



# NW 79th Street Community Redevelopment Agency



## FY 2015 – 2016 ANNUAL REPORT

(October 1, 2015 to September 30, 2016)

Prepared by the Office of Management & Budget

Miami-Dade County - March 2017



# NW 79<sup>th</sup> STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY FY 2016 ANNUAL REPORT

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## BOARD OF COMMISSIONERS

Ronald E. Frazier, AIA

Oliver L. Gross

Gabriel Salazar, AIA

Rasha Soray-Cameau, MBA

Ronda A. Vangates, Esq.

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## AGENCY STAFF

Jorge M. Fernandez, Jr.  
Coordinator  
Office of Management  
and Budget

Chimène Y. Graham  
Senior Budget Analyst  
Office of Management  
and Budget

Terrence A. Smith, Esq.  
Assistant County Attorney



**NW 79<sup>th</sup> Street Corridor CRA Annual Report  
Fiscal Year 2015 - 2016  
(October 1, 2015 to September 30, 2016)**

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**Introduction**

The NW 79<sup>th</sup> Street Corridor Community Redevelopment Agency (CRA) was established by Miami-Dade County on May 5, 2009, when the Board of County Commissioners (BCC) adopted Resolution R-566-09, declaring the area to be slum and blighted and approved the selection of a consultant to prepare a plan for the redevelopment of the area. Resolution R-604-11 and Ordinance 11-52, adopted by the BCC on July 19, 2011, approved the CRA's redevelopment plan and established the Agency's Trust Fund respectively. The CRA completed its first full year of operation in Fiscal Year 2011-12.

This report will address the primary operating aspects of the Agency and revenue in FY 2015-16.

**CRA Board of Commissioners**

In accordance with Ordinance 11-55, adopted by the BCC on July 19, 2011, the NW 79<sup>th</sup> Street Corridor CRA Board of Commissioners shall consist of not fewer than five or more than nine commissioners. As of September 30, 2015, five (5) of the nine seats were filled. Commissioners as of that date were:

- Oliver L. Gross (Chairman)
- Ronda A. Vangates (Vice-Chairwoman)
- Gabriel Salazar (Secretary)
- Ronald E. Frazier
- Rasha Soray-Cameau

**Administrative Staffing**

The NW 79<sup>th</sup> Street Corridor CRA Board was staffed on a part-time basis by Miami-Dade County (County) professional staff. Mr. Jorge M. Fernandez, Jr. and Ms. Chimène Y. Graham of the County's Office of Management and Budget (OMB) office led the County support team. Legal assistance was provided by the County Attorney's office through Assistant County Attorney Terrence A. Smith.

**Administrative Procedures**

The Agency's by-laws establishes the composition, purpose, powers, meetings notice requirements and administrative procedures. The by-laws, that established operating guidelines for the Citizens Board of Commissioners, were adopted by the CRA Board on December 5, 2011.

### Interlocal Cooperation Agreement

On October 3, 2011, the CRA adopted an Interlocal Cooperation Agreement (Interlocal) between the County and the CRA, which grants the CRA certain redevelopment powers. On January 24, 2012, the BCC adopted Resolution R-95-12, approving the Interlocal and delegating those redevelopment powers to the CRA. Some of the terms of the Interlocal are:

- Administrative expenses for the CRA are capped at 20% of each year's budget.
- Funds advanced by the County for CRA creation expenses are to be reimbursed to the County.
- The County is to be reimbursed annually for the cost of staff support, advertising, legal, publications and consultants.
- Approval by the BCC is required for amendments to the CRA Redevelopment Plan.
- Approval by the BCC is required for new indebtedness.
- One or more members of the BCC or other Miami-Dade County representative may be appointed to serve on the CRA Board of Commissioners.
- Annual budgets and progress reports must be submitted to the County. Except for debt service payments on existing obligations financed with tax increment revenues, no funds may be spent from the Trust Fund until the annual budget has been approved by the BCC.
- Community involvement and citizen input shall be obtained in the planning of redevelopment activities.
- An independent audit by a Certified Public Accounting firm is required annually.

### CRA Redevelopment Plan

The Redevelopment Plan for the NW 79<sup>th</sup> Street CRA proposes an outline of programs and strategies designed to address:

1. Infill and Replacement Housing
2. Economic Development
3. Infrastructure and Neighborhood Improvements
4. Grant and Financing Programs
5. Land Acquisition
6. Planning and Land Use Regulation

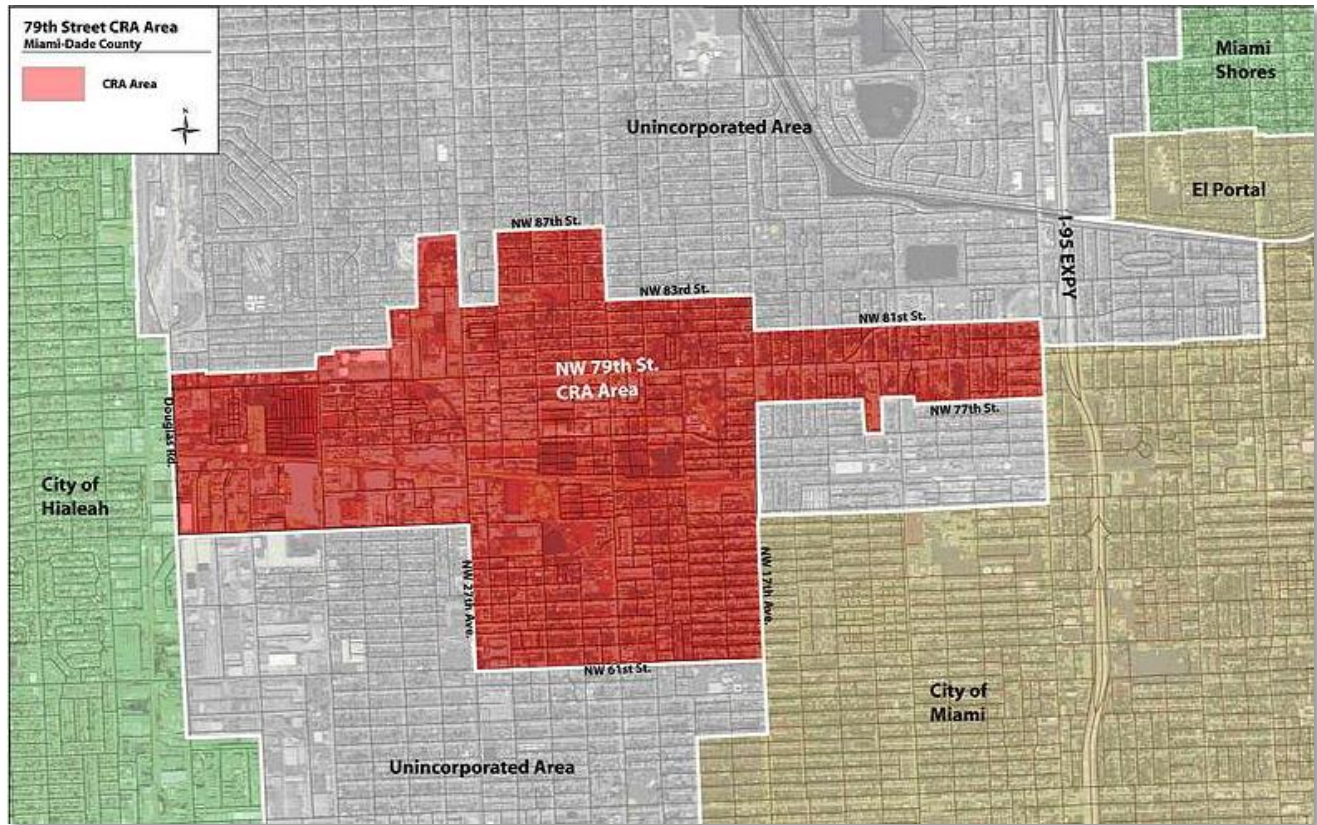
Because of the diversity of zoning and land uses throughout the corridor, the CRA must create and employ a variety of strategies to address the conditions of the residents and the needs of the property owners in the Redevelopment Area.



NW 79<sup>th</sup> Street Corridor CRA Area

May 5, 2009 (R-566-09)

Miami-Dade County, Florida Board of County Commission



### Tax Base Growth

The continuing goal of the NW 79th Street Corridor CRA is the expansion of the property value base of the area to the maximum extent possible, consistent with its adopted Redevelopment Plan.

Because the CRA was created during calendar year 2011, the CRA did not receive any Tax Increment Finance (TIF) revenue during its first year. The 2015 Preliminary Tax Roll for the area was \$382,640,742, a one percent increase over the 2014 Preliminary Tax Roll, but still three percent under the base value. Since the 2015 Preliminary Tax Roll was less than the base year value, the CRA did not receive any TIF revenue during FY 2015-16.

### Agency Activities

In order to further implementation of its Redevelopment Plan, the CRA urged the BCC to convey certain county-owned parcels to the CRA. In February of 2014, the BCC conveyed a parcel of land (R-241-14) to the CRA to be used as an incentive to attract developers interested in creating new jobs, in part through the construction of facilities for new retail, office and industrial use, within the Redevelopment Area (FOLIO 30-3111-008-0160).

## 79<sup>th</sup> STREET CRA



997 NW 79<sup>th</sup> Street. During FY 2014-15, the CRA issued a Request for Qualifications for development on this parcel of land. Eco Building Solutions, the sole responder to the RFQ offered to construct a mixed-use residential and commercial building. The CRA began contract negotiations with Eco Building Solutions, however, those negotiations were not successful. The Agency is in the process of identifying other properties in the area for redevelopment.

### Adopted 2015 - 2016 Budget

During FY 2011-12, Commissioner Jean Monestime, whose district includes a large portion of the Redevelopment Area, made an allocation of \$20,000 from his office funds to the CRA. This allocation has been the CRA's sole source of revenue.

The FY 2015-16 budget was comprised solely of carryover funds from this allocation for minor agency expenses. In 2014, the BCC transferred a parcel of land to the CRA with an appraised value of \$157,281. The expenses in the budget are associated with the maintenance of the property.

### Financial Summary

Detailed below is a Statement of Revenues, Expenditures and Changes in Fund Balances.

Fiscal Year Ended September 30, 2016				
		Revenues	Projects	CRA
<b>Revenues</b>				
Intergovernmental		\$0	\$0	\$0
Sunshine State Loan		\$0	\$0	\$0
Interest		\$1	\$0	\$1
	<b>Total Revenues</b>	\$1	\$0	\$1
<b>Expenditures</b>				
General Government		\$3,739	\$0	\$3,739
Debt Service		\$0	\$0	\$0
Capital Outlay		\$0	\$0	\$0
	<b>Total Expenditures</b>	\$3,739	\$0	\$3,739
	<b>Revenues over Expenditures</b>	-\$3,738	\$0	-\$3,738
	<b>Beginning Fund Balance</b>	-\$1,316	\$0	-\$1,316
	<b>Ending Fund Balance</b>	-\$2,422	\$0	-\$2,422

### Summary

The NW 79<sup>th</sup> Street Corridor CRA has the potential to benefit from increases in residential and commercial developments throughout Miami-Dade County, especially in the urban core areas adjacent to the CRA. The redevelopment of the Corridor will fuel future growth and benefit the CRA in particular and County as a whole. The CRA Board of Commissioners and staff will continue to promote the 79<sup>th</sup> Street Corridor CRA as a destination location and expand its brand through the County's public portal, in an effort to attract and spur development. For FY 2016-17, the CRA will continue to build on partnerships with the businesses and residents within the Corridor to further implement the goals and objectives outlined in the Agency's Redevelopment Plan by engaging the community for input through joint meetings with all stakeholders.



#### **NW 79<sup>th</sup> Street Corridor Community Redevelopment Agency**

Stephen P. Clark Center

111 N.W. 1<sup>st</sup> Street

Suite 2200

Miami, FL 33128

<http://www.miamidade.gov/redevelopment/nw-79th-street-corridor.asp>