



2013-14 Annual Report and Fiscal Year 2014-15 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 2013-14 was the CRA's seventh year of operation.

The boundaries of the CRA 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 CRA 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, 2014 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. and Jason Rodriguez 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 and Terrence Smith.

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.

Commercial Redevelopment Grant Program

In order to enhance visibility and area aesthetics to bring about increased property values and attract new business, the CRA 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 made the following improvements: added square footage to its existing building, exterior signage, sewer hookup, exterior and interior painting, exterior and interior lighting. The project total estimated cost was \$300,000. Eric T Haas seeks made 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 was \$54,000. These projects were completed in FY 2013-14 and all funds were disbursed.

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 decreased 6 percent from the 2006 base year. The 2014 tax roll \$415,366,449 decreased by 2 percent from the 2013 tax roll.

However, the CRA had an operational revenue carry over from FY 2012-13 of \$734,710 and an additional \$1,308 was received from interest earnings during the year.

VI. Adopted Budget for Fiscal Year 2014-15

The budget for Fiscal Year 2014-15 are based on projections of cash balances at the end of FY 2013-14. For FY 2014-15, the CRA will not receive any TIF revenue due to the base year being higher than the 2014 Preliminary Roll for the area. The budget includes total revenues of \$680,162, consisting of carryover (\$679,162) and interest (\$1,000).

Administrative Expenses in the budget include \$41,000 for direct support from Miami-Dade County staff relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives. Administrative expenses are approximately 6 percent of budgeted expenditures.

Operating expenses include \$65,000 for the Residential Rehabilitation Program 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 CRA area contracting for necessary repairs to their homes. In FY 2013-14, the CRA partnered with MZ Goose Inc., to help fund repairs to the historical Bethel House. The CRA provided funding to complete repairs to the deteriorated exterior siding, interior walls and flooring.

The CRA is setting aside \$300,000 to fund land acquisition. The CRA is considering purchasing property in the Area to aid in the redevelopment of the Area. There is a Special District Fee to the State of Florida \$200.

\$273,787 has been placed in reserve/contingency until such time as a redevelopment opportunity is identified. In previous years, the CRA 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	\$1,308
Total Revenues	\$1,308
Expenditures	
General Government	\$45,856
Debt Service	\$0
Total Expenditures	\$45,856
Excess (deficiency) of revenues over expenditures	(\$44,548)
Other financing Sources (uses)	
Operating Transfers In	\$0
Operating Transfers Out	\$0
Total Other Financing Sources	\$0
Net Change in Fund Balance	(\$44,548)
Fund Balance Beginning	\$734,710
Fund Balance End	\$690,162

VIII. Summary

Taxable property values within the West Perrine CRA area decreased by 2 percent for fiscal year 2013-14. 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.