



2012 – 2013 Annual Report and Fiscal Year 2013- 2014 Adopted Budget

Introduction

The West Perrine Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (Board) on June 5, 2007, when the Board adopted Resolution No. R-744-07, approving a Community Redevelopment Plan (Plan), and Ordinance No. 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. FY 2012-13 was the Agency's sixth year of operation.

The boundaries of the Agency are located in the southern area of Miami-Dade County and are described generally as bounded on the North by SW 168th Street, on the East and Southeast by State Road 5 (US-1), and on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike). The Agency lies within County Commission District 9, represented by Commissioner Dennis C. Moss.

II. Board

Upon creation of the CRA, the Board approved Resolution R-745-07, appointing itself as the CRA Board of Commissioners. As of September 30, 2012, the Board consisted of

Rebeca Sosa, Chairwoman

Lynda Bell, Vice Chair

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Jean Monestime

Sen. Javier D. Souto

Juan C. Zapata

Esteban Bovo, Jr.

Audrey M. Edmonson

Barbara J. Jordan

Dennis C. Moss

Xavier L. Suarez

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 Management and Budget (OMB) led the County support team. Legal assistance was given from the County Attorney's office through Assistant County Attorney Estephanie Resnick.

IV. CRA Plan Implementation

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.

Residential Redevelopment Grant Program

One of the Plan goals is to enhance the aesthetics of the area's residential dwellings to enhance visibility and area aesthetics in an effort to bring about increased property values and foster community pride in the neighborhood. As a result, the Agency partnered with Rebuilding Together Miami-Dade, Inc., a 501(c) 3 non-profit organization whose mission is to preserve homeownership and revitalize communities by providing free rehabilitation services to low-income, elderly, veterans and disabled homeowners.

The Agency allocated a total of \$50,000 in grant funds for rehabbing homes for low-income, elderly and disabled homeowners at no cost to the homeowners in the West Perrine CRA area to provide critical repairs to homeowners and to leverage those cash dollars with privately raised in-kind services which included materials and labor to complete the home repairs.

As part of the Rebuilding Together National Rebuild Day, an annual event that brings together community volunteers, sponsor organizations, and construction expertise from the United States Army 758th Engineering Company to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners, a total of seventeen homes were rehab free of cost to CRA homeowners.

The Agency's \$50,000 grant funds were leveraged by Rebuilding Together with \$324,192 of in-kind services which included materials and labor to complete the home repairs in which 350 volunteers participated painting and improving landscaping. The scope of repairs were extensive and included two new roofs, several roof repairs, ramps, fascia and soffit repairs, ADA bathroom modifications, electrical and plumbing repairs, replacement of kitchen cabinets and installations of new appliances, flooring and tiling repairs, tenting for termites, installation of handicap bars, smoke detectors, lighting and ceiling fans. The repairs emphasized safety, healthy and a dry home enabling homeowners to stay in their homes an age in their beloved homes and neighborhoods.

Commercial Redevelopment Grant Program

In order to enhance visibility and area aesthetics to bring about increased property values and attract new business, the Agency partnered with Neighbors and Neighbors Association, Inc. (NANA) to identify, through a competitive process, businesses that meet the established requirement of the Commercial Redevelopment Grant Program.

Two businesses were identified, Miami's Alec's Truck Accessories, LLC and Eric T Haas, sole proprietor of a warehouse located at 10500-10510 SW Terrace. Each were awarded a \$25,000 commercial grant. Miami Alec's Truck Accessories, LLC seeks to make the following improvements: add square footage to its existing building, exterior signage, sewer hookup, exterior and interior painting, exterior and interior lighting. The project total estimated cost is \$300,000. Eric T Haas seeks to make the following improvements to his warehouse: repair roof, roll door and windows, replacement of entrance doors, parking lot coating, exterior lighting and painting. The project total estimated cost is \$54,000.

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 increase 2% from the 2006 base year. The 2012 tax roll \$441,885,161 decreased by 3.6 percent from the 2011 tax roll.

However, the Agency had an operational revenue carry over from FY 2011-12 of \$822,561 and an additional \$2,225 was received from interest earnings during the year.

VI. Adopted Budget for Fiscal Year 2013-14

On December 13, 2013 the Agency Board approved a budget for Fiscal Year 2013-14 based on projections of cash balances at the end of FY 2012-13. For FY 2013-14, the CRA will not receive any TIF revenue due to the base year being higher than the 2013 Preliminary Roll for the area. The budget includes total revenues of \$745,360, consisting of carryover (\$744,260) and interest (\$1,100).

Administrative Expenses in the budget include \$50,000 for direct support from Miami-Dade County staff relating to coordinating the day-to-day operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives. Administrative expenses are approximately 7% of budgeted expenditures.

Operating expenses include \$50,000 each for two grant programs for the rehabilitation of commercial and residential properties within the CRA area. The Residential Rehabilitation Program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In FY 2012-13, the Agency partnered with Rebuilding Together to provide repairs to homes in the area. The Commercial Redevelopment Grants provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act. In FY 2012-13 the Agency approved two grants totaling \$50,000.

The Agency allocated \$10,000 for contractual services with Neighbors and Neighbors Association to provide assistance with the management of the Commercial Rehabilitation Grant and \$200 for payment of the Special District Fee to the State of Florida.

A \$584,560 has been placed in reserve/contingency until such time as a redevelopment opportunity is identified. In previous years, the Agency was working with vacant property owners to purchase certain lots and issue a request for proposals in order to develop. The negotiations with the property owners did not materialize.

VII. Financial Report

West Perrine Community Redevelopment Agency			
Statement of Revenues, Expenditures and Changes in Fund Balances			
Fiscal Year Ended September 30, 2013 (UNAUDITED)			
			Special Revenues
Revenues			
	Taxes		\$0
	Investment Income		\$2,225
	Total Revenues		\$2,225
Expenditures			
	General Government		\$90,076
	Debt Service		\$0
	Total Expenditures		\$90,076
	Excess (deficiency) of revenues over expenditures		(\$87,851)
Other financing Sources (uses)			
	Operating Transfers In		\$0
	Operating Transfers Out		\$0
	Total Other Financing Sources		\$0
	Net Change in Fund Balance		(\$87,851)
	Fund Balance Beginning		\$822,561
	Fund Balance End		\$734,710

VIII. Summary

Taxable property values within the West Perrine CRA area decreased by 3.6 percent during fiscal year 2012-13. 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.