

Memorandum



Date: December 18, 2025

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

Agenda Item No. 2(B)(11)
January 21, 2026

From: Daniella Levine Cava
Mayor

Subject: Report on Community Redevelopment Agencies – Directive No. 252170

Executive Summary

This report is in response to Resolution No. R-879-25 (Resolution), adopted as amended by the Board of County Commissioners (BCC) on September 3, 2025, sponsored by Senator Rene Garcia, directing the County Mayor or County Mayor’s designee to provide a detailed report on the status and recent achievements of Community Redevelopment Agencies (CRAs), including infrastructure and transit investments, the County’s financial contributions to CRAs in the last five years and projects for the next five years, as well as the reimbursements to the County as set forth in the interlocal agreements.

This report provides an overview of all CRAs in the County, focusing on their purpose, structure, and operations in accordance with Florida Statutes, Chapter 163, also known as the “Community Redevelopment Act of 1969” (Act). The report explains how CRAs are created to address slum and blight. Additionally, it explains the current CRAs in the County, their funding contributions and an overview on Tax Increment Financing (TIF), the primary funding mechanism for CRAs.

As discussed during the 2025-26 budget cycle, the County is operating under a stark new fiscal reality as we face federal and state funding cuts and mandates, new costs from Constitutional offices, and slowed property tax growth, among other pressures. As we look to the future, the state legislature is considering property tax changes that could have a drastic impact on County revenue sources that fund essential public services. **Pending actions to create, expand, or extend CRAs will have an estimated minimum impact of approximately \$758 million on the County’s future budgets. Given the ongoing uncertainty of the current fiscal environment, I am recommending that the County adopt a moratorium on the creation of any new or expanded CRAs.** Approval of any of these requests is not advisable given the current and future needs of the County – it is critical that we maintain the financial stability needed to invest in and properly manage Countywide assets and infrastructure, while maintaining the essential services on which our community depends.

Below is a summary table of the pending actions to create, expand or extend CRAs, along with the future fiscal impact of these efforts:

CRA	Current status	Base Year	Sunset Year	Pending Items
City of Miami - Allapattah	Proposed	TBD	TBD	<ul style="list-style-type: none">City of Miami approved a Finding of necessity (FON) study to create this CRA.If the BCC approves the FON and subsequent new Redevelopment Plan, the estimated fiscal impact is between \$250.5 - \$475.9 million over 30 years.
City of South Miami	Proposed	TBD	TBD	<ul style="list-style-type: none">City of South Miami approved a FON study to create this CRA.

				<ul style="list-style-type: none"> If the BCC approves the FON and subsequent new Redevelopment Plan, the estimated fiscal impact is between \$56.7 - \$107.8 million over 30 years.
Naranja Lakes	Existing / Expansion proposed	2002	2033	<ul style="list-style-type: none"> BCC approved a FON to further expand the boundaries. Pending BCC approval of an amended Redevelopment Plan that extends the sunset date to 2044. If approved, the estimated fiscal impact is \$268.4 million over the extension period (2033-2044)
NW 7th Ave Corridor	Existing / Expansion proposed	2003	2034	<ul style="list-style-type: none"> CRA Board approved a FON to expand the boundaries. If approved by the BCC, the estimated fiscal impact is \$2.38 million through the current sunset date.
West Perrine	Existing / Expansion proposed	2006	2046	<ul style="list-style-type: none"> CRA Board approved a FON to expand the boundaries. If approved by the BCC, the estimated fiscal impact is \$6.7 million through the current sunset date.
79th Street Corridor	Existing / Expansion proposed	2011	2041	<ul style="list-style-type: none"> CRA Board approved a FON to expand the boundaries. If approved by the BCC, the estimated fiscal impact is \$75.6 million through the current sunset date.

Background

CRAs are created under the Florida Community Redevelopment Act, Florida Statutes Chapter 163, to address areas experiencing conditions of slum or blight. CRAs are distinct legal bodies, separate from the local governing body, and are established through a defined legislative process.

To create a CRA, a Finding of Necessity Study (FON) must first be completed and approved by the governing body to formally determine whether slum or blighted conditions exist within the proposed boundaries. “*Slum areas*” are characterized by deteriorated or unsafe physical and economic conditions that foster disease, delinquency, poverty, or crime, while “*blighted areas*” are those with significant deterioration or economic distress, requiring the presence of at least two indicators such as failing property values, inadequate infrastructure, unsafe conditions, high vacancy or crime rates, or other evidence of decline. Once the FON is approved by the governing body, a CRA may be established by resolution of the governing body.

Following the CRA creation, the governing body must appoint a CRA Board of Commissioners (CRA Board), consisting of 5 to 9 members. A vast majority of CRA Boards throughout the State of Florida match the existing municipality or county commission, meaning the elected officials for the municipality/county are the members of the CRA Board. All municipal CRAs in the County follow this structure. For CRAs in the Unincorporated Municipal Service Area (UMSA), the BCC has created citizen boards. The BCC serves as the governing body for all CRAs in the County.

The next step is adoption of a Community Redevelopment Plan (Plan), which serves as the guiding document for all redevelopment activities. The contents of the Plan must conform with the Act. The Plan must identify the unique needs of the area, define overall redevelopment goals, and specify the types of projects and initiatives to be undertaken, along with completion timelines. Typically, CRA Plans include roadway and streetscape improvements, infrastructure upgrades, new construction, building renovations, parking facilities, and the creation of parks, sidewalks, and landscaping. Plans may also establish programs to incentivize private investment, such as façade improvement grants, loans, or structural upgrades. Plans can be updated as community needs change, but the CRA's geographic boundaries may not be modified without restarting the FON process. In the County, the BCC has the authority to approve any amendments to the Plan.

CRAs are funded through Trust Funds that capture the incremental increase in property tax revenues (Tax Increment Financing, or TIF) generated within the redevelopment area. These funds are reinvested back into the designated redevelopment area in accordance with the Plan. CRAs created prior to 2002 may exist for up to 60 years or until their debts are satisfied, while those created after 2002 are limited to a maximum of 40 years or until debt obligations are met. CRAs may request to extend their life, which would need to be approved by the BCC. Trust Funds are created by the BCC through an ordinance.

Under the Act, CRAs are granted broad powers to implement their redevelopment plans. These include, but are not limited to, the following: acquiring, rehabilitating, or disposing of property; demolishing unsafe structures; constructing or improving streets, utility infrastructure, parks, and public facilities; and carrying out housing initiatives for low- and moderate-income residents. CRAs may issue bonds backed by TIF revenues without a public referendum, enter into redevelopment contracts, apply for grants and loans, and implement community policing initiatives within the redevelopment area.

In the County, the BCC retains ultimate authority over CRAs. While certain powers are delegated to municipalities through interlocal agreements, the BCC continues to control approval of annual budgets, boundary expansions, redevelopment plan amendments, and bond/debt issuance.

The Act gives the BCC the ability to have additional provisions in the interlocal cooperation agreements between the County, the CRA, and/or municipality. Through the years, the BCC has adopted legislation establishing policies and procedures related to new and existing CRAs, such as:

- Resolution No. R-1382-09 requires a County Commissioner or designee to serve as a CRA Board member.
- Resolution No. R-871-11 requires CRAs to submit timely budgets for BCC approval prior to the CRA borrowing money to be paid from the CRA's tax increment.
- Resolution No. R-611-15 requires CRAs, that have been in existence for at least 10 years, to prepare and present to the BCC an assessment of need study demonstrating that slum or blight conditions still exist when seeking approval to extend the life of the CRA.
- Resolution No. R-499-16, among other things, mandates CRAs to enter into Community Benefit Agreements with entities/contractors receiving grants of at least \$200,000 from the CRA; directs CRAs to include a clawback provision to demand repayment from entities/contractors not fulfilling their agreements with the CRAs; requires CRAs to adopt procurement processes as established by the State of Florida, the County, or the municipality in which the CRA operates; allow the public reasonable opportunity to be heard before new or rehabilitated projects are approved that will benefit the residents of

the Area; and allows the BCC to determine the CRA's trust fund percentage at a lower amount.

Organizational Structure of CRAs

As stated above, most CRA Boards throughout the State are comprised of the same governing body members of the county/municipality and may include additional members from the public. For the County's UMSA CRAs, the BCC created citizen boards, these CRAs are treated as separate entities from the County and can have their own Federal Tax Employer Identifier Number (FEIN).

The vast majority of CRAs in the State have staff reporting directly to the CRA Board and not to the County/municipal administration or elected officials. Furthermore, interlocal agreements between these municipalities/counties and the CRAs specify the roles of the governing body, the administration, and the CRA. Typically, these interlocal agreements use a reimbursement model for services provided by the governing body. The county or municipality provides the CRA administrative services such as, but not limited to, financial, budgetary, and procurement services, human resources and payroll services, and technology and support services.

Historically, the day-to-day operations of the four Unincorporated Municipal Service Area (UMSA) CRA Boards — NW 7th Avenue Corridor, NW 79th Street Corridor, West Perrine, and Naranja Lakes — were managed by staff from the County's Office of Management and Budget (OMB). Over the past year, however, all four UMSA CRA Boards have approved contracts with consultants to handle their daily operations. Additionally, the BCC has passed legislation authorizing the NW 7th Avenue Corridor, NW 79th Street Corridor, and West Perrine CRAs to hire their own staff and legal counsel. Under this model, County staff continues to perform certain financial and administrative duties. However, the roles for each entity have not been clearly outlined in the interlocal agreements as these agreements have not been renegotiated after the legislative changes.

Tax Increment Financing (TIF)

Once a CRA Plan is approved, a redevelopment trust fund is established by ordinance and serves as the main source of funding for implementing the Plan. This funding approach, authorized by the Act, uses tax increment financing to leverage public revenues and encourage private investment within the designated redevelopment area. Under this system, the total taxable value of all real property in the area is set at a fixed "base year" level. Taxing authorities, such as the County, municipalities, or UMSA continue to receive property tax revenues based on this frozen base year value for general government purposes. Meanwhile, any additional tax revenues generated from increases in property value above the base year, known as the "increment," are deposited into the CRA's trust fund and must be used solely to finance or refinance redevelopment activities outlined in the approved plan.

The Act allows the percentage of incremental revenues deposited into a CRA's trust fund to be set between 50 and 95 percent. This percentage is set with the Trust Fund Ordinance adoption. Additional terms such as redevelopment powers, requirements and reimbursements, are formalized in interlocal agreements between the County, the CRA and the municipality (if applicable). Each year, the incremental property value is calculated, and the adopted millage rates of the County and municipalities are applied to determine the amount of TIF funding deposited. For UMSA CRAs, both County and UMSA TIF contributions are deposited into the trust fund, while municipal CRAs include County and municipal TIF increments. It is important to note that property tax revenue collected by the School Board and any special districts are not included in

the TIF calculation. The CRA budgets adopted by the Board details the TIF funding collected by the CRA. It is important to note that once these trust funds are created, payments from the County must be made and cannot be held back.

Funds deposited into a CRA trust fund can be used within the redevelopment area for administrative costs, redevelopment, planning and analysis, acquiring property, preparing and clearing redevelopment areas, relocating occupants, repaying debts and bond-related expenses, developing affordable housing, and supporting community policing initiatives. However, the CRA's efforts must support the redevelopment plan. As previously noted, the Redevelopment Plan must be in accordance with the Act, and the CRA cannot fund activities that are not included in the Redevelopment Plan.

Based on the Act, CRAs with a fund balance at the end of a fiscal year are required to:

- a) Return to each taxing authority the amount of unused TIF paid by each authority;
- b) Use the funds to reduce the amount of any indebtedness;
- c) Deposit the funds into an escrow account for the purpose of later reducing any indebtedness; or
- d) Allocate funds to a specific redevelopment project pursuant to the approved redevelopment plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be reappropriated pursuant to the next annual budget adopted by the CRA.

County TIF Contributions and CRA Reimbursements

Currently, there are 15 active CRAs in the County, eleven of which are within municipalities - Florida City, Homestead, Miami (Midtown, Omni, and Southeast Overtown/Park West), Miami Beach (City Center and North Beach), North Miami, North Miami Beach, Miami Gardens and Opa-Locka, and four CRAs are within UMSA - Naranja Lakes, NW 7th Avenue Corridor, NW 79th Street Corridor, and West Perrine. Additionally, the Board adopted Resolution No. R- 500-23 approving the Finding of Necessity for a certain area within the Goulds community as slum and blight¹.

The County's tax roll has experienced healthy growth during the past years (FY 2022-23 - 12.3 percent increase, FY 2023-24 - 13.1 percent increase, FY 2024-25 - 10.7 percent increase, and FY 2025-26 - 8.7 percent increase). However, CRA taxable values have significantly increased above the County's average growth due to the extensive real estate investment and redevelopment activities occurring in those areas. Specifically, the north and south CRAs have benefited from an average taxable roll increase of 15 percent over the last four years.

Over the last five fiscal years, the County has contributed a total of \$445.376 million to existing CRAs. Municipal CRAs have received \$380.543 million in County TIF funds, while UMSA CRAs have received a total of \$64.833 million in County and UMSA TIF. The total municipal TIF revenue contributed to municipal CRAs during the same period was \$530.180 million. Both municipal and County TIF contributed towards CRAs a total of \$910.723 million for the last five years. County contributions (County and UMSA TIF) for the past five years are detailed below:

¹ A redevelopment plan for the Goulds area was developed pursuant to Resolution No. R-1053-23 and presented to the Planning Advisory Board. The redevelopment plan will be presented to the BCC at a future date.

CRA TIF PAYMENTS FY 2020-21 -- FY 2024-25

CRA Agencies	Sunset Year	FY 2020-21 Actual Payment	FY 2021-22 Actual Payment	FY 2022-23 Actual Payment	FY 2023-24 Actual Payment	FY 2024-25 Actual Payment
Miami Beach - South Point	2022	\$ 22,346,578	\$ 10,772,569	\$ -	\$ -	\$ -
Miami Beach - City Center	2044	\$ 25,323,375	\$ 24,110,876	\$ 23,920,815	\$ 24,346,511	\$ 26,460,176
Miami Beach - North Beach	2051	\$ -	\$ -	\$ 458,187	\$ 851,672	\$ 1,090,237
Miami - SE Overtown/Park West	2042	\$ 12,591,643	\$ 13,294,312	\$ 16,262,379	\$ 18,002,317	\$ 19,709,668
Miami - Omni	2047	\$ 11,796,503	\$ 11,632,439	\$ 12,206,715	\$ 14,042,061	\$ 16,184,692
Miami - Midtown	2035	\$ 3,725,199	\$ 4,340,640	\$ 4,566,703	\$ 5,066,896	\$ 5,439,164
Opa-Locka	2033	\$ 334,355	\$ 419,192	\$ 562,525	\$ 736,756	\$ 898,252
Homestead	2051	\$ 1,688,079	\$ 1,837,585	\$ 2,069,594	\$ 2,318,285	\$ 2,624,542
Florida City	2055	\$ 890,834	\$ 968,029	\$ 1,244,951	\$ 1,472,591	\$ 1,832,800
Miami Gardens	2042	\$ 325,277	\$ 556,681	\$ 646,856	\$ 1,071,053	\$ 1,262,167
North Miami	2044	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 7,588,412	\$ 8,759,146
North Miami Beach	2028	\$ 1,211,375	\$ 1,346,643	\$ 1,547,786	\$ 2,166,821	\$ 2,620,534
UMSA - Naranja Lakes	2033	\$ 3,713,109	\$ 4,896,823	\$ 6,928,620	\$ 8,790,107	\$ 13,256,313
UMSA - 7th Avenue Corridor	2034	\$ 897,911	\$ 964,393	\$ 1,147,266	\$ 1,379,497	\$ 1,524,852
UMSA - West Perrine	2046	\$ 800,255	\$ 1,136,387	\$ 1,628,099	\$ 2,266,768	\$ 2,815,483
UMSA - 79th Street	2041	\$ 1,258,961	\$ 1,649,240	\$ 2,539,765	\$ 3,274,248	\$ 3,964,949
Total Miami-Dade County TIF Payments		\$ 87,903,454	\$ 78,925,809	\$ 76,730,261	\$ 93,373,995	\$ 108,442,975

For FY 2025-26, it is estimated that the County will contribute \$96.883 million to municipal CRAs in County TIF and \$27.698 million in County and UMSA TIF to UMSA CRAs, for a total contribution of \$124.582 million. The projected County TIF revenues shown below for FY 2026-27 – FY 2030-31 are only *estimates* based on the tax roll growth assumptions included in the County’s Five-Year Financial Plan and constant millage rates. It is estimated that municipal CRAs will receive \$591.583 million in County TIF funds over the next five fiscal years, while UMSA CRAs will receive \$166.320 million in County and UMSA TIF funds for a total of \$757.903 million. This estimate does not include the projected municipal TIF contributions that will be made by the municipalities, or any extension, expansion or creation of new CRAs.

CRA PROJECTED TIF PAYMENTS FY 2025-26 -- FY 2030-31

CRA Agency	Sunset Year	FY 2025-26 Proposed	FY2026-27 Projected	FY2027-28 Projected	FY2028-29 Projected	FY2029-30 Projected	FY2030-31 Projected
Miami Beach - City Center	2044	\$ 28,315,547	\$ 30,780,481	\$ 32,543,330	\$ 34,234,062	\$ 36,009,331	\$ 37,873,363
Miami Beach - North Beach	2051	\$ 1,322,182	\$ 1,720,807	\$ 2,029,823	\$ 2,355,836	\$ 2,668,511	\$ 2,996,820
Miami - SE Overtown/Park West	2042	\$ 22,188,419	\$ 24,529,197	\$ 25,928,494	\$ 27,270,547	\$ 28,679,703	\$ 30,159,317
Miami - Omni	2047	\$ 18,408,826	\$ 19,749,591	\$ 20,919,000	\$ 22,040,569	\$ 23,218,217	\$ 24,454,747
Miami - Midtown	2035	\$ 5,600,452	\$ 6,293,597	\$ 6,646,743	\$ 6,985,442	\$ 7,341,076	\$ 7,714,491
Opa-Locka	2033	\$ 1,064,152	\$ 1,190,911	\$ 1,285,957	\$ 1,377,115	\$ 1,472,831	\$ 1,573,333
Homestead	2051	\$ 2,894,860	\$ 3,174,782	\$ 3,369,857	\$ 3,556,952	\$ 3,753,402	\$ 3,959,674
Florida City	2055	\$ 2,244,837	\$ 2,481,386	\$ 2,649,956	\$ 2,811,630	\$ 2,981,388	\$ 3,159,635
Miami Gardens	2039	\$ 2,001,673	\$ 2,259,643	\$ 2,454,241	\$ 2,640,878	\$ 2,836,847	\$ 3,042,615
North Miami	2044	\$ 10,152,399	\$ 11,249,080	\$ 12,075,806	\$ 12,868,711	\$ 13,701,262	\$ 14,575,440
North Miami Beach	2028	\$ 2,690,129	\$ 3,089,255	\$ 3,315,396	\$ 3,532,286	\$ -	
UMSA Naranja Lakes	2033	\$ 17,586,039	\$ 17,654,686	\$ 18,859,080	\$ 20,014,203	\$ 21,227,083	\$ 22,500,605
UMSA 7th Avenue Corridor	2034	\$ 1,670,291	\$ 1,862,414	\$ 1,999,497	\$ 2,130,970	\$ 2,269,017	\$ 2,413,968
UMSA West Perrine	2046	\$ 3,632,340	\$ 4,137,040	\$ 4,510,680	\$ 4,869,036	\$ 5,245,310	\$ 5,640,397
UMSA 79th Street	2041	\$ 4,809,678	\$ 5,345,815	\$ 5,773,690	\$ 6,184,061	\$ 6,614,950	\$ 7,067,383
Grand Total		\$ 124,581,824	\$ 135,518,685	\$ 144,361,550	\$ 152,872,298	\$ 158,018,928	\$ 167,131,788

As stated above, the interlocal agreements include terms for the 1.5 percent administrative reimbursement to the County for processing and approving CRA-related items, such as annual budget approval, redevelopment plan changes, bond issuances, and interlocal agreement amendments; funding for the SMART Program projects along the rapid transit corridors; general fund reimbursement for OMB staff and County Attorney support and other specific items as approved by the BCC. Attachment 1 includes projected reimbursements from CRAs to the County, as set forth in their respective interlocal agreements.

Currently, there are several pending requests for new CRAs, extensions or expansions of existing CRAs, all of which have major fiscal impacts to the County's future budgets. As the County continues to receive these requests, the figures listed above will continue to increase.

Existing CRAs Accomplishments

The following section provides detailed information regarding all CRAs recent achievements over the last five years, including infrastructure and transit investments. Attachments 2 and 3 include a Miami-Dade County CRA map and a summary on all CRAs, respectively.

1. City of Miami Beach – City Center Redevelopment Area (RDA)

Established in 1993, with a sunset date of 2044, the 332 acres City Center Redevelopment Area was created to fund a new convention hotel development near the Miami Beach Convention Center and to enhance connectivity between civic, cultural, and entertainment hubs.

Over the last five years, the RDA has accomplished various milestones including:

- Completion and enhancement of the Miami Beach Convention Center, hosting over 98 events and 613,000 guests in FY 2024
- Development of the 800-space Anchor Garage and a 650-space mixed use parking facility
- Construction commencement of the 800 room Miami Beach Convention Center Hotel, with an estimated opening date in 2027
- Completed the transformation of Pride Park and Collins Canal Park
- Continued the renovation of Carl Fisher Clubhouse
- Began implementation of the Cultural Arts Campus Master Plan, that includes upgrades to the Bass Museum, Collins Park, and the New World Symphony
- Various pedestrian and bicycle access enhancements, streetscape, lighting improvements, landscape renovations and irrigation improvements across multiple high traffic areas
- Various investments in green space, landscaping, and permeable surfaces to support stormwater management
- Support to the Collins Park Artist Workforce Housing Project and the RDA acquired properties including the Barclay Plaza Hotel and London House Apartment Hotel
- Funding for enhanced community policing services within the area

2. City of Miami Beach – North Beach Community Redevelopment Agency

Established in 2021, with a sunset date of 2051, the 260 acres North Beach CRA was created to eliminate slum and blighted conditions in the area.

Over the last four years, the North Beach CRA has achieved various projects including:

- Funded a matching grant program that supports commercial property updates

- Funded a residential property improvement program that targets resiliency and beautification to multifamily housing properties that requires rent stabilization clauses for low-income eligible units
- Various infrastructure improvements within the CRA area including electrical upgrades, signage, shading and aesthetics
- Provided funding for a soccer field and a running track in the elementary school
- Made investments in walkability, streetscape improvements and commercial corridor revitalization supporting transit-oriented development and pedestrian mobility (Normandy Isles and Collins Avenue)
- Provided funding for enhanced community policing services, code compliance, and sanitation within the area
- Build up reserve to fund future water and sewer infrastructure projects

3. City of Miami – Southeast Overtown/Park West (SEOPW) Community Redevelopment Agency

Established in 1983, with a current sunset date of 2042 and 652 acres, the SEOPW latest achievements include:

- Sawyer’s Walk at Block 55 with 578 affordable housing units for seniors
- Land acquisition to develop affordable housing
- Purchased residential units for temporary relocation and future affordable homeownership
- Development of a four-unit condo project to expand ownership opportunities for residents
- Major upgrades to lighting, water, and sewage systems
- Ongoing partnership with the Miami Police Department for enhanced policing and innovative safety strategies
- Enhanced streetscapes and building façades, improving both aesthetics and safety
- Residential and commercial façade improvements through the Façade Beautification and Work Training Program
- Funding to the Tri-Rail Downtown Miami Link Project
- Various economic development programs including youth employment initiatives, work training programs, and support for small businesses and entrepreneurs
- Multiple investments in historic churches and restoration of landmark sites
- Recently, the SEOPWCRA secured \$162 million in bonds to continue addressing various redevelopment projects including: affordable and workforce housing developments, as well as mixed used transit-oriented projects, a public parking garage, a mixed used affordable housing project, infrastructure updates to NW 9th Street Pedestrian Mall, redevelopment of the former Women’s Detention Center into a museum, grants to South Florida Transportation for infrastructure improvements, and to Girl Power Rocks to continue developing “Mama Hatties House”

4. City of Miami – Omni Community Redevelopment Agency

Established in 1986, with a sunset date of 2047, the 477 acres Omni CRA latest achievements include:

- Funding for expanded public safety programs, enhanced police services, technology and community beautification, enhancing neighborhood security and livability
- Various investments to preserve historic landmarks such as the Citizens Bank Building, Dorsey Library, Firehouse 2, Miami Woman’s Club and Mount Olivette Baptist Church

- More than 540 housing units with an additional 444 units in the pipeline to increase housing access for low-and moderate-income families
- Funding for the Port Miami Tunnel, Adrienne Arsht Center for the Performing Arts Bonds, operations and maintenance of the I-395 Underdeck, and the County's SMART Plan Beach Corridor
- Coordination with the City of Miami Public Works to complete drainage and resiliency projects, as well as water and sewer system projects to address flooding and infrastructure needs

5. City of Miami – Midtown Community Redevelopment Agency

Established in 2004, with a sunset date of 2035, the 60 acres Midtown CRA was created to fund the development of a public parking system and a public plaza also known as the Mid-Block Plaza. The CRA funds the bonds associated with the projects.

6. City of Opa Locka – Opa-Locka Community Redevelopment Agency

Established in 2013, with a sunset date of 2033, the 519 acres Opa-Locka CRA latest achievements include:

- Provided funding for various commercial and housing revitalization projects
- Funded three community assets restoration - New Generation Missionary Baptist Church, Rose Tydus Butterfly and Prayer Garden and a Community Garden
- Acquired various commercial properties for redevelopment and activation
- Provided direct assistance to 14 residential properties to preserve affordability and strengthen neighborhoods
- Supported 40 families with rental assistance programs

7. City of Homestead – Homestead Community Redevelopment Agency

Established in 1993, with a sunset date of 2051, the 1,188 acres Homestead CRA latest accomplishments include:

- Completed assemblage of 22 parcels to build a 132 unit mixed-income, mixed use redevelopment project adjacent to the Busway
- Partnered with the City of Homestead to replace and upsize utilities along Flagler and Krome Avenues, NW 2nd Street, and the Avocado Village neighborhood to facilitate redevelopment and provide water and sewer improvements
- Construction of a new public parking lot adjacent to Krome Marketplace
- Acquisition of 3 deteriorated commercial properties for rehabilitation, restaurants or other similar uses
- Crafting of a redevelopment concept plan for the Old City Hall site and the 3.65-acre Shotgun Property in the Southwest Neighborhood
- Secured various grants including a Brownfield Cleanup Grant and a Florida Communities Trust Grant for land acquisition and redevelopment of blighted properties
- Funded multiple initiatives aimed at improving commercial and residential locations including façade and streetscape improvements
- Together with the City of Homestead, completed the Homestead Station, the expansion of Losner Park and the Cybrarium (futuristic library)
- Created a program that aligns moderate-to low-income residents with housing opportunities
- Assisted in the startup of five businesses downtown

- Funding portions of the County's South Corridor SMART Plan.

8. City of Florida City – Florida City Community Redevelopment Agency

Established in 1994, with a sunset date of 2055, the 913 acres Florida City CRA latest accomplishments include:

- Rebuild various neighborhood streets (6th Avenue, the Busway, Davis Parkway, Lucy Street, NW 1st Street, NW 2 Street, NW 3rd Avenue and NW 7th Avenue) that included repaving of streets, and the addition of new drainage structure, curbs and gutters, sidewalks and landscaping
- Funded the rebuilding of Washington Park as a children's park
- Provided funding for the on-street parking, parking lot and sidewalks at Loren Roberts Park, 6th Avenue and Davis Parkway
- Completed the assemblage of 34 parcels on Lucy Street to build a 155-unit affordable housing project
- Together with the City, funded the rehabilitation of 96 family homes
- Provide funding to support maintenance and operations at the Florida Pioneer Museum
- Launched commercial building improvement grants to local business for retention and improvement to facilities
- Funding portions of the County's South Corridor SMART Plan.

9. City of Miami Gardens – Miami Gardens NW 27th Avenue Community Redevelopment Agency

Established in 2019, with a sunset date of 2042, the 1,149 acres Miami Gardens CRA was created to develop the Miami Gardens Performing Arts Center. The project goal is to transform a 75,000 square foot underutilized site to feature a grand theater, a culinary learning lab, classrooms and outdoor venues. The CRA recently accomplished:

- Reached 100 percent schematic design and design development have been completed
- Funding portions of the County's Northeast SMART Plan
- The center is expected to open during the summer of 2028.

10. City of North Miami – North Miami Community Redevelopment Agency

Established in 2004, with a sunset date of 2044, the 4,450 acres North Miami CRA recently accomplished:

- Funding for multiple commercial investments including COVID relief for small businesses and signature commercial grant programs to 41 businesses
- Funding for various residential programs, including Residential Eviction Prevention Relief, COVID relief Utility Assistance, Emergency Rental Assistance, distribution of Security Cameras to residents, Sprinkler Program, Hurricane Kit and Safety Distribution and 127 residential rehabilitation grants
- Various sign replacements including I-95 and within various neighborhoods
- Completed the North Miami Tot-Lot improvement project
- Provided funding for the Pioneer Boulevard Beautification Project and the NW 7th Avenue redevelopment
- Funding for license plate readers and cameras to enhance community policing activities
- Acquired the Scott Galvin Center

- Recurring funding for the MOCA Arts on the Plaza
- Funding for Freebee, the NOMI trolleys and portions of the County's SMART Plan North Corridor
- Secured \$50 million in Bonds
- Completed the 11th Court Drainage Project
- Funding for various developments that includes improvements to the stormwater and water and sewer infrastructure for: Griffing Park Estates, the Gardens Residences, Solb Miami, Reva Development, Residences at Nomi, Allure, Rucks Park, Redwood, Kayla and Nomi Square

11. City of North Miami Beach – North Miami Beach Community Redevelopment Agency

Established in 2004, with a sunset date of 2028, the 467 acres North Miami Beach CRA recently accomplished the following:

- Funding for Corona Del Mar Phases 2 and 3 to connect residential and commercial properties to the sewer system
- Funding for various improvements along Hanford Boulevard including improvements to the outdoor space of the North Miami Beach Library and Snake Creek Canal to encourage connectivity, and tree planters for beautification
- Purchased the Singer Building to house the CRA's offices and activate redevelopment on the ground floor, as well as the adjacent parking lot.
- Funding for Harriet Tubman Highway Crosswalk to enhance pedestrian safety
- Funding for Snake Creek Canal Trail to support the redevelopment of the surrounding neighborhood and re-signalization of NE 19th Avenue and Royal Glades Drive
- Funding for housing affordability developments for low-income residents
- Funding for Freebee services within the area
- Supported small businesses within the area by funding commercial grants for relocation, sewer connections, COVID19 relief, and façade improvements; and providing training to help improve their visibility, grant writing, and permitting process.

12. UMSA -- Naranja Lakes Community Redevelopment Agency

Established in 2002, with a sunset date of 2033, the 4,408 acres Naranja Lakes CRA latest accomplishments include:

- Funding for COVID19 relief assistance to business
- Purchased two commercial properties along US1 for future redevelopment opportunities. Partnered with Rebuilding Together to provide structural and façade improvements to residential units
- Provided matching grants for FDOT beautification along US1
- Funding for community innovation activities that include license plate readers and increased police presence in the area
- Funding for the SMART Plan South Dade Transitway

13. UMSA -- NW 7th Avenue Corridor Community Redevelopment Agency

Established in 2004, with a sunset date of 2034, the 336 acres NW 7th Avenue Corridor CRA latest accomplishments include:

- Funding for COVID19 relief assistance to businesses

- Funding for commercial rehabilitation grants to address façade improvements, promote relocation and capital improvements to more than 85 businesses in the area
- Provided financial assistance for the renovation of the Hilton Honors Hotel property (old Holiday Inn Hotel)

14. UMSA – West Perrine Community Redevelopment Agency

Established in 2007, with a sunset date of 2046, the 1,102 acres the West Perrine CRA latest achievements include:

- Funding for Hibiscus Grove, 270 low-income and workforce housing units and funding to Building Better Communities of South Florida, Inc for nine low-income housing units
- Financial support for various right-of-way enhancements
- Purchased three commercial properties to eliminate slum and blight and spur redevelopment within the area
- Funding for commercial grants to address façade and capital improvements for small businesses in the area
- Funding for residential grants to improve infrastructure and area beautification
- Operational funding to the Bethel House for historic preservation, as well as the Optimist Club for capital improvements
- Funding for community policing activities to increase police presence in the area

15. UMSA – NW 79th Street Corridor Community Redevelopment Area

Established in 2011, with a sunset date of 2041, the 1,485 acres NW 79th Street Corridor CRA was highly impacted by the real estate market crash in 2008. The area's assessed values decreased below the base and recovery materialized in FY 2016-17. Recent accomplishments include:

- Funded an emergency grants program to provide local businesses with COVID19 relief assistance
- Funded training to small businesses in the area to help them explore financial markets
- Funded a commercial grants program for relocation, façade, and capital improvements for small businesses
- Funding for residential grants to improve infrastructure and area beautification
- Funding for a business incubator program to expand the CRA's presence and partner with local entities to spur economic development

Should you have any questions, please contact Vivian Cao, Assistant Director, Office of Management and Budget, at 305-375-5143. Pursuant to rule 5.06(j) of the Board's Rules of Procedure, this report shall be placed on an agenda of the full Board without committee review.

Attachments

c:

Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff

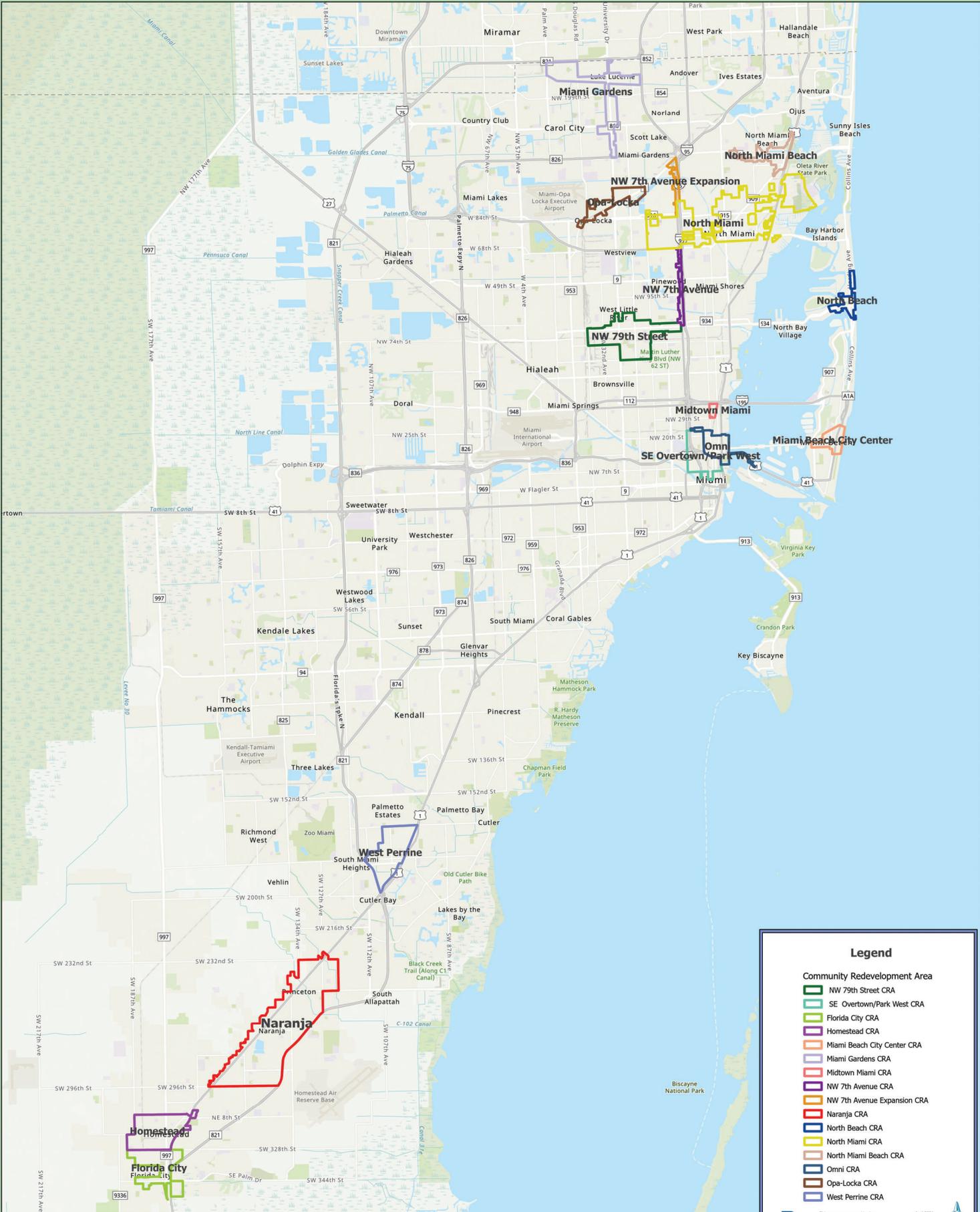
Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
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Department Directors
Yinka Majekodunmi, Commission Auditor
Basia Pruna, Director, Clerk of the Board
Eugene Love, Agenda Coordinator
Office of Policy and Budgetary Affairs

CRA Agency	Reimbursements to the County Based on approved Interlocal Agreement FY2020-21 -- FY2024-25	FY 2020-21 CRA Reimb	FY 2021-22 CRA Reimb	FY 2022-23 CRA Reimb	FY 2023-24 CRA Reimb	FY 2024-25 CRA Reimb
Miami Beach - City Center (RDA)	County TIF Payment	\$ 25,323,375	\$ 24,110,876	\$ 23,920,815	\$ 24,346,511	\$ 26,460,176
	1.5% administrative fee	\$ 379,851	\$ 361,663	\$ 358,812	\$ 365,198	\$ 396,903
	Fund beach renourishment projects around the County	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -
	Operating refund based on prior fiscal year actuals for Admin exp, Community Policing, and capital projects	\$ 3,951,919	\$ 4,174,394	\$ 5,777,808	\$ 5,985,374	\$ 6,183,343
	Construct/operate housing for homeless persons and domestic violence centers	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Net County TIF Payment	\$ 19,491,605	\$ 18,074,819	\$ 16,284,195	\$ 17,995,939	\$ 9,879,930	
Miami Beach - North Beach	County TIF Payment	\$ -	\$ -	\$ 458,187	\$ 851,672	\$ 1,090,237
	1.5% administrative fee	\$ -	\$ -	\$ 6,873	\$ 12,775	\$ 16,354
	Net County TIF Payment	\$ -	\$ -	\$ 451,314	\$ 838,897	\$ 1,073,883
Miami - SE Overtown/Park West	County TIF Payment	\$ 12,591,643	\$ 13,294,312	\$ 16,262,379	\$ 18,002,317	\$ 19,709,668
	1.5% administrative fee	\$ -	\$ -	\$ -	\$ -	\$ -
	45% reimbursement of incremental TIF revenue (specific projects) to fund the Southeast Overtown Grant Program	\$ 2,860,000	\$ 3,074,727	\$ 3,686,101	\$ 4,038,225	\$ 4,392,728
	Net County TIF Payment	\$ 9,731,643	\$ 10,219,585	\$ 12,576,278	\$ 13,964,092	\$ 15,316,940
Miami - Omni	County TIF Payment	\$ 11,796,503	\$ 11,632,439	\$ 12,206,715	\$ 14,042,061	\$ 16,184,692
	1.5% administrative fee	\$ -	\$ -	\$ -	\$ -	\$ -
	35% reimbursement of TIF revenue to support PAC	\$ 10,910,982	\$ 10,761,636	\$ 11,255,686	\$ 12,567,926	\$ 14,500,764
Net County TIF Payment	\$ 885,521	\$ 870,803	\$ 951,029	\$ 1,474,135	\$ 1,683,928	
Miami - Midtown	County TIF Payment	\$ 3,725,199	\$ 4,340,640	\$ 4,566,703	\$ 5,066,896	\$ 5,439,164
	1.5% administrative fee	\$ -	\$ -	\$ -	\$ -	\$ -
	Unspent balance after debt payment	\$ -	\$ -	\$ -	\$ 3,012,811	\$ 3,632,529
Net County TIF Payment	\$ 3,725,199	\$ 4,340,640	\$ 4,566,703	\$ 2,054,086	\$ 1,806,635	
Opa-Locka	County TIF Payment	\$ 334,355	\$ 419,192	\$ 562,525	\$ 736,756	\$ 898,252
	1.5% administrative fee	\$ 5,015	\$ 6,288	\$ 8,438	\$ 11,051	\$ 13,474
	Net County TIF Payment	\$ 329,340	\$ 412,904	\$ 554,087	\$ 725,705	\$ 884,778
Homestead	County TIF Payment	\$ 1,688,079	\$ 1,837,585	\$ 2,069,594	\$ 2,318,285	\$ 2,624,542
	1.5% administrative fee	\$ 25,321	\$ 27,564	\$ 31,044	\$ 34,774	\$ 39,368
	25% to support SMART Plan	\$ 422,020	\$ 459,396	\$ 517,399	\$ 579,571	\$ 656,136
	25% Reimbursement to the General Fund	\$ -	\$ -	\$ -	\$ -	\$ 656,136
	Net County TIF Payment	\$ 1,240,738	\$ 1,350,625	\$ 1,521,152	\$ 1,703,939	\$ 1,272,903
Florida City	County TIF Payment	\$ 890,834	\$ 968,029	\$ 1,244,951	\$ 1,472,591	\$ 1,832,800
	1.5% administrative fee	\$ 13,363	\$ 14,520	\$ 18,674	\$ 22,089	\$ 27,492
	25% to support SMART Plan	\$ -	\$ 242,007	\$ 311,238	\$ 368,148	\$ 458,200
	25% Reimbursement to the General Fund	\$ -	\$ -	\$ -	\$ -	\$ 458,200
	Net County TIF Payment	\$ 877,471	\$ 711,501	\$ 915,039	\$ 1,082,354	\$ 888,908
Miami Gardens	County TIF Payment	\$ 325,277	\$ 556,681	\$ 646,856	\$ 1,071,053	\$ 1,262,167
	1.5% administrative fee	\$ 4,879	\$ 8,350	\$ 9,703	\$ 16,066	\$ 18,933
	25% to support SMART Plan	\$ 81,319	\$ 139,170	\$ 161,714	\$ 267,763	\$ 315,542
	Net County TIF Payment	\$ 239,079	\$ 409,161	\$ 475,439	\$ 787,224	\$ 927,693
North Miami	County TIF Payment	\$ 4,299,084	\$ 4,939,962	\$ 6,110,823	\$ 7,588,412	\$ 8,759,146
	1.5% administrative fee	\$ 64,486	\$ 74,099	\$ 91,662	\$ 113,826	\$ 131,387
	TIF reimbursement above \$1 million	\$ 3,299,084	\$ 3,939,962	\$ 5,110,823	\$ -	\$ -
	25% Reimbursement to the General Fund	\$ -	\$ -	\$ -	\$ 1,897,103	\$ 2,189,787
	25% to support SMART Plan	\$ -	\$ -	\$ -	\$ -	\$ 2,189,787
Net County TIF Payment	\$ 935,514	\$ 925,901	\$ 908,338	\$ 5,577,483	\$ 4,248,186	
North Miami Beach	County TIF Payment	\$ 1,211,375	\$ 1,346,643	\$ 1,547,786	\$ 2,166,821	\$ 2,620,534
	1.5% administrative fee	\$ 18,171	\$ 20,200	\$ 23,217	\$ 32,502	\$ 39,308
	Net County TIF Payment	\$ 1,193,204	\$ 1,326,443	\$ 1,524,569	\$ 2,134,319	\$ 2,581,226
UMSA - Naranja Lakes	County TIF Payment	\$ 3,713,109	\$ 4,896,823	\$ 6,928,620	\$ 8,790,107	\$ 13,256,313
	1.5% administrative fee	\$ 55,697	\$ 73,452	\$ 103,929	\$ 131,852	\$ 198,845
	County Staff Reimbursement	\$ 135,000	\$ 150,000	\$ 175,000	\$ 200,000	\$ 100,000
	25% to support SMART Plan (2017 Expansion TIF)	\$ 284,716	\$ 448,741	\$ 747,841	\$ 950,271	\$ 950,271
Net County TIF Payment	\$ 3,237,696	\$ 4,224,630	\$ 5,901,850	\$ 7,507,984	\$ 12,007,197	
UMSA - 7th Avenue Corridor	County TIF Payment	\$ 897,911	\$ 964,393	\$ 1,147,266	\$ 1,379,497	\$ 1,524,852
	1.5% administrative fee	\$ 13,469	\$ 14,466	\$ 17,209	\$ 20,692	\$ 22,873
	County Staff Reimbursement	\$ 130,438	\$ 148,438	\$ 166,438	\$ 180,000	\$ 212,549
	County Attorney Reimbursement	\$ 25,000	\$ 30,000	\$ 30,000	\$ 40,000	\$ 40,000
	Net County TIF Payment	\$ 729,004	\$ 776,489	\$ 933,619	\$ 1,138,805	\$ 1,249,430
UMSA - West Perrine	County TIF Payment	\$ 800,255	\$ 1,136,387	\$ 1,628,099	\$ 2,266,768	\$ 2,815,483
	1.5% administrative fee	\$ 12,004	\$ 17,046	\$ 24,421	\$ 34,002	\$ 42,232
	County Staff Reimbursement	\$ 70,000	\$ 75,000	\$ 100,000	\$ 150,000	\$ 77,000
	County Attorney Reimbursement	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000
Net County TIF Payment	\$ 718,251	\$ 1,044,341	\$ 1,473,678	\$ 2,052,766	\$ 2,666,251	
UMSA - 79th Street	County TIF Payment	\$ 1,258,961	\$ 1,649,240	\$ 2,539,765	\$ 3,274,248	\$ 3,964,949
	1.5% administrative fee	\$ 18,884	\$ 24,739	\$ 38,096	\$ 49,114	\$ 59,474
	County Staff Reimbursement	\$ 60,000	\$ 70,000	\$ 125,000	\$ 160,000	\$ 212,546
	County Attorney Reimbursement	\$ 10,000	\$ 15,000	\$ 30,000	\$ 40,000	\$ 50,000
	Net County TIF Payment	\$ 1,170,077	\$ 1,539,501	\$ 2,346,669	\$ 3,025,134	\$ 3,642,929

CRA Agency	Estimated Reimbursements to the County Based on Approved Interlocal Agreement FY2025-26 -- FY2030-31	FY 2025-26 Proposed	FY2026-27 Projected	FY2027-28 Projected	FY2028-29 Projected	FY2029-30 Projected	FY2030-31 Projected
Miami Beach - City Center (RDA)	County TIF Payment	\$ 28,315,547	\$ 30,780,481	\$ 32,543,330	\$ 34,234,062	\$ 36,009,331	\$ 37,873,363
	1.5% administrative fee	\$ 424,733	\$ 461,707	\$ 488,150	\$ 513,511	\$ 540,140	\$ 568,100
	Operating refund based on prior fiscal year actuals for Admin exp, Community Policing, and capital projects	\$ 6,616,177	\$ 6,946,986	\$ 7,294,335	\$ 7,659,052	\$ 8,042,005	\$ 8,444,105
	Net County TIF Payment	\$ 21,274,637	\$ 23,371,788	\$ 24,760,845	\$ 26,061,499	\$ 27,427,187	\$ 28,861,158
Miami Beach - North Beach	County TIF Payment	\$ 1,322,182	\$ 1,720,807	\$ 2,029,823	\$ 2,355,836	\$ 2,668,511	\$ 2,996,820
	1.5% administrative fee	\$ 19,833	\$ 25,812	\$ 30,447	\$ 35,338	\$ 40,028	\$ 44,952
	Net County TIF Payment	\$ 1,302,349	\$ 1,694,995	\$ 1,999,376	\$ 2,320,498	\$ 2,628,483	\$ 2,951,868
Miami - SE Overtown/Park West	County TIF Payment	\$ 22,188,419	\$ 24,529,197	\$ 25,928,494	\$ 27,270,547	\$ 28,679,703	\$ 30,159,317
	1.5% administrative fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	45% reimbursement of incremental TIF revenue (specific projects) to fund the Southeast Overtown Grant Program	\$ 4,700,219	\$ 4,935,230	\$ 5,181,991	\$ 5,441,091	\$ 5,713,146	\$ 5,998,803
	Net County TIF Payment	\$ 17,488,200	\$ 19,593,967	\$ 20,746,503	\$ 21,829,456	\$ 22,966,557	\$ 24,160,514
Miami - Omni	County TIF Payment	\$ 18,408,826	\$ 19,749,591	\$ 20,919,000	\$ 22,040,569	\$ 23,218,217	\$ 24,454,747
	1.5% administrative fee	\$ 276,132	\$ 296,244	\$ 313,785	\$ 330,609	\$ 348,273	\$ 366,821
	35% reimbursement of TIF revenue to support PAC	\$ 16,495,659	\$ 17,320,442	\$ 18,186,464	\$ 19,095,787	\$ 20,050,577	\$ 21,053,105
	PAC Bonds Debt service	\$ 1,430,000	\$ 1,430,000	\$ -	\$ -	\$ -	\$ -
	Net County TIF Payment	\$ 207,035	\$ 702,905	\$ 2,418,751	\$ 2,614,173	\$ 2,819,367	\$ 3,034,820
Miami - Midtown	County TIF Payment	\$ 5,600,452	\$ 6,293,597	\$ 6,646,743	\$ 6,985,442	\$ 7,341,076	\$ 7,714,491
	1.5% administrative fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Unspent balance after debt payment	\$ 3,937,187	\$ 4,134,046	\$ 4,340,749	\$ 4,557,786	\$ 4,785,675	\$ 5,024,959
	Net County TIF Payment	\$ 1,663,265	\$ 2,159,551	\$ 2,305,994	\$ 2,427,656	\$ 2,555,401	\$ 2,689,532
Opa-Locka	County TIF Payment	\$ 1,064,152	\$ 1,190,911	\$ 1,285,957	\$ 1,377,115	\$ 1,472,831	\$ 1,573,333
	1.5% administrative fee	\$ 15,962	\$ 17,864	\$ 19,289	\$ 20,657	\$ 22,092	\$ 23,600
	Net County TIF Payment	\$ 1,048,190	\$ 1,173,047	\$ 1,266,668	\$ 1,356,458	\$ 1,450,739	\$ 1,549,733
Homestead	County TIF Payment	\$ 2,894,860	\$ 3,174,782	\$ 3,369,857	\$ 3,556,952	\$ 3,753,402	\$ 3,959,674
	1.5% administrative fee	\$ 43,423	\$ 47,622	\$ 50,548	\$ 53,354	\$ 56,301	\$ 59,395
	25% to support SMART Plan	\$ 723,715	\$ 793,696	\$ 842,464	\$ 889,238	\$ 938,351	\$ 989,919
	25% Reimbursement to the General Fund	\$ 723,715	\$ 793,696	\$ 842,464	\$ 889,238	\$ 938,351	\$ 989,919
	Net County TIF Payment	\$ 1,404,007	\$ 1,539,769	\$ 1,634,381	\$ 1,725,122	\$ 1,820,400	\$ 1,920,442
Florida City	County TIF Payment	\$ 2,244,837	\$ 2,481,386	\$ 2,649,956	\$ 2,811,630	\$ 2,981,388	\$ 3,159,635
	1.5% administrative fee	\$ 33,673	\$ 37,221	\$ 39,749	\$ 42,174	\$ 44,721	\$ 47,395
	25% to support SMART Plan	\$ 561,209	\$ 620,347	\$ 662,489	\$ 702,908	\$ 745,347	\$ 789,909
	25% Reimbursement to the General Fund	\$ 561,209	\$ 620,347	\$ 662,489	\$ 702,908	\$ 745,347	\$ 789,909
	Net County TIF Payment	\$ 527,537	\$ 583,126	\$ 622,740	\$ 660,733	\$ 700,626	\$ 742,514
Miami Gardens	County TIF Payment	\$ 2,001,673	\$ 2,259,643	\$ 2,454,241	\$ 2,640,878	\$ 2,836,847	\$ 3,042,615
	1.5% administrative fee	\$ 30,025	\$ 33,895	\$ 36,814	\$ 39,613	\$ 42,553	\$ 45,639
	25% to support SMART Plan	\$ 500,418	\$ 564,911	\$ 613,560	\$ 660,220	\$ 709,212	\$ 760,654
	Net County TIF Payment	\$ 1,471,230	\$ 1,660,838	\$ 1,803,867	\$ 1,941,045	\$ 2,085,083	\$ 2,236,322
North Miami	County TIF Payment	\$ 10,152,399	\$ 11,249,080	\$ 12,075,806	\$ 12,866,711	\$ 13,701,262	\$ 14,575,440
	1.5% administrative fee	\$ 152,286	\$ 168,736	\$ 181,137	\$ 193,031	\$ 205,519	\$ 218,632
	25% Reimbursement to the General Fund	\$ 2,538,100	\$ 2,812,270	\$ 3,018,952	\$ 3,217,178	\$ 3,425,316	\$ 3,643,860
	25% to support SMART Plan	\$ 2,538,100	\$ 2,812,270	\$ 3,018,952	\$ 3,217,178	\$ 3,425,316	\$ 3,643,860
	Net County TIF Payment	\$ 4,923,914	\$ 5,455,804	\$ 5,856,766	\$ 6,241,325	\$ 6,645,112	\$ 7,069,088
North Miami Beach	County TIF Payment	\$ 2,690,129	\$ 3,089,255	\$ 3,315,396	\$ 3,532,286	\$ -	\$ -
	1.5% administrative fee	\$ 40,352	\$ 46,339	\$ 49,731	\$ 52,984	\$ -	\$ -
	Net County TIF Payment	\$ 2,649,777	\$ 3,042,916	\$ 3,265,665	\$ 3,479,302	\$ -	\$ -
UMSA - Naranja Lakes	County TIF Payment	\$ 17,586,039	\$ 17,654,686	\$ 18,859,080	\$ 20,014,203	\$ 21,227,083	\$ 22,500,605
	1.5% administrative fee	\$ 263,791	\$ 264,820	\$ 282,886	\$ 300,213	\$ 318,406	\$ 337,509
	County Staff Reimbursement	\$ 125,000	\$ 131,875	\$ 139,128	\$ 146,780	\$ 154,853	\$ 163,370
	25% to support SMART Plan (2017 Expansion TIF)	\$ 2,283,783	\$ 2,226,635	\$ 2,382,421	\$ 2,531,834	\$ 2,658,425	\$ 2,791,346.71
	Net County TIF Payment	\$ 14,913,466	\$ 15,031,356	\$ 16,054,645	\$ 17,035,376	\$ 18,095,398	\$ 19,208,379
UMSA - 7th Avenue Corridor	County TIF Payment	\$ 1,670,291	\$ 1,862,414	\$ 1,999,497	\$ 2,130,970	\$ 2,269,017	\$ 2,413,968
	1.5% administrative fee	\$ 25,054	\$ 27,936	\$ 29,992	\$ 31,965	\$ 34,035	\$ 36,210
	County Staff Reimbursement	\$ 100,000	\$ 105,500	\$ 110,775	\$ 116,314	\$ 122,129	\$ 128,236
	Net County TIF Payment	\$ 1,545,237	\$ 1,728,978	\$ 1,858,730	\$ 1,982,692	\$ 2,112,852	\$ 2,249,523
UMSA - West Perrine	County TIF Payment	\$ 3,632,340	\$ 4,137,040	\$ 4,510,680	\$ 4,869,036	\$ 5,245,310	\$ 5,640,397
	1.5% administrative fee	\$ 54,485	\$ 62,056	\$ 67,660	\$ 73,036	\$ 78,680	\$ 84,606
	County Staff Reimbursement	\$ 85,000	\$ 89,675	\$ 94,159	\$ 98,867	\$ 103,810	\$ 109,001
	Net County TIF Payment	\$ 3,492,855	\$ 3,985,309	\$ 4,348,861	\$ 4,697,134	\$ 5,062,820	\$ 5,446,791
UMSA - 79th Street	County TIF Payment	\$ 4,809,678	\$ 5,345,815	\$ 5,773,690	\$ 6,184,061	\$ 6,614,950	\$ 7,067,383
	1.5% administrative fee	\$ 72,145	\$ 80,187	\$ 86,605	\$ 92,761	\$ 99,224	\$ 106,011
	County Staff Reimbursement	\$ 125,000	\$ 131,875	\$ 138,469	\$ 145,392	\$ 152,662	\$ 160,295
	Net County TIF Payment	\$ 4,612,533	\$ 5,133,753	\$ 5,548,616	\$ 5,945,908	\$ 6,363,064	\$ 6,801,077

Miami-Dade County Community Redevelopment Area



Legend

- Community Redevelopment Area
- NW 79th Street CRA
- SE Overtown/Park West CRA
- Florida City CRA
- Homestead CRA
- Miami Beach City Center CRA
- Miami Gardens CRA
- Midtown Miami CRA
- NW 7th Avenue CRA
- NW 7th Avenue Expansion CRA
- Naranja CRA
- North Beach CRA
- North Miami CRA
- North Miami Beach CRA
- Omni CRA
- Opa-Locka CRA
- West Perrine CRA

This map was prepared by the Miami-Dade Information Technology Department. April 2024. 1 inch equals 4 miles. www.miamidade.gov

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Miami-Dade County Community Redevelopment Agencies General Information A/O 10/31/25

Legislative Information												
Municipal CRA	Base Year	Sunset Year	Commissioner	FON	Red. Plan	Trust Fund	Trust Fund Creation Date	Interlocal Agreement	Amendments Other Items	Trust Fund	Details Reimbursement to the County	Comments
Florida City	1994	2055	McGhee (912.68 Acres)	R-288-93 R-645-09 R-936-20	R-795-95 R-645-09 R-936-20	O-95-108 O-20-112	June 06 1995	R-367-96 R-936-20	O-97-132 R-1010-03 R-683-09	95 Percent MDC and City TIF	County receives 25% of County TIF contribution and 25% of County TIF for SMART Plan	None (might request to re-negotiate interlocal agreement to reduce/eliminate reimbursement to the County)
Homestead	1993	2051	McGhee (567 Acres) Cohen-Higgins* (624 Acres) Total Area: 1,191 Acres	R-288-93	R-915-94 R-1072-20	O-94-125	June 07 1994	R-937-04 R-1072-20	R-937-04 O-20-113	95 Percent MDC and City TIF	County receives 25% of County TIF contribution and 25% of County TIF for SMART Plan	None
Miami - Midtown	2004	2035	Hardemon (60 Acres)	R-213-05	O-05-108 R-626-05	O-05-108	June 07 2005	R-626-05	R-840-08	95 Percent MDC and City TIF	None	None
Miami - Omni	1986	2047	Hardemon* (445 Acres) Higgins (32 Acres) Total Area: 477 Acres	R-825-87 R-06-10	O-87-47 R-07-10	O-87-47	July 07 1987	R-280-96 R-575-20	R-1372-07 R-575-20	95 Percent MDC and City TIF	35% of total TIF up to \$25 million - which currently represents 90% of the County's TIF and \$1.430 million for PAC	None
Miami - SE Overton/Park West	1982	2042	Hardemon* (612 Acres) Higgins (40 Acres) Total Area: 652 Acres	R-39-81 R-1038-09	R-1677-82 R-1039-09	O-82-115	Dec 21 1982	R-1678-02 R-1372-07 R-480-13 R-654-22	R-1006-84 O-86-04 O-85-09	95 Percent MDC and City TIF	County receives 45% of TIF from projects in Global Agreement (current year amount Est. \$4.442million)	None
Miami - Allapattah	TBD	TBD	Hardemon (1,733 Acres)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City of Miami approved a FON Fiscal Impact \$250.5 -- \$475.9 million
Miami Beach - City Center	1992	2044	Higgins (326 Acres)	R-14-93	R-317-93	O-93-28	Apr 27 1993	R-958-04 R-375-04 R-1110-14 R-644-18 R-256-22 R-1002-24	R-889-03 O-14-133	95 Percent MDC and City TIF	An amount equal to the percent of the County's contribution based on the maintenance expenses for the CRA.	Negotiating 7th Amendment to ensure City pays County \$4-\$5 million for Homeless and Domestic Victim Centers beginning FY26-27
Miami Beach - North Beach	2021	2051	Steinberg (260 Acres)	R-619-20	R-696-21	O-21-70	July 20 2021	R-696-21	R-676-21	60 Percent MDC and City TIF	None	None
Miami Gardens	2019	2042	Gilbert (1,149 Acres)	R-210-17	R-709-19	O-19-74	Sept 4 2019	R-709-19	R-709-19	75 Percent MDC and City TIF	County receives 25% of County's TIF contribution for use in SMART Plan	None
North Miami	2004	2044	Bastien* (2,663 Acres) Steinberg (599 Acres) Total Area: 3,222 Acres	R-837-04	R-610-05 R-1132-16	O-05-109	June 07 2005	R-610-05 R-882-17 R-171-23	R-1113-08 R-1424-06 R-1132-16	95 Percent MDC and City TIF	County receives 25% of County's TIF contribution and 25% for use in SMART Plan	None
North Miami Beach	2004	2028	Bastien* (420 Acres) Steinberg (47 Acres) Total: 467 Acres	R-1345-04	R-611-05	O-05-110	June 07 2005	R-611-05	R-1427-06 R-429-12 R-213-17	95 Percent MDC and City TIF	None	None
Opa-Locka	2013	2033	Gilbert* (470 Acres) Bastien (49 Acres) Total Area: 519 Acres	R-996-12	R-795-13	O-13-94	Oct 1 2013	R-795-13	R-795-13	95 Percent MDC and City TIF	None	None

Unincorporated Municipal CRA (UMSA)	Base Year	Sunset Year	Commissioner	FON	Red. Plan	Trust Fund	Trust Fund Creation Date	Interlocal Agreement	Amendments Other Items	Trust Fund	Details Reimbursement to the County	Comments
Goulds	TBD	TBD	Mc Ghee (1,575 Acres)	R-500-23	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Redevelopment Plan approved by PAB. Established in the Code. Fiscal Impact \$97.4 million -- \$185.2 million
Naranja Lakes	2002	2033	McGhee (2,092 Acres) Cohen-Higgins (2,316 Acres) Total Area: 4,408 Acres	R-847-98	R-418-03	O-03-106	May 06 2003	R-855-03 R-350-19	R-845-04 R-412-06	95 Percent MDC TIF (CW & UMSA)	County receives 25% of County's TIF contribution (expansion only) for use in SMART Plan	BCC approved a FON to further expand the boundaries. Pending legislation seeking BCC approval of an amended redevelopment plan and a sunset date extension to 2044. Fiscal Impact \$268.4 million
NW 7th Ave Corridor	2003	2034	Bastien (836 Acres)	R-293-04	R-780-04	O-04-124	June 22 2004	R-1360-09	R-661-12	95 Percent MDC TIF (CW & UMSA)	None	CRA Board approved a FON to expand the boundaries into UMSA. Fiscal Impact \$2.378 million.
West Perrine	2006	2046	McGhee (1,102 Acres)	R-212-05 R-646-04	R-744-07	O-07-79	June 05 2007	R-551-23	R-745-07 R-723-08 R-765-16 Ord. 16-91	95 Percent MDC TIF (CW & UMSA)	None	CRA Board approved a FON to expand the boundaries into UMSA. Fiscal Impact \$6.7 million.
79th Street Corridor	2011	2041	Bastien (1,076 Acres) Hardemon (409 Acres) Total Area: 1,485 Acres	R-566-09	R-604-11	O-11-52	July 19 2011	R-95-12		95 Percent MDC TIF (CW & UMSA)	None	CRA Board approved a FON to expand the boundaries into UMSA. Fiscal Impact \$75.6 million.