like Zero Empty Spaces or other temporary activation and minor streetscape or neighborhood improvements within the SW Neighborhood.

Program & Project Events

\$26,500

This funding will support the planning and execution of workshops, events, and activities aimed at disseminating within the CRA. Eligible expenses may include permits, flyer’s, mailers, decorations, materials, signage, photography/videography and equipment rentals.

Grounds Maintenance

\$350,000

This funds enhanced upkeep and landscape replacement for CRA projects within the District, including CRA owned properties.

Miscellaneous

\$313,076

This funds potential site improvements to CRA properties prior to disposition, unsafe structure demolition, non-grant related economic development, workforce training along with miscellaneous operating costs like vehicle expenses, licensing, phone services, utilities for CRA facilities (water, sewer, electricity, garbage), janitorial services, and building repairs, etc.

TOTAL OPERATING EXPENSES \$12,074,019

CRA OWNED PROPERTIES

Location #	Folio Number	Street Address OR Approx. Location	Lot Size
1	10 7812 003 0430	822 NW 1st Avenue	11,250
2	10 7812 003 0440	806 NW 1st Avenue	11,250
3	10 7813 000 0411	NW 1st Avenue between NW 1st and 2nd Street	1,306
4	10 7813 000 0412	NW 1st Avenue between NW 1st and 2nd Street	3,380
5	10 7813 000 0550	305 SW 6th Terrace	82,657
6	10 7813 000 0590	866 SW 7th Street	181,471
7	10 7813 004 0500	628-32 SW 6th Avenue	5,750
8	10 7813 004 0520	624 SW 6th Avenue	2,875
9	10 7813 004 0920	704 SW 7th Street	5,160
10	10 7813 023 0010	110 NW 3rd Street	1,094
11	10 7813 023 0012	NW 1st Avenue between NW 2nd and 3rd Street	1,094
12	10 7813 023 0140	121 NW 2 Street	17,264
13	10 7813 023 0020	122 NW 3rd Street	2,188
14	10 7813 023 0040	NW 2rd Street between NW 1st & 2nd Avenue	1,872
15	10 7813 028 0380	829 SW 6th Street	6,450
16	10 7813 028 0400	813 SW 6th Street	6,450
17	10 7813 036 0240	444 SW 6th Terrace	2,522
18	10 7813 036 0630	705 SW 6th Street	7,275
19	10 7813 037 0440	Corner of SW 4th Street & SW 5th Avenue	6,750
20	10 7813 039 0030	SW 3rd Court & SW 2nd Avenue	592
21	10 7813 039 0050	213 SW 3rd Court	11,600
22	10 7813 039 0150	215 SW 4th Street	1,750
23	10 7813 039 0040	203 SW 4th Street	5,180
24	10 7813 042 0020	206 SW 4th Street	1,673
25	10 7813 042 0080	240 SW 4th Street	1,850
26	10 7813 042 0090	242 SW 4th Street	1,417
27	10 7813 042 0130	235 SW 4th Court	1,850
28	10 7813 042 0140	231 SW 4th Court	1,850
29	10 7813 042 0200	Corner of SW 4th Court & SW 2nd Avenue	1,850
30	10 7813 042 0300	241 SW 5th Street	3,250
31	10 7813 042 0310	235 SW 5th Street	3,250
32	10 7813 042 0340	SW 5th Street & SW 2nd Avenue	4,875
33	10 7813 042 0360	211 SW 5th Street	1,625
34	10 7813 043 0040	SW 4th Street & SW 4th Avenue	3,225
35	10 7813 043 0060	342 SW 4th Street	1,612
36	10 7813 043 0070	352 SW 4th Street	3,750
37	10 7813 043 0150	331 SW 4th Court	1,875
38	10 7813 043 0170	319 SW 4th Court	1,875
39	10 7813 043 0180	315 SW 4th Court	3,750
40	10 7813 043 0190	303 SW 4th Court	3,750
41	10 7813 044 0010	503 Railroad Avenue	15,215
42	10 7813 044 0040	SW 5th Street & SW 2nd Terrace	5,625
43	10 7813 044 0160	304 SW 5th Street	5,625
44	10 7813 044 0350	540 SW 3rd Terrace	1,875
45	10 7813 044 0360	Corner of SW 6th Street & SW 3rd Terrace	3,750
46	10 7813 044 0380	539 SW 4th Avenue	1,875
47	10 7813 045 0030	428 SW 4th Street	2,900
48	10 7813 045 0430	429 SW 6th Street	3,500
49	10 7813 048 0090	154 SW 4th Street	3,600
50	10 7813 048 0100	152 SW 4th Street	2,064
51	10 7813 019 0070	51 W Mowry Drive	6,250
52	10 7813 019 0050	37 W Mowry Drive	2,990
53	10 7813 031 0010	110/112 SW 3 Court	3,424
54	10 7813 0142 0320	231 SW 5 Street	3,250
55	10 7813 044 0330	238 SW 5 Street	3,766
56	10 7813 048 0050	441 SW 2 Avenue	5,375
57	10 7813 048 0040	437 SW 2 Avenue	3,125
58	10 7813 016 0040	204 N Krome Avenue	11,875
59	10 7813 016 0030	220 N Krome Avenue	3,250
60	10 7813 016 0020	230 N Krome Avenue	6,375
61	10 7813 018 0060	28 NW 2 Street	5,600
62	10 7813 020 0011	16 N Krome Avenue	3,262
63	10 7813 018 0070	32 NW 2 Street	3,500
		SQ FT Total	199,967



HOMESTEAD

COMMUNITY REDEVELOPMENT
AGENCY

