

MEMORANDUM

Agenda Item No. 8(G)(1)

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

DATE: January 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the
Fiscal Year 2025-2026 budget in
the total amount of
\$8,471,833.00 for the N.W. 7th
Avenue Corridor Community
Redevelopment Agency and the
N.W. 7th Avenue Corridor
Community Redevelopment Area

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Date: January 21, 2026

Memorandum



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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: NW 7th Avenue Corridor Community Redevelopment Agency FY 2025-26 Budget

Executive Summary

As required by section 163.387, Florida Statutes, and the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County) and the NW 7th Avenue Corridor Community Redevelopment Agency (Agency), 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 the Agency, and any amendments to the budgets as approved by the Agency. This item seeks approval of the fiscal year (FY) 2025-26 budget totaling \$8,471,833 for the Agency and the N.W. 7th Avenue Community Redevelopment Area (redevelopment area). The Board must approve the Agency's budget prior to the Agency expending any funds as required by the interlocal.

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's and the redevelopment area's FY 2025-26 budget in the amount of \$8,471,833.

Scope of Agenda Item

The redevelopment area is located Commission District 2, represented by Commissioner Marlene Bastien.

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. For FY 2025-26, the County TIF payment into the Agency's redevelopment trust fund (trust fund) is \$1,178,452 and the unincorporated municipal service area (UMSA) TIF payment to the trust fund is \$491,839. The County will continue to make annual payments to the Agency based on each year's growth of ad valorem revenues over the base year until 2034 when the Agency sunsets.

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. The resolution approves the Agency's and the redevelopment area's FY 2025-26 budget.

Background

On March 16, 2004, the Board adopted Resolution No. R-293-04, which established the boundaries of the redevelopment area, and declared the redevelopment area to be slum or blighted. On June 22, 2004 the Board approved the establishment of the Agency by adopting the Agency's community redevelopment plan (plan), through Resolution No. R-780-04, and the funding of the activities set forth in the plan when the Board enacted Ordinance No. 04-124, which created the Agency's trust fund.

On December 1, 2009, the Board adopted Resolution No. R-1360-09, which approved and authorized the execution of the interlocal between the Agency and the County. The interlocal grants to the Agency certain redevelopment powers. The interlocal requires the Agency to submit, for the County's approval, an annual budget for the implementation of the redevelopment activities contained in the plan. On April 4, 2011, the Board adopted Resolution No. R-223-11, which approved a finding of necessity to expand the redevelopment area to include a new redevelopment area north of the existing redevelopment area. Further, on September 6, 2012, the Board adopted Resolution No. R-661-12, which revised the plan to include the newly expanded redevelopment area and broadened the redevelopment strategies for the redevelopment area.

On March 5, 2024, Resolution No. R-189-24 directed the County to select a vendor to complete a finding of necessity study to support expanding two distinct areas. A final report has been presented to the Appropriations Committee and will be submitted to the Board at a later date, as amended.

Fiscal Year 2025-2026

On September 25, 2025, the Agency's FY 2025-26 budget of \$8,471,833 for the redevelopment area was approved by the Agency upon the adoption of Resolution No. CRA-09-2025, which is attached to this memorandum as Attachment 1 and is incorporated herein by reference. The budget includes \$1,178,452 in County TIF, \$491,839 in UMSA TIF, \$6,581,542 in carryover funds, and \$220,000 in interest earnings.

Administrative costs total \$392,379 representing 4.65 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge (\$25,054) and including:

- Office Utilities (\$7,779)
- Insurance (\$19,500)
- Office Equipment/Furniture (\$30,000)
- Contractual Services – Web-Based Grants Program (\$7,100)
- Operating Supply (\$7,500)
- Audits (\$20,000)
- Office Supplies (\$7,500)
- Printing & Publishing (\$10,000)
- Website Development and Maintenance Services (\$25,000)
- Clerk & Meeting Costs (\$3,000)
- Advertising, Mail Services and Notices (\$5,000)
- Contractual Services – Executive Director (\$150,000)
- Other Admin. Expenses – Direct County Support (\$100,000)

Proposed Operating expenditures total \$8,054,400 and include:

- Employee Salary and Fringe (\$220,000)
- Legal Services (\$130,000)
- Business Outreach (\$50,000)
- Professional Services – Contractual (\$590,709)
- Membership Fees (\$7,722)
- Conference and Training (\$13,000)
- Commercial Incentives Programs (\$1,060,000)

- Prior year Commercial Grants (\$773,093)
- Business Incubator Program (\$250,000)
- Corridor Infrastructure Improvements (\$1,000,000)
- Landscaping & Streetscaping (\$500,000)
- Wayfinding Signage (\$90,000)
- Clean Team – Maintenance Services (\$250,000)
- Community Shuttle Services – Operations & Maintenance (\$280,000)
- Community Policing (\$100,000)
- Code Enforcement (\$50,000)
- Land Acquisition & Development Incentives (\$2,689,876)

All expenditures are detailed in Exhibit 1 to the resolution.

Attachment



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA-09-2025

RESOLUTION APPROVING THE FISCAL YEAR 2025-2026 BUDGET FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$8,471,833.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2025-26 budget for the Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area ("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 COMMISSIONERS OF THE N.W. 7TH AVENUE COMMUNITY REDEVELOPMENT

AGENCY, that:

Section 1. The matters contained in the foregoing recital are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's and the area's budget for Fiscal Year 2025-2026 in the total amount of \$8,471,833.00, in the form attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade County Board of County Commissioners.

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

Rasha Cameau, Chairwoman	<u>Yes</u>
Jeffy Mondesir, Vice Chairman	<u>Yes</u>
Daniella Pierre	<u>Yes</u>
Angela Reyes	<u>Absent</u>
Gene Lomando	<u>Absent</u>
Nadege Theresias-Joisil	<u>Yes</u>

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of September, 2025.

**N.W. 7th AVENUE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

NADEGE THERESIAS-JOISIL

By: 
NW 7th Avenue CRA Board Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



MEMORANDUM
(Revised)

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

DATE: January 21, 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)
1-21-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE FISCAL YEAR 2025-2026 BUDGET IN THE TOTAL AMOUNT OF \$8,471,833.00 FOR THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA

WHEREAS, this Board desires to approve the Fiscal Year 2025-26 budget in the total amount of \$8,471,833.00 for the N.W. 7th Avenue Corridor Community Redevelopment Agency and the N.W. 7th Avenue Corridor Community Redevelopment Area; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying County Mayor's 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 accompanying County Mayor's memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the N.W. 7th Avenue Corridor Community Redevelopment Agency's and the N.W. 7th Avenue Corridor Community Redevelopment Area's Fiscal Year 2025-2026 budget in the total amount of \$8,471,833.00, which is attached hereto as Exhibit 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 21st day of January, 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.



Terrence A. Smith

NW 7th Avenue
Community Redevelopment
Agency

**FISCAL YEAR
2025–2026**

PROPOSED BUDGET NARRATIVE



Overview

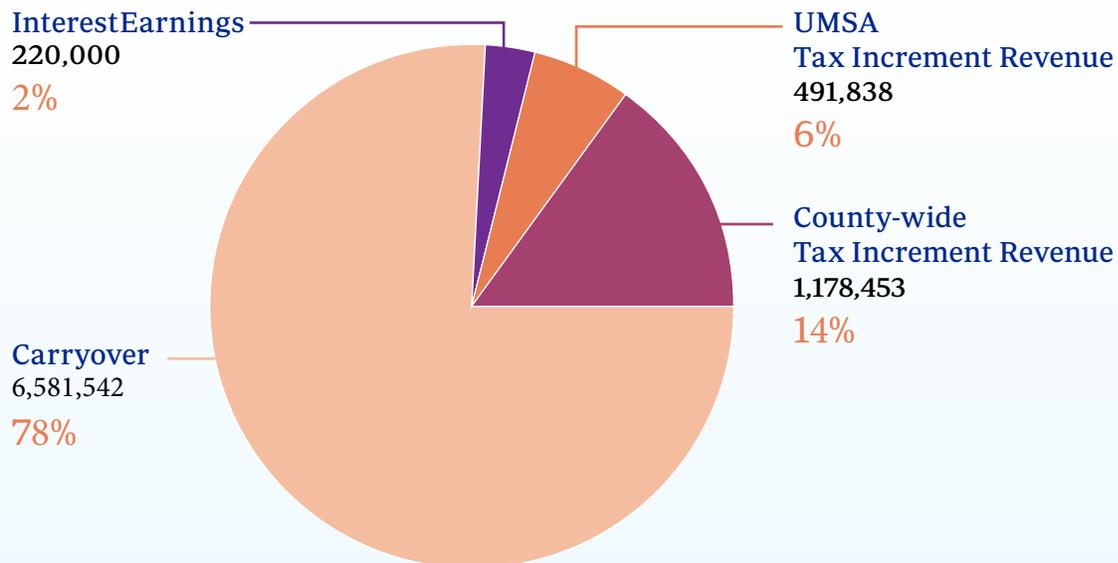
For Fiscal Year 2025–2026, the NW 7th Avenue CRA continues to advance its long-term vision to transform the corridor into a thriving economic, cultural, and mobility-focused district. Priorities for the year include strategic investments in infrastructure, small business support, public realm improvements, mobility, and enhanced operational independence. Building on the momentum of past initiatives and recent redevelopment interest, the FY 25–26 budget is structured to support high-visibility improvements and catalytic projects.

Board of Commissioners

Rasha Cameau, MBA FRA-RP,	Chairwoman
Jeffy Mondesir, BBA,	Vice Chairman
Nadeige Theresias-Joisil, MS Ed,	Board Secretary
Daniella Pierre, MSHRM	Board Member
Gene Lomando, BS	Board Member
Angela Reyes, M.TX.	Board Member

Revenues

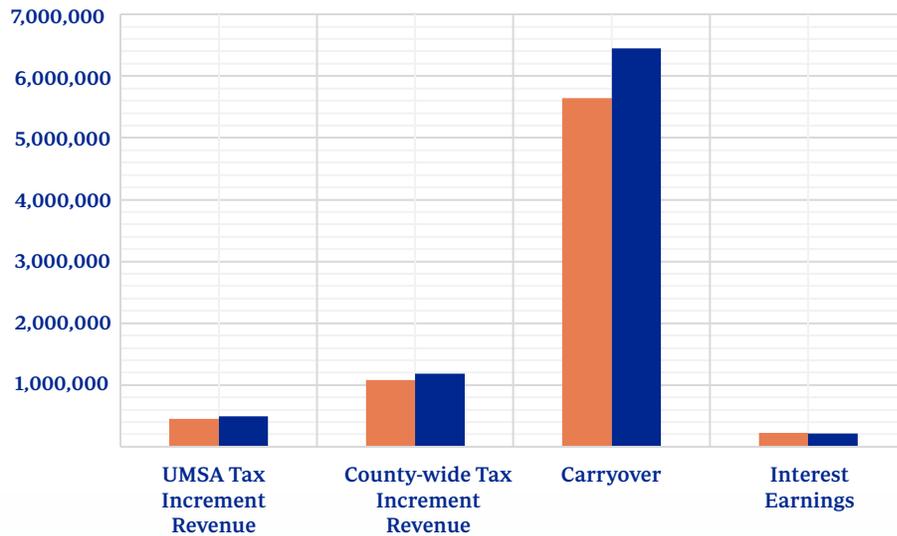
TIF revenues are generated by the increase in ad valorem property taxes beyond the base year values within the CRA district. Carryover funds reflect prior-year budgeted programs still in implementation, as well as reserves for land acquisition and corridor infrastructure.



NW 7th Avenue Community Redevelopment Agency

REVENUES	FY 2025 – 26 Proposed
UMSA Tax Increment Revenue (TIR)	491,839
County-wide Tax Increment Revenue (TIR)	1,178,452
Carryover from Prior Year	6,581,542
Interest Earnings	220,000
Revenue Total	8,471,833

Revenue Growth Analysis: FY 25 vs. FY 26



REVENUES	FY 24-25	FY 25-26
UMSA Tax Increment Revenue	449,038	491,838
County-wide Tax Increment Revenue	1,075,814	1,178,452
Carryover	5,641,733	6,581,542
Interest Earnings	220,372	220,000
Total	738,6957	8,471,833

Proposed Administrative Expenditure

The FY 25–26 proposed budget for the NW 7th Avenue Community Redevelopment Agency reflects the agency’s commitment to building operational independence, stimulating economic growth, and improving corridor quality of life. The budget prioritizes infrastructure, mobility, redevelopment activation, and small business support, while strengthening administrative capacity and compliance.

- **Office Utilities (\$7,779):**
Covers electricity, water, internet, and other utility services necessary to maintain a fully functional office environment.
- **Insurance (\$19,500):**
Funds liability, property, and professional insurance policies required to safeguard the CRA’s physical assets, operations, and personnel.
- **Office Equipment/Furniture (\$30,000):**
Supports the purchase of essential office furnishings, computers, and technology infrastructure to outfit the CRA’s operational workspace.
- **Contractual Services – Web-Based Grants Program (\$7,100):**
Pays for the implementation and maintenance of a cloud-based grants management system to streamline application intake, reporting, and tracking for CRA incentive programs.
- **Operating Supply (\$7,500):**
Allocated for general day-to-day consumables such as janitorial supplies, water, batteries, and other operational materials not classified as office supplies.
- **Audits (\$20,000):**
Covers the cost of the statutorily required annual financial audit to ensure compliance with Florida statutes and CRA financial reporting standards.
- **Office Supplies (\$7,500):**
Budgeted for routine administrative materials like paper, pens, toner, and folders to support efficient daily operations.
- **Printing & Publishing (\$10,000):**
Supports the production of printed collateral for board meetings, community outreach, marketing campaigns, project signage and legally required notices.
- **Website Development & Maintenance Services (\$25,000):**
Ensures ongoing hosting, updates, ADA compliance, and content management of the CRA’s public website for transparency and stakeholder communication.
- **Clerk & Meeting Costs (\$3,000):**
Covers transcription, agenda prep, public notices, and other services related to facilitating board meetings and public hearings in accordance with Sunshine Law.
- **Advertising, Mail Services & Notices (\$5,000):**
Reserved for required legal advertisements, direct mail notices, and public information dissemination for CRA programs, meetings, and RFQs.
- **Contractual Services – Executive Director (\$150,000):**
Compensation for the Executive Director, who oversees daily operations, board relations, strategic planning, and implementation of redevelopment programs per interlocal agreement.
- **Other Admin. Expenses – Direct County Support (\$100,000)**
Reflects administrative support services provided by Miami-Dade County departments such as procurement and finance, as part of indirect overhead.
- **County Administrative Charge (25,054):**
Required County Fee at 1.5% of County’s tax increment contribution.

Proposed Operating Expenditure

The **FY 25–26 Proposed Operating Expenditure** supports the CRA’s strategic vision of revitalizing the NW 7th Avenue corridor into a vibrant, safe, and economically resilient district. The following allocations represent a balance of staff capacity, catalytic development, infrastructure investment, and community benefit programs. These proposed initiatives are a direct reflection of the board’s priorities and input and highlight key areas of focus areas such as mobility, beautification, business growth, and public safety:

- **Employee Salary and Fringe (\$220,000):**
Supports two full-time positions a Program & Operations Coordinator and an Administrative Coordinator to manage CRA programs, reporting, and day-to-day operations.
- **Legal Services (\$130,000):**
Covers CRA legal counsel for preparing board resolutions, attending board meetings, contract review, compliance, governance, and potential land acquisition or development negotiations.
- **Business Outreach (\$50,000):**
Funds outreach activities, business engagement events, translation services, and community feedback tools.
- **Professional Services – Contractual (\$590,709):**
Includes consultants for grant administration, economic development, communications, permit expediting, architectural design, real estate analysis, public engagement, and technical support.
 - ▶ **Grants Program Coordinator Consultant:**
Manages application intake, processing, and compliance monitoring for the CRA’s commercial incentive and residential programs, ensuring timely disbursement, documentation, and performance tracking.
 - ▶ **Economic Development Consultant:**
Leads redevelopment strategy by identifying catalytic investment opportunities and coordinating with developers, property owners, and business owners.
 - ▶ **Communications Consultant:**
Oversees public messaging, branding, website content, social media, and the production of outreach materials for the dissemination of CRA activities, to increase program visibility and community engagement.
 - ▶ **Information Technology Services Consultant:**
Provides IT support, website maintenance, system upgrades, and technical infrastructure to ensure operational continuity and public transparency.
 - ▶ **Permit Expeditor:**
Assists CRA-funded businesses and property owners in navigating permitting processes, expediting approvals, and reducing project delays related to façade, rehab, or infrastructure projects.
 - ▶ **Architectural Services:**
Delivers design review, concept plans, and technical support for projects related to façade upgrades, public realm improvements, and corridor design standards.
 - ▶ **Commercial Rehabilitation Inspector:**
Conducts site inspections and progress assessments for all CRA-funded commercial improvements to ensure code compliance and verify milestones for reimbursement.

NW 7th Avenue Community Redevelopment Agency

- **Membership Fees (\$7,722):**
This allocation covers the CRA's required annual fee to the Florida Department of Economic Opportunity (DEO) for special district compliance, as well as membership dues to professional associations that support redevelopment and public agency best practices
- **Conference and Training (\$13,000):**
Enables CRA staff and board participation in redevelopment-focused conferences, certifications, and workshops to build internal capacity and professional development.
- **Commercial Incentives (\$1,060,000):**
Provides funding for grant programs to assist businesses with Facade improvements, rehabilitation, relocation, innovation, technical business assistance supporting corridor vitality and job creation.
- **Carryover Budgeted Commercial Projects (\$773,093):**
carryover funds for previously approved commercial incentive projects still in progress.
- **Business Incubator Program (\$250,000):**
Establishes a shared workspace and technical assistance hub to support local entrepreneurs, start-ups, and small businesses aligned with CRA goals.
- **Corridor Infrastructure Improvements (\$1,000,000):**
Allocated for public realm upgrades such as septic to sewer conversion sewer-to-septic conversions to unlock redevelopment potential
- **Landscaping & Streetscaping (\$500,000):**
Supports beautification through median beautification, tree planting, sidewalk upgrades, and green infrastructure to enhance district identity.
- **Wayfinding Signage (\$90,000):**
Covers the design and installation of branded gateway and directional signage to improve navigation and create a unified corridor experience.
- **Clean Team – Maintenance Services (\$250,000):**
Partners with a third-party provider to maintain a clean, safe, and welcoming public environment through daily litter removal and pressure washing.
- **Community Shuttle Services – Operations & Maintenance (\$280,000):**
Funds the launch and operation of a branded shuttle service running from the **Mobility Hub to NW 80th Street**, designed to support residents, workers, and businesses with **last-mile transportation**. The service aims to reduce transit gaps, improve access to commercial areas, and enhance overall corridor mobility.
- **Community Policing (\$100,000):**
Supports innovative safety initiatives in partnership with local law enforcement, including surveillance support, crime prevention, and safe activation of public spaces.
- **Code Enforcement (\$50,000):**
Dedicated to proactive enforcement of building, zoning, and maintenance codes in coordination with City departments to address slum and blight issues and ensure property upkeep.
- **Land Acquisition & Development Incentives (\$2,689,876):**
Reserved to acquire strategic parcels or offer financial incentives that attract catalytic private development aligned with the CRA Plan.

NW 7th Avenue Community Redevelopment Agency

<i>REVENUES</i>	<i>FY 2025-26 Proposed Budget</i>
UMSA Tax Increment Revenue (TIR)	491,839
County-wide Tax Increment Revenue (TIR)	1,178,452
Carryover from Prior Year	6,581,542
Interest Earnings	220,000
Revenue Total	8,471,833
<hr/>	
<i>EXPENDITURES</i>	
A - Administrative Expenditures	FY 2025-26
Office Utilities	7,779
Insurance	19,500
Office Equipment/Furniture	30,000
Contractual Services, Web-based Grants Program	7,100
Operating Supply	7,500
Audits	20,000
Office Supplies	7,500
Printing & Publishing	10,000
Website Development & Maintenance Services	25,000
Clerk & Meeting Costs	3,000
Advertising, Mail Services & Notices	5,000
Contractual Services -- Executive Director	150,000
Other Admin. Expenses (Direct County Support)	100,000
County Administrative Fee/Charge at 1.5%	25,054
A - Sub Total Admin. Expenses & County Charge	417,433
<hr/>	
B - Operating Expenditures:	FY 2025 - 26
Employee Salary and Fringes	220,000
Legal Services	130,000
Business Outreach	50,000
Contractual Services	590,709
Memberships & State Fees	7,722
Conference and Training	13,000
Commercial Incentives Program	1,060,000
Carryover Budgeted Commercial Projects	773,093
Business Incubator Program	250,000
Corridor Infrastructure Improvements	1,000,000
Landscaping/Streetscaping	500,000
Wayfinding Signage	90,000
Clean Team	250,000
Community Shuttle Services - Operations & Maintenance	280,000
Community Policing	100,000
Code Enforcement	50,000
Land Acquisition/Development/Activation	2,689,876
B - Sub Total Operating Expenses	8,054,400
<hr/>	
Expenditure Total (A + B)	8,471,833



**N.W. 7th Avenue Corridor
Community Redevelopment Agency
FY 2025-26**

REVENUES	FY 2024-25 Approved Budget	FY 2024-25 End of Year Projection	FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)	449,038	449,038	491,839
County-wide Tax Increment Revenue (TIR)	1,075,814	1,075,814	1,178,452
Carryover from Prior Year	5,614,379	5,641,733	6,581,542
Interest Earnings	212,317	215,000	220,000
Revenue Total	7,351,548	7,381,585	8,471,833
EXPENDITURES	FY 2024-25 Approved Budget	FY 2024-25 End of Year Projection	FY 2025 - 26 Proposed Budget
Administrative Expenditures:			
Rent/Lease Costs	50,000	-	
Office Utilities	2,000	-	7,779
Insurance	10,000		19,500
Office Equipment/Furniture	50,000		30,000
Contractual Services, Web-based Grants Program	3,000		7,100
Operating Supply			7,500
Audits	20,000	16,500	20,000
Office Supplies	4,000		7,500
Printing & Publishing	5,000	1,300	10,000
Website Development & Maintenance Services			25,000
Clerk & Meeting Costs	3,000		3,000
Advertising, Mail Services & Notices	5,000	2,520	5,000
Travel (includes educational conferences/seminars)	6,000	1,253	-
Contractual Services -- Executive Director	150,000	62,500	150,000
Other Admin. Expenses (Direct County Support)	212,549	212,549	100,000
(A) Sub Total Administrative Expenses	520,549	296,622	392,379
County Administrative Fee/Charge at 1.5%	22,873	22,873	25,054
(B) Sub Total Admin. Expenses & County Charge	543,422	319,495	417,433
Operating Expenditures:			
Employee Salary and Fringes			220,000
Legal Services	40,000	40,000	130,000
Business Outreach	50,000		50,000
Contractual Services			590,709
Contractual Services, Grants Prog Administrator (NANA)	175,000	186,000	-
Contractual Services, Econ Dev/Mrkt Analyst	190,000	190,000	-
Contractual Services, FON/Expansion/Program Asst.	100,000	20,835	
Memberships & State Fees	4,000	1,870	7,722
Conference and Training	6,000		13,000
Commercial Incentives Program			1,060,000
Prior Year Commercial Grants			773,093
Business Attraction & Relocation Grant (BARG)	300,000	41,843	-
Small Business Technology & Innovation Grant (SBTIG)	150,000		-
Revitalization & Rehabilitation Grant (RRG)	350,000		-
Façade Improvement Program	400,000		-
Business Incubator Program	250,000		250,000
Corridor Infrastructure Improvements	300,000		1,000,000
Landscaping/Streetscaping	100,000		500,000
Wayfinding Signage			90,000
Clean Team			250,000
Community Shuttle Services - Operations & Maintenance			280,000
Community Policing	100,000		100,000
Code Enforcement			50,000
Land Acquisition/Development/Activation	3,532,317		2,689,876
(C) Sub Total Operating Expenses	6,047,317	480,548	8,054,400
(D) Reserve	760,809		
Expenditure Total (B+C+D)	7,351,548	800,043	8,471,833
Cash Position (Rev-Exp)	-	6,581,542	(0)

NW 7th Avenue Community Redevelopment Agency

FISCAL YEAR 2025–2026

PROPOSED BUDGET NARRATIVE



Overview

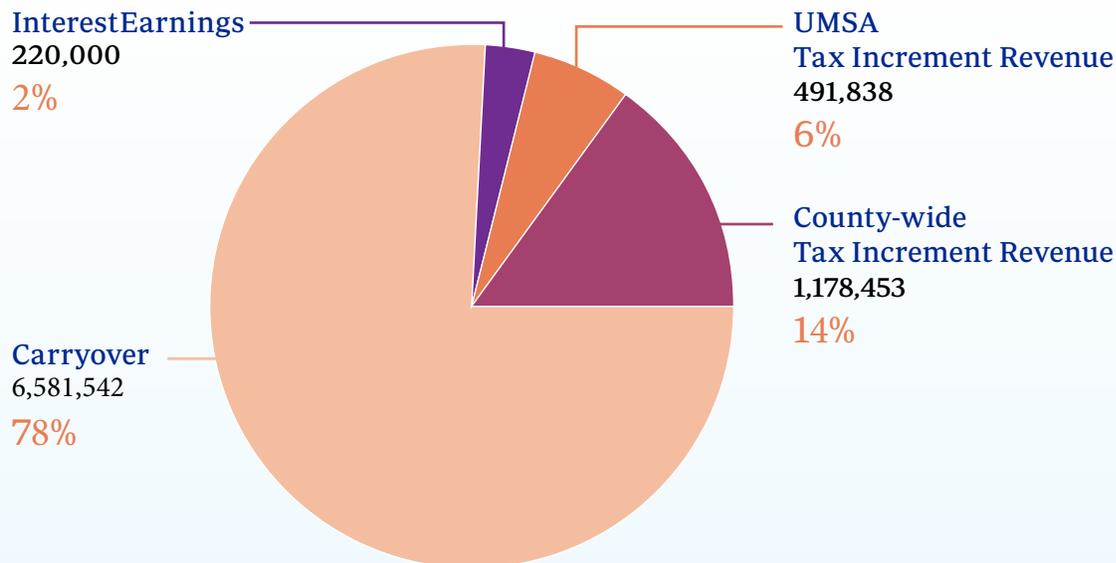
For Fiscal Year 2025–2026, the NW 7th Avenue CRA continues to advance its long-term vision to transform the corridor into a thriving economic, cultural, and mobility-focused district. Priorities for the year include strategic investments in infrastructure, small business support, public realm improvements, mobility, and enhanced operational independence. Building on the momentum of past initiatives and recent redevelopment interest, the FY 25–26 budget is structured to support high-visibility improvements and catalytic projects.

Board of Commissioners

Rasha Cameau, MBA FRA-RP,	Chairwoman
Jeffy Mondesir, BBA,	Vice Chairman
Nadeige Thererias-Joisil, MS Ed,	Board Secretary
Daniella Pierre, MSHRM	Board Member
Gene Lomando, BS	Board Member
Angela Reyes, M.TX.	Board Member

Revenues

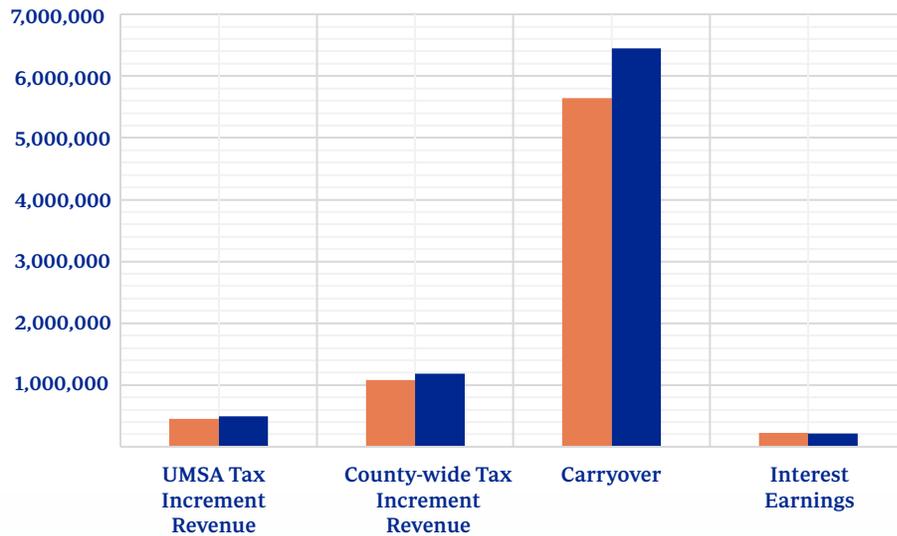
TIF revenues are generated by the increase in ad valorem property taxes beyond the base year values within the CRA district. Carryover funds reflect prior-year budgeted programs still in implementation, as well as reserves for land acquisition and corridor infrastructure.



NW 7th Avenue Community Redevelopment Agency

REVENUES	FY 2025 – 26 Proposed
UMSA Tax Increment Revenue (TIR)	491,839
County-wide Tax Increment Revenue (TIR)	1,178,452
Carryover from Prior Year	6,581,542
Interest Earnings	220,000
Revenue Total	8,471,833

Revenue Growth Analysis: FY 25 vs. FY 26



REVENUES	FY 24-25	FY 25-26
UMSA Tax Increment Revenue	449,038	491,838
County-wide Tax Increment Revenue	1,075,814	1,178,452
Carryover	5,641,733	6,581,542
Interest Earnings	220,372	220,000
Total	738,6957	8,471,833

Proposed Administrative Expenditure

The FY 25–26 proposed budget for the NW 7th Avenue Community Redevelopment Agency reflects the agency’s commitment to building operational independence, stimulating economic growth, and improving corridor quality of life. The budget prioritizes infrastructure, mobility, redevelopment activation, and small business support, while strengthening administrative capacity and compliance.

- **Office Utilities (\$7,779):**
Covers electricity, water, internet, and other utility services necessary to maintain a fully functional office environment.
- **Insurance (\$19,500):**
Funds liability, property, and professional insurance policies required to safeguard the CRA’s physical assets, operations, and personnel.
- **Office Equipment/Furniture (\$30,000):**
Supports the purchase of essential office furnishings, computers, and technology infrastructure to outfit the CRA’s operational workspace.
- **Contractual Services – Web-Based Grants Program (\$7,100):**
Pays for the implementation and maintenance of a cloud-based grants management system to streamline application intake, reporting, and tracking for CRA incentive programs.
- **Operating Supply (\$7,500):**
Allocated for general day-to-day consumables such as janitorial supplies, water, batteries, and other operational materials not classified as office supplies.
- **Audits (\$20,000):**
Covers the cost of the statutorily required annual financial audit to ensure compliance with Florida statutes and CRA financial reporting standards.
- **Office Supplies (\$7,500):**
Budgeted for routine administrative materials like paper, pens, toner, and folders to support efficient daily operations.
- **Printing & Publishing (\$10,000):**
Supports the production of printed collateral for board meetings, community outreach, marketing campaigns, project signage and legally required notices.
- **Website Development & Maintenance Services (\$25,000):**
Ensures ongoing hosting, updates, ADA compliance, and content management of the CRA’s public website for transparency and stakeholder communication.
- **Clerk & Meeting Costs (\$3,000):**
Covers transcription, agenda prep, public notices, and other services related to facilitating board meetings and public hearings in accordance with Sunshine Law.
- **Advertising, Mail Services & Notices (\$5,000):**
Reserved for required legal advertisements, direct mail notices, and public information dissemination for CRA programs, meetings, and RFQs.
- **Contractual Services – Executive Director (\$150,000):**
Compensation for the Executive Director, who oversees daily operations, board relations, strategic planning, and implementation of redevelopment programs per interlocal agreement.
- **Other Admin. Expenses – Direct County Support (\$100,000)**
Reflects administrative support services provided by Miami-Dade County departments such as procurement and finance, as part of indirect overhead.
- **County Administrative Charge (25,054):**
Required County Fee at 1.5% of County’s tax increment contribution.

Proposed Operating Expenditure

The **FY 25–26 Proposed Operating Expenditure** supports the CRA’s strategic vision of revitalizing the NW 7th Avenue corridor into a vibrant, safe, and economically resilient district. The following allocations represent a balance of staff capacity, catalytic development, infrastructure investment, and community benefit programs. These proposed initiatives are a direct reflection of the board’s priorities and input and highlight key areas of focus areas such as mobility, beautification, business growth, and public safety:

- **Employee Salary and Fringe (\$220,000):**
Supports two full-time positions a Program & Operations Coordinator and an Administrative Coordinator to manage CRA programs, reporting, and day-to-day operations.
- **Legal Services (\$130,000):**
Covers CRA legal counsel for preparing board resolutions, attending board meetings, contract review, compliance, governance, and potential land acquisition or development negotiations.
- **Business Outreach (\$50,000):**
Funds outreach activities, business engagement events, translation services, and community feedback tools.
- **Professional Services – Contractual (\$590,709):**
Includes consultants for grant administration, economic development, communications, permit expediting, architectural design, real estate analysis, public engagement, and technical support.
 - ▶ **Grants Program Coordinator Consultant:**
Manages application intake, processing, and compliance monitoring for the CRA’s commercial incentive and residential programs, ensuring timely disbursement, documentation, and performance tracking.
 - ▶ **Economic Development Consultant:**
Leads redevelopment strategy by identifying catalytic investment opportunities and coordinating with developers, property owners, and business owners.
 - ▶ **Communications Consultant:**
Oversees public messaging, branding, website content, social media, and the production of outreach materials for the dissemination of CRA activities, to increase program visibility and community engagement.
 - ▶ **Information Technology Services Consultant:**
Provides IT support, website maintenance, system upgrades, and technical infrastructure to ensure operational continuity and public transparency.
 - ▶ **Permit Expeditor:**
Assists CRA-funded businesses and property owners in navigating permitting processes, expediting approvals, and reducing project delays related to façade, rehab, or infrastructure projects.
 - ▶ **Architectural Services:**
Delivers design review, concept plans, and technical support for projects related to façade upgrades, public realm improvements, and corridor design standards.
 - ▶ **Commercial Rehabilitation Inspector:**
Conducts site inspections and progress assessments for all CRA-funded commercial improvements to ensure code compliance and verify milestones for reimbursement.

NW 7th Avenue Community Redevelopment Agency

- **Membership Fees (\$7,722):**
This allocation covers the CRA's required annual fee to the Florida Department of Economic Opportunity (DEO) for special district compliance, as well as membership dues to professional associations that support redevelopment and public agency best practices
- **Conference and Training (\$13,000):**
Enables CRA staff and board participation in redevelopment-focused conferences, certifications, and workshops to build internal capacity and professional development.
- **Commercial Incentives (\$1,060,000):**
Provides funding for grant programs to assist businesses with Facade improvements, rehabilitation, relocation, innovation, technical business assistance supporting corridor vitality and job creation.
- **Carryover Budgeted Commercial Projects (\$773,093):**
carryover funds for previously approved commercial incentive projects still in progress.
- **Business Incubator Program (\$250,000):**
Establishes a shared workspace and technical assistance hub to support local entrepreneurs, start-ups, and small businesses aligned with CRA goals.
- **Corridor Infrastructure Improvements (\$1,000,000):**
Allocated for public realm upgrades such as septic to sewer conversion sewer-to-septic conversions to unlock redevelopment potential
- **Landscaping & Streetscaping (\$500,000):**
Supports beautification through median beautification, tree planting, sidewalk upgrades, and green infrastructure to enhance district identity.
- **Wayfinding Signage (\$90,000):**
Covers the design and installation of branded gateway and directional signage to improve navigation and create a unified corridor experience.
- **Clean Team – Maintenance Services (\$250,000):**
Partners with a third-party provider to maintain a clean, safe, and welcoming public environment through daily litter removal and pressure washing.
- **Community Shuttle Services – Operations & Maintenance (\$280,000):**
Funds the launch and operation of a branded shuttle service running from the **Mobility Hub to NW 80th Street**, designed to support residents, workers, and businesses with **last-mile transportation**. The service aims to reduce transit gaps, improve access to commercial areas, and enhance overall corridor mobility.
- **Community Policing (\$100,000):**
Supports innovative safety initiatives in partnership with local law enforcement, including surveillance support, crime prevention, and safe activation of public spaces.
- **Code Enforcement (\$50,000):**
Dedicated to proactive enforcement of building, zoning, and maintenance codes in coordination with City departments to address slum and blight issues and ensure property upkeep.
- **Land Acquisition & Development Incentives (\$2,689,876):**
Reserved to acquire strategic parcels or offer financial incentives that attract catalytic private development aligned with the CRA Plan.

NW 7th Avenue Community Redevelopment Agency

REVENUES	FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)	491,839
County-wide Tax Increment Revenue (TIR)	1,178,452
Carryover from Prior Year	6,581,542
Interest Earnings	220,000
Revenue Total	8,471,833
<hr/>	
EXPENDITURES	
<hr/>	
A - Administrative Expenditures	FY 2025-26
Office Utilities	7,779
Insurance	19,500
Office Equipment/Furniture	30,000
Contractual Services, Web-based Grants Program	7,100
Operating Supply	7,500
Audits	20,000
Office Supplies	7,500
Printing & Publishing	10,000
Website Development & Maintenance Services	25,000
Clerk & Meeting Costs	3,000
Advertising, Mail Services & Notices	5,000
Contractual Services -- Executive Director	150,000
Other Admin. Expenses (Direct County Support)	100,000
County Administrative Fee/Charge at 1.5%	25,054
A - Sub Total Admin. Expenses & County Charge	417,433
<hr/>	
B - Operating Expenditures:	FY 2025 - 26
Employee Salary and Fringes	220,000
Legal Services	130,000
Business Outreach	50,000
Contractual Services	590,709
Memberships & State Fees	7,722
Conference and Training	13,000
Commercial Incentives Program	1,060,000
Carryover Budgeted Commercial Projects	773,093
Business Incubator Program	250,000
Corridor Infrastructure Improvements	1,000,000
Landscaping/Streetscaping	500,000
Wayfinding Signage	90,000
Clean Team	250,000
Community Shuttle Services - Operations & Maintenance	280,000
Community Policing	100,000
Code Enforcement	50,000
Land Acquisition/Development/Activation	2,689,876
B - Sub Total Operating Expenses	8,054,400
<hr/>	
Expenditure Total (A + B)	8,471,833



**N.W. 7th Avenue Corridor
Community Redevelopment Agency
FY 2025-26**

REVENUES	FY 2024-25 Approved Budget	FY 2024-25 End of Year Projection	FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)	449,038	449,038	491,839
County-wide Tax Increment Revenue (TIR)	1,075,814	1,075,814	1,178,452
Carryover from Prior Year	5,614,379	5,641,733	6,581,542
Interest Earnings	212,317	215,000	220,000
Revenue Total	7,351,548	7,381,585	8,471,833
EXPENDITURES	FY 2024-25 Approved Budget	FY 2024-25 End of Year Projection	FY 2025 - 26 Proposed Budget
Administrative Expenditures:			
Rent/Lease Costs	50,000	-	
Office Utilities	2,000	-	7,779
Insurance	10,000		19,500
Office Equipment/Furniture	50,000		30,000
Contractual Services, Web-based Grants Program	3,000		7,100
Operating Supply			7,500
Audits	20,000	16,500	20,000
Office Supplies	4,000		7,500
Printing & Publishing	5,000	1,300	10,000
Website Development & Maintenance Services			25,000
Clerk & Meeting Costs	3,000		3,000
Advertising, Mail Services & Notices	5,000	2,520	5,000
Travel (includes educational conferences/seminars)	6,000	1,253	-
Contractual Services -- Executive Director	150,000	62,500	150,000
Other Admin. Expenses (Direct County Support)	212,549	212,549	100,000
(A) Sub Total Administrative Expenses	520,549	296,622	392,379
County Administrative Fee/Charge at 1.5%	22,873	22,873	25,054
(B) Sub Total Admin. Expenses & County Charge	543,422	319,495	417,433
Operating Expenditures:			
Employee Salary and Fringes			220,000
Legal Services	40,000	40,000	130,000
Business Outreach	50,000		50,000
Contractual Services			590,709
Contractual Services, Grants Prog Administrator (NANA)	175,000	186,000	-
Contractual Services, Econ Dev/Mrkt Analyst	190,000	190,000	-
Contractual Services, FON/Expansion/Program Asst.	100,000	20,835	
Memberships & State Fees	4,000	1,870	7,722
Conference and Training	6,000		13,000
Commercial Incentives Program			1,060,000
Prior Year Commercial Grants			773,093
Business Attraction & Relocation Grant (BARG)	300,000	41,843	-
Small Business Technology & Innovation Grant (SBTIG)	150,000		-
Revitalization & Rehabilitation Grant (RRG)	350,000		-
Façade Improvement Program	400,000		-
Business Incubator Program	250,000		250,000
Corridor Infrastructure Improvements	300,000		1,000,000
Landscaping/Streetscaping	100,000		500,000
Wayfinding Signage			90,000
Clean Team			250,000
Community Shuttle Services - Operations & Maintenance			280,000
Community Policing	100,000		100,000
Code Enforcement			50,000
Land Acquisition/Development/Activation	3,532,317		2,689,876
(C) Sub Total Operating Expenses	6,047,317	480,548	8,054,400
(D) Reserve	760,809		
Expenditure Total (B+C+D)	7,351,548	800,043	8,471,833
Cash Position (Rev-Exp)	-	6,581,542	(0)