

MEMORANDUM

Agenda Item No. 8(G)(2)

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

DATE: May 5, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2025-2026 budget for the
Florida City Community
Redevelopment Agency and the
Florida City Community
Redevelopment Area in the total
amount of \$16,131,007.00

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Date: May 5, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Florida City Community Redevelopment Agency FY 2025-26 Budget

Executive Summary

This item transmits to the Board of County Commissioners (Board) for approval, the FY 2025-26 Budget for the Florida City Community Redevelopment Agency (Agency). Pursuant to section 163.387, Florida Statutes, the Board is the governing body of all community redevelopment agencies (CRAs) in Miami-Dade County and all annual CRA budgets and budget amendments are submitted to the Board for approval. A summary of the Agency's budget is provided in this memorandum, and the Agency's line-item budget is attached as Attachments A and B to this memorandum. The Agency and its counsel have determined that all expenditures associated with its budget are allowable under the Agency's Redevelopment Plan, the Interlocal Cooperation Agreement with the County, and chapter 163, part III, Florida Statutes. Additionally, the City of Florida City (City), via City Resolution No. 25-46 (Attachment B), and the Agency, via CRA Resolution No. 25-02 (Attachment A), both adopted the Agency budget on September 25, 2025.

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2025-26 budget for the redevelopment area in the amount of \$16,131,007.

Scope of Agenda Item

The area lies within Commission District 9, represented by Vice Chairman Kionne L. McGhee.

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. The FY 2025-26 budget totals \$16,131,007, inclusive of \$10,015,043 in carryover revenue, \$2,244,838 of County TIF, \$3,155,926 of City TIF, and \$715,000 of miscellaneous revenues. The Agency's budgeted expenditures of \$16,131,007 are summarized as follows:

- \$9,050,000 for building and construction improvements including:
 - Pioneer Museum renovation to current building code (\$950,000)
 - Depot Building renovation to current building code (\$950,000)
 - New two-story museum building construction (\$4,100,000)
 - Cultural Center Plaza site improvements construction (\$2,200,000)
 - Historic Limestone Cottage (\$850,000)
- \$1,635,910 for contingency reserve
- \$1,429,150 for land acquisition, demolition and relocation, including:
 - Purchase of the current museum property (\$575,000)
 - Relocation of the Pioneer Museum and Depot building to the cultural center site and for the historic Limestone Cottage to be raised to grade (\$854,150);
- \$1,122,419 for 50% of County TIF refund and transportation initiatives relating to SMART Plan;

- \$1,060,700 for contractual services including architectural and engineering design fees for the Florida City Cultural Center, including the relocated Pioneer Museum, Depot Building and the new exhibit hall and storage building, and the historic Limestone Cottage and related plazas;
- \$571,161 for administrative expenditures, inclusive of the County administrative charge of \$33,673
- \$385,000 for community policing to pay for three police officers that provide enhanced patrol services;
- \$250,000 for infrastructure improvements relating to the public art sculpture, pedestal and installation in the Cultural Center public plaza;
- \$200,000 for assistance to non-profit organizations;
- \$150,000 for housing reconstruction and improvements assistance projects to single family homes in partnership with Rebuilding Together;
- \$150,000 for Commercial Building Improvement Grants for retention and improvement to facilities on a fifty-fifty reimbursement basis; and
- \$126,667 for operating expenditures such as legal services, audits and studies, property maintenance, printing and publishing, and other miscellaneous operating expenses:

The County and the City will continue to make annual payments to the Agency and the redevelopment area based on each respective year's growth of ad valorem revenues over the base year, through 2055 when the Agency and the area are scheduled to sunset.

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. It approved the Agency's FY 2025-26 budget of \$16,131,007, as detailed in Exhibit 1 to the resolution.

Background

On March 2, 1993, the Board adopted Resolution No. R-288-93, which adopted a finding of necessity study declaring a certain geographical area in the City as slum and blight. On June 6, 1995, the Board approved the establishment of the Agency when it adopted the Agency's community redevelopment plan (plan) pursuant to Resolution No. R-795-95 and funded the plan when it enacted Ordinance No. 95-108 to create the trust fund. The interlocal was also approved by the Board on April 16, 1996, through Resolution No. R-367-96. Subsequently, the plan and the interlocal were amended on July 8, 1997, to allow for the acquisition of properties (Ordinance No. 97-132) and on September 23, 2003, to allow community policing programs (Resolution No. R-1010-03). On June 2, 2009, the Board approved an expansion to the Agency's boundaries and a revised plan through Resolution No. R-645-09, and an amendment to the interlocal to grant the Agency the necessary power to implement the new plan through Resolution No. R-683-09. On October 6, 2020, the Board approved the North Central expansion area into the Agency's boundaries, a revised plan, a restated interlocal and extended the life of the Agency until June 1, 2055, through Resolution R-936-20. Additionally, the approved interlocal agreement required the Agency to refund 25 percent of the County's TIF payment to fund the SMART Plan's South Dade Corridor, and effective FY 2024-25 an additional 25 percent refund for the County's general fund.

Attachment



Carladenise Edwards
Chief Administrative Officer

**CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 25-02**

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA ADOPTING THE FISCAL YEAR 2025-26 BUDGET FOR THE COMMUNITY REDEVELOPMENT AGENCY IN THE AMOUNT OF \$16,131,007 AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO MIAMI DADE COUNTY AND TO THE FLORIDA CITY COMMISSION FOR THEIR APPROVAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City of Florida City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the City of Florida City must adopt the CRA budget as part of its annual budget pursuant to Chapter 189.418(5), Florida Statutes; and

WHEREAS, the 2020 Restated Inter-local Agreement between the City of Florida City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget and an annual report to Miami-Dade County for review and approval by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2025-26 budget of the City of Florida City Community Redevelopment Agency shall be adopted at \$16,131,007 in revenues and expenditures as reflected in Exhibit A.

Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2024-25, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

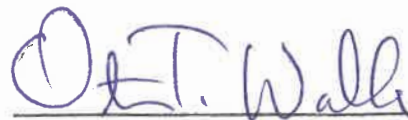
Section 4. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the City Commission of the City of Florida City for its approval pursuant to Chapter 189.418(5), Florida Statutes.

Section 5. That the Board of the Community Redevelopment Agency hereby directs the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Restated Inter-local Agreement with the County after adoption of the CRA Budget by the City Commission of the City of Florida City.

Section 6. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

Section 7. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 23rd day of SEPTEMBER*****, 2025.



OTIS T WALLACE, CHAIRMAN

ATTEST:

Jennifer A. Evelyn
JENNIFER A. EVELYN, AGENCY CLERK

Approved as to form and legal sufficiency:

Regine Monestime
REGINE MONESTIME, AGENCY ATTORNEY

Offered by: CHAIRMAN

Motion to adopt by Vice Chair seconded by Board Member Thompson
Butler

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	<u>Y</u>
Vice Chairman Sharon Butler	<u>Y</u>
Board Member Eugene D. Berry	<u>Y</u>
Board Member James Gold	<u>Y</u>
Board Member Walter P. Thompson	<u>Y</u>
Board Member Bobbi McCray	<u>A</u>
Board Member Kionne McGhee	<u>A</u>

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Jennifer A. Evelyn

City Clerk

I, _____
Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 25th day of September AD 2025

Jennifer A. Evelyn

**CITY OF FLORIDA CITY
RESOLUTION NUMBER 25-46**

**A RESOLUTION OF THE CITY OF FLORIDA CITY, FLORIDA
ADOPTING THE FISCAL YEAR 2025-26 BUDGET FOR THE
COMMUNITY REDEVELOPMENT AGENCY IN THE
AMOUNT OF \$16,131,007 AND DIRECTING THE
EXECUTIVE DIRECTOR TO SUBMIT SAID BUDGET TO
MIAMI DADE COUNTY BOARD OF COUNTY
COMMISSIONERS FOR THEIR APPROVAL; PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA") duly created pursuant to Chapter 163, Florida Statutes, has been charged by the City Commission to undertake redevelopment activities within the designated Community Redevelopment Area and to implement the adopted Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency receives increment revenue from the City of Florida City and from Miami-Dade County, as defined in Chapter 163.387, Florida Statutes; and

WHEREAS, the City of Florida City must adopt the CRA budget as part of its annual budget pursuant to Chapter 189.418(5), Florida Statutes; and

WHEREAS, the 2020 Restated Inter-local Agreement between the City of Florida City and Miami-Dade County establishing the CRA and the Increment Revenue Trust Fund requires the CRA to annually adopt and transmit a budget and an annual report to Miami-Dade County for review and approval by the Board of County Commissioners; and

WHEREAS, the Board of the Florida City Community Redevelopment Agency has approved of the 2025-26 budget, hereto attached as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. That the FY 2025-26 budget of the City of Florida City Community Redevelopment Agency shall be adopted at \$16,131,007 in revenues and expenditures as reflected in Exhibit A.


Section 3. Should the Miami Dade County Board of County Commissioners or the City Commission of the City of Florida City modify its millage such that the increment revenue contribution to the Community Redevelopment Agency would be increased or decreased from this adopted budget, the Executive Director is hereby instructed to adjust the Community Redevelopment Agency budget prior to its final adoption by the City Commission of the City of Florida City. The Executive Director is authorized to adjust the revenue line items for the City and/or County increment revenue contributions and the expense line item for Reserve/Contingency as necessary to achieve an accurate and balanced budget. The Executive Director is also authorized to adjust the revenue line items for carryover from FY 2024-25, and interest earnings, and the expense line item for Reserve/Contingency as necessary prior to the CRA budget's final adoption by the City Commission of the City of Florida City.

Section 4. That the Mayor and City Commissioners hereby direct the Executive Director to forward said budget to the Board of County Commissioners of Miami Dade County for its approval as specified in the Restated Inter-local Agreement with the County.

Section 5. That the Executive Director of the CRA is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

Section 6. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 23rd day of September*****, 2025.



OTIS T WALLACE, MAYOR

ATTEST:

Jennifer A. Evelyn
JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

Regine Monestime
REGINE MONESTIME, CITY ATTORNEY

Offered by: MAYOR

Motion to adopt by Comm. Berry seconded by Vice Mayor Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	<u>Y</u>
Vice Mayor Sharon Butler	<u>Y</u>
Board Member Eugene D. Berry	<u>Y</u>
Board Member Walter P. Thompson	<u>Y</u>
Board Member James Gold	<u>Y</u>

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Jennifer A. Evelyn
City Clerk

I, _____
Of the City of Florida City, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City

this 20th day of September AD 2025

Jennifer A. Evelyn

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY

Annual Report

Fiscal Year 2024-'25

Projected Budget for Fiscal Year 2025-26

Executive Director's Statement

As projected in last year's Annual Report, FY 2024-'25 saw the completion of significant infrastructure redevelopment and continued planning for other multi-year projects. In particular, the investment in the reconstruction of several miles of neighborhood streets in Florida City enhanced challenged neighborhoods and encouraged continuing high-quality infill development by the private sector. The recent growth of Florida City will be challenging. The marked contrast between new residential construction and our existing historic neighborhoods, with purchase prices that many long-time residents could never have imagined in this zip code, warns us of gentrification. This focuses us on the mission of this Agency: to make sure that our legacy residents benefit from this growth through the provision of improved infrastructure and community assets and the continued effective struggle to eliminate slum and blighting conditions.

The attached Annual Report for FY 2024-'25 and projected Budget for 2025-'26 is hereby respectfully submitted for your information and comment.

History of the Florida City Community Redevelopment Agency

Created in 1996, the CRA was enlarged in 2009 and again in 2020. The Mayor, four City Commissioners, two local residents from the private sector and our County Commissioner (or a representative) comprise the CRA Board. CRA by-laws primarily mirror City policies and procedures. The CRA Board meets on an as-needed basis. Modifications to the CRA Plan, Budgets, Reports and Debt Proposals are all submitted to the County Commission after approval by the City Commission. An independent audit of the Agency's business is performed annually, per F.S. 163.387(8) and the Agency has no outstanding debt. A restated inter-local Agreement between the City and County was approved in 2020, expanding the area of the CRA and extending the life of the Agency until June 1, 2055. Certain rebates of TIF proceeds were required by Miami-Dade County in the restated inter-local Agreement.

Staffing and Shared Operating Expenses

Executive Director Jon Ward is the only full-time Agency employee. City Finance Director Chad Burkhalter continues as Agency Treasurer and City Attorney Regine Monestime serves as the Agency Attorney.

An indirect cost allocation plan, implemented in 2012, identified the indirect shared costs that the CRA is responsible for, including fiscal operations, rent, insurance, utilities and related expenses, calculated as 7% of the Agency's annual TIF income.

Accomplishments

To assist in the redevelopment of some of the City's legacy neighborhoods, the CRA committed **\$8.5 million dollars' worth of funding** in the 2022-'23 budget to begin the rebuilding of over **seven miles of neighborhood streets**. This multi-year project was **completed in July, 2025** and provided new paving, curbs, gutters, sidewalks, new drainage systems and landscaping for an area from 6th Avenue on the west to the Busway on the east and between Davis Parkway on the south and Lucy St. on the north.

Another significant redevelopment project for NW 1st and NW 2nd Streets provided almost **two miles' of similar roadway improvements** for this neighborhood, with new paving, curbs and gutters, sidewalks, drainage and landscaping. The **\$2,082,125 cost** was partially provided by an FDEM HMGP grant for \$1.5 million, with the balance match provided by the City and CRA. **The project was completed in August, 2025.**

The complete redesign and **\$1.4 million reconstruction of Washington Park**, a children's park at 5th Avenue and 12th Street, was **completed in May, 2025**. Located in the center of a kid-filled affordable housing neighborhood, the new park features a striking design and high-quality components, designed to engage curious kids. The new park also features off-street parking, something missing from the former site.

Continuing the mission of **conserving affordable housing**, the CRA provided **\$150,000** to Rebuilding Together to enhance the safety and accessibility of our older housing stock. In our 8 year partnership, **we have rehabbed over 96 single family homes**, replacing roofs, bathrooms, kitchens and providing impact windows and doors. The City matches the CRA's funding with another \$150,000, to be able to address homes located outside the Agency boundaries.

At the regular City Commission meeting of April 23, 2024, the Commission affirmed Resolution 24-12, approving of the **relocation of the Florida Pioneer Museum** to City property on the north side of the renamed Otis T. Wallace Municipal Complex. The Resolution approved the conceptual site plan and of the disposal of the current museum site. The Agency previously reserved approximately \$4.9 million in the 2024-'25 CRA budget to cover partial design and relocation costs for the project but work was not able to commence during the current fiscal year.

The 2024-'25 funding will roll over into the 2025-'26 budget and sufficient funding will be budgeted to complete the project.

Revenue Growth and Proposed 2025-'26 Budget (\$16,131,007)

The CRA TIF increment increased again for the coming year due largely to a significant increase in infill housing within the Agency's district boundaries. A number of multi-family developments were completed in 2025 and several more will come online in 2026.

The City TIF increased from \$2,257,022 in 2024-'25 to \$3,155,926 for 2025-26, **an almost 29% increase.**

The County TIF contribution in 2024-'25 was \$1,832,371 in 2024-'25 and would have increased to \$2,244,838, a 19% jump, following a 24% increase in the previous year. However, due to terms in the 2020 restated inter-local Agreement with the County, beginning in FY 2023, the CRA was required to **refund 50% of the County TIF contribution** back to Miami-Dade County reducing the 2025-'26 County TIF to a net \$1,122,419. (25% for General County Operations and 25% to support the County's SMART transportation plan.)

The 2025-'26 budget will reflect a significant carry forward balance. In the 2024-'25 CRA budget, the Agency earmarked approximately \$4.9 million in funding towards the development of the Pioneer Museum/Florida City Cultural Center, a multi-year project which will not proceed until the 2025-'26 fiscal year. Those funds will carry forward into the proposed budget and be augmented with additional funding to complete the project.

For the complete line item budget, see attached Exhibit A. Below is a brief review of the key elements in the proposed FY 2025-'26 budget.

Administrative Expenses

- Indirect Cost Allocation (\$378,053) represents the CRA's reimbursement for City Services provided to the Agency, such as Finance and Legal support, office rent and utilities, shared equipment, maintenance and insurance. (7% of TIF)
- Advertising and Notices (\$15,000). Public notices are required for special meetings and solicitations and must be available in English and Spanish, as required by the community population.
- The other general expenses such as Travel, Office Supplies, etc. are maintained at current levels.
- County Administrative Charge is a rebate of 1.5% of the County TIF contribution.

Operating Expenses (with Goals and Policies per the 2019 CRA Master Plan Update noted)

1. **Contractual Services (\$1,060,700)** include Architectural and Engineering fees for the previously approved Florida City Cultural Center, including the relocated Pioneer Museum, Depot Building and the new exhibit hall and storage building, the Historic Limestone Cottage and related plazas. Scope includes design phase plans and contract development for construction bidding, as well as permitting and construction administration. (Implementation Goal, Section X, Part G, pg. 59) (Note that a carryforward of \$405,972 remains from the amount budgeted for 51231 Consulting and Engineering, approved in the CRA 2024-'25 budget, the balance anticipated from FY 2025-'26.)
2. **General Expenses** such as audits, printing, memberships, legal and property management and CRA policing charges will remain at current levels. (Community Policing: Goal Sect. X, Part E (1), pg. 57 and Policy 6.1, pg. 41.)
3. **Land Acquisition and Demo/Relocation costs (\$1,429,150)** include the purchase costs for the current museum property (\$575k) and costs for the Pioneer Museum and Depot Building to be relocated to the Cultural Center site and for the Historic Limestone Cottage to be raised to grade (\$854,150). (Note that \$1,100,000 was previously earmarked for this purpose in the CRA 2024-'25 budget and will carry forward, with the balance provided by 2025-'26 funding.) Goal Sect. IX, Part C (1), pg. 49.
4. **Infrastructure improvements (\$250,000)** public art sculpture, pedestal and installation in the public plaza at the Cultural Center. Goal: Section X, Part D (2), pg. 56 and Policy 5.3 and 5.6, pg. 41. (Note: \$200k approved in FY 2024-'25 budget and will carry forward with balance provided by 2025-'26 funding.)
5. **Assistance to Non-Profits (\$200,000)**. Pioneer Museum operations, including packing and storage of museum assets during relocation and construction (\$100k) (Goal Section VIII, Part D (4.3), pg. 41 and Policy IX, Part C (1), pg. 49) and provision for jobs training program (\$100k) (Goal VIII, Part E (5.3), pg. 41). (Note: \$200k approved in FY 2024-'25 budget and will carry forward with no additional funding required.)
6. **County Reimbursement Charges (\$1,122,419)**. Per re-stated and amended 2020 Inter-local Agreement, 50% of County TIF contributions to be reimbursed to County.
7. **Housing Assistance Projects (\$150,000)**. Home reconstruction and improvements to qualified local single family homes by Rebuilding Together Miami. (Goal: Sect. IX, Part D (2), pg. 54 and Policy 1.2, pg. 39.)
8. **Commercial Building Improvement Grants (\$150,000)**. Grants to local qualified businesses for retention and improvement to facilities on 50/50 reimbursement basis. (Goal Sect. X, Part A (1), pg. 52.
9. **Building Construction and Improvements (\$9,050,000)**. Building construction includes renovation of the Pioneer Museum building to current building code (\$950,000), renovation of the Depot Building to current building code (\$950,000), construction of new Two-Story Museum Building (\$4,100,000), construction of site improvements to Cultural Center plaza (\$2,200,000) and renovation of Historic Limestone Cottage (\$850,000). Note that \$4,388,379 was allotted for this purpose in the CRA 2024-'25 budget (\$3mm from line item 55200 Infrastructure, \$1,042,192 unused in line 55165 Streetscape and \$346,187 unused in line 55180 Washington Park Renovation) and the balance will come from the 2025-'26 budget. (Goal Sect. IX, Part C (1), pg. 49 and Policy 5.3, pg. 41.)


City of Florida City
Community Redevelopment Agency
FY 2022-23 Proposed Budget
FY 2023-24 begins October 1, 2023

Exhibit A

	FY 2019-20 Budget Actual	FY 2020-21 Budget Actual	FY 2021-22 Budget Actual	FY 2022-23 Budget Actual	FY 2023-24 Budget Actual	FY 2024-25 Budget Proposed	FY 2024-25 Budget Projected	FY 2025-26 Budget Proposed	
Revenues									
City Tax Increment Revenue	1,325,116	1,371,650	1,513,078	1,867,733	2,092,253	2,527,022	2,528,679	3,155,926	
County Tax Increment Revenue	860,612	890,834	968,029	1,244,951	1,472,591	1,832,371	1,832,800	2,244,838	
Carryover from prior year	2,696,882	4,002,677	6,400,454	10,650,741	9,677,156	10,469,423	10,469,423	10,015,243	
All other revenues (name)		61,511							
Gain on Sale of Property	84,738	1,036,392	2,633,236	0	0	215,000	1,222	215,000	
Accounts Receivable									
Interest earnings	36,884	9,021	6,964	104,595	569,119	500,000	490,791	500,000	
Revenue Total	5,004,232	7,372,084	11,521,761	13,868,020	13,811,119	15,543,816	15,322,916	16,131,007	
Expenditures									
Administrative Expenditures:									
Employee salary (Administrative)	83,277	82,885	86,150	92,503	97,484	101,383	100,157	103,161	
Employee Fringes (Administrative)	27,065	27,135	28,204	30,284	31,914	33,191	32,789	33,773	
Contractual services		8,193							
Insurance									
Indirect Cost Allocation	153,013	158,374	173,717	217,925	249,539	305,158	305,304	378,053	Approx 7% of total
Bad Debt Expense									
Printing and publishing									
Marketing									
Advertising and notices	5,874	7,141	493	0	1,869	15,000	3,202	15,000	
Travel and Training	1,299	482	667	988	387	4,000	449	4,000	
Auto Expenses					497	2,000		2,000	
Rent/lease costs									
Equipment other than office									
Office equipment and furniture	364		1,184	0		1,500	684	1,500	
Other Admin. Exps	1,881								
(A) Subtotal Admin Expenses, %	272,773	284,210	290,415	341,700	381,690	462,232	442,585	537,488	9.95%
County Administrative Charge at 1.5%	12,904	13,363	14,520	18,674	22,089	27,486	27,492	33,673	Approx 1.5% of Co
(B) Subtot Adm Exp & County Charge	285,677	297,573	304,935	360,374	403,779	489,717	470,077	571,160	10.58%
Operating Expenditures:									
Employee salary (Operating)	55,518	55,356	57,537	62,093	65,106	67,710	67,351	69,371	
Employee Fringes (operating)	18,044	17,991	18,699	20,180	21,159	22,006	21,889	22,546	
Contractual services	22,590	39,496	59,805	63,940	123,887	475,000	82,834	1,060,700	1
Insurance									
Audits and studies		6,500	5,500	0	7,000	7,000	7,000	7,000	
Printing and publishing		320	231	741	1,632	2,250		2,250	
Membership/Dues	1,075	1,520	1,520	1,713	630	2,000	1,404	2,000	
General Operating									
Legal services/court costs	17,789	375	188	0		20,000	450	20,000	
Property Maintenance	2,500	3,000	3,000	3,000		3,000		3,000	
Land/building acquisitions & Demo/Relo						1,100,000		1,429,150	3
Infrastructure improvements	106,988	17,731		3,305,657	2,075,549	4,035,000	2,257,945	250,000	4 Public Art Sculpture
County Reimbursement Charges						1,824,740	1,837,793	1,122,419	9 50% of County TIF Pay
Assistance to Non-profits	5,125	5,820	15,361	10,485	104,638	200,000	18,491	200,000	5
Housing Assistance Projects	69,500	175,227	54,017	44,185	175,658	150,000	156,789	150,000	6
Redevelopment façade / CBIG grants				10,000	35,000	50,000	1,007	150,000	7
Redevelopment loans / grants issued out									
Building construction & improves	1,110					3,000,000		9,050,000	8 Pioneer Museum (\$95t
Transfer out to others (Community Policing)	300,000	350,000	350,000	305,589	327,613	385,000	383,765	385,000	
Policing Cameras in Commercial District	115,071								
Acquisition of Tax Certificates				1,285					
Other Oper. Expenses	568	720	227	1,622	43	500	879	500	
(C) Subtotal Oper. Expenses	715,878	674,056	666,085	1,830,490	2,937,917	11,344,206	4,837,596	13,923,936	
(D) Reserve/Contingency						3,709,893		1,635,910	
Expenditure Total (B+C+D)	1,001,555	971,629	871,020	4,190,864	3,341,896	15,543,816	5,307,673	16,131,007	
Cash Position (Rev-Exp)	4,002,677	6,400,454	10,550,741	9,677,156	10,469,423		10,015,243		

Memorandum



Date: March 26, 2026
To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners
From: Ray Baker, Director
Office of Management and Budget 
Subject: Request to Process Late Departmental Agenda Item

I am requesting that the Florida City Community Redevelopment Agency FY 2025-26 Budget item be placed on the April Committee Cycle.

Although this item has not met the noticed deadline and has been provided to the Office of Agenda Coordination late, it is requested that the item be placed on the April Committee Cycle with several other CRA Budget items that were previously submitted.

I am aware that this item is subject to approval for placement on the agenda by the appropriate committee chairperson as well as the BCC Chairperson, and review by the Office of the County Attorney. Therefore, please process the item notwithstanding that the 3-day rule may be applicable to this item.



Approved by Mayor or Mayor's Designee

Carladenise Edwards

Print Name



Approved by Legislative Director or Designee

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator



MEMORANDUM
(Revised)

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

DATE: May 5, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(2)

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**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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)(2)
5-5-26

RESOLUTION NO. _____

RESOLUTION APPROVING THE FISCAL YEAR 2025-2026
BUDGET FOR THE FLORIDA CITY COMMUNITY
REDEVELOPMENT AGENCY AND THE FLORIDA CITY
COMMUNITY REDEVELOPMENT AREA IN THE TOTAL
AMOUNT OF \$16,131,007.00

WHEREAS, the Interlocal Cooperation Agreement (“interlocal agreement”) between Miami-Dade County, Florida, the City of Florida City, Florida (“City”), and the Florida City Community Redevelopment Agency (“Agency”) and section 163.387, Florida Statutes, requires the Agency to transmit its adopted annual budget for the Florida City Community Redevelopment Area (“area”) to this Board for approval; and

WHEREAS, on September 23, 2025, the Agency adopted the Agency’s Fiscal Year 2025-2026 budget (“budget”) for the area through Resolution No. 25-02; and

WHEREAS, on September 23, 2025, the City adopted the Agency’s budget for the area through Resolution No. 25-46; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the redevelopment plan, interlocal agreement and chapter 163, part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Fiscal Year 2025-2026 budget in the total amount of \$16,131,007.00 for the Agency and the 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 the accompanying County Mayor's memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2025-2026 budget for the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area in the total amount of \$16,131,007.00, in substantially the form 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 5th day of May, 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.

RFA

Richard Appleton

City of Florida City
 Community Redevelopment Agency
 Proposed Budget
 FY 2025-26 begins October 1, 2025

	FY 2019-20 Budget Actual	FY 2020-21 Budget Actual	FY 2021-22 Budget Actual	FY 2022-23 Budget Actual	FY 2023-24 Budget Actual	FY 2024-25 Budget Proposed	FY 2024-25 Budget Projected	FY 2025-26 Budget Proposed
Revenues								
City Tax Increment Revenue	1,325,116	1,371,650	1,513,078	1,867,733	2,092,253	2,527,022	2,528,679	3,155,926
County Tax Increment Revenue	860,612	890,834	968,029	1,244,951	1,472,591	1,832,371	1,832,800	2,244,838
Carryover from prior year	2,696,882	4,002,677	6,400,454	10,650,741	9,677,156	10,469,423	10,469,423	10,015,243
All other revenues (name)		61,511						
Gain on Sale of Property	84,738	1,036,392	2,633,236	0	0	215,000	1,222	215,000
Accounts Receivable								
Interest earnings	36,884	9,021	6,964	104,595	569,119	500,000	490,791	500,000
Revenue Total	5,004,232	7,372,084	11,521,761	13,868,020	13,811,119	15,543,816	15,322,916	16,131,007
Expenditures								
Administrative Expenditures:								
Employee salary (Administrative)	83,277	82,885	86,150	92,503	97,484	101,383	100,157	103,161
Employee Fringes (Administrative)	27,065	27,135	28,204	30,284	31,914	33,191	32,789	33,773
Contractual services		8,193						
Insurance								
Indirect Cost Allocation	153,013	158,374	173,717	217,925	249,539	305,158	305,304	378,053
Bad Debt Expense								
Printing and publishing								
Marketing								
Advertising and notices	5,874	7,141	493	0	1,869	15,000	3,202	15,000
Travel and Training	1,299	482	667	988	387	4,000	449	4,000
Auto Expenses					497	2,000		2,000
Rent/lease costs								
Equipment other than office								
Office equipment and furniture	364		1,184	0		1,500	684	1,500
Other Admin. Exps	1,881							
(A) Subtotal Admin Expenses, %	272,773	284,210	290,415	341,700	381,690	462,232	442,585	537,488
County Administrative Charge at 1.5%	12,904	13,363	14,520	18,674	22,089	27,486	27,492	33,673
(B) Subtotl Admin Exp & County Charge	285,677	297,573	304,935	360,374	403,779	489,717	470,077	571,160
Operating Expenditures:								
Employee salary (Operating)	55,518	55,356	57,537	62,093	65,106	67,710	67,351	69,371
Employee Fringes (operating)	18,044	17,991	18,699	20,180	21,159	22,006	21,889	22,546
Contractual services	22,590	39,496	59,805	63,940	123,887	475,000	82,834	1,060,700
Insurance								
Audits and studies		6,500	5,500	0	7,000	7,000	7,000	7,000
Printing and publishing		320	231	741	1,632	2,250		2,250
Membership/Dues	1,075	1,520	1,520	1,713	630	2,000	1,404	2,000
General Operating								
Legal services/court costs	17,789	375	188	0		20,000	450	20,000
Property Maintenance	2,500	3,000	3,000	3,000		3,000		3,000
Land/building acquisitions & Demo/Relo						1,100,000		1,429,150
Infrastructure improvements	106,988	17,731		3,305,657	2,075,549	4,035,000	2,257,945	250,000
County Reimbursement Charges						1,824,740	1,837,793	1,122,419
Assistance to Non-profits	5,125	5,820	15,361	10,485	104,638	200,000	18,491	200,000
Housing Assistance Projects	69,500	175,227	54,017	44,185	175,658	150,000	156,789	150,000
Redevelopment façade / CBIG grants				10,000	35,000	50,000	1,007	150,000
Redevelopment loans / grants issued out								
Building construction & improves	1,110					3,000,000		9,050,000
Transfer out to others (Community Policing)	300,000	350,000	350,000	305,589	327,613	385,000	383,765	385,000
Policing Cameras in Commercial District	115,071							
Acquisition of Tax Certificates				1,285				
Other Oper. Expenses	568	720	227	1,622	43	500	879	500
(C) Subtotal Oper. Expenses	715,878	674,056	566,085	3,830,490	2,937,917	11,344,206	4,837,596	13,923,936
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Cash Position (Rev-Exp)	4,002,677	6,400,454	10,650,741	9,677,156	10,469,423		10,015,243	

**CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY**

Annual Report

Fiscal Year 2024-'25

Projected Budget for Fiscal Year 2025-26

Executive Director's Statement

As projected in last year's Annual Report, FY 2024-'25 saw the completion of significant infrastructure redevelopment and continued planning for other multi-year projects. In particular, the investment in the reconstruction of several miles of neighborhood streets in Florida City enhanced challenged neighborhoods and encouraged continuing high-quality infill development by the private sector. The recent growth of Florida City will be challenging. The marked contrast between new residential construction and our existing historic neighborhoods, with purchase prices that many long-time residents could never have imagined in this zip code, warns us of gentrification. This focuses us on the mission of this Agency: to make sure that our legacy residents benefit from this growth through the provision of improved infrastructure and community assets and the continued effective struggle to eliminate slum and blighting conditions.

The attached Annual Report for FY 2024-'25 and projected Budget for 2025-'26 is hereby respectfully submitted for your information and comment.

History of the Florida City Community Redevelopment Agency

Created in 1996, the CRA was enlarged in 2009 and again in 2020. The Mayor, four City Commissioners, two local residents from the private sector and our County Commissioner (or a representative) comprise the CRA Board. CRA by-laws primarily mirror City policies and procedures. The CRA Board meets on an as-needed basis. Modifications to the CRA Plan, Budgets, Reports and Debt Proposals are all submitted to the County Commission after approval by the City Commission. An independent audit of the Agency's business is performed annually, per F.S. 163.387(8) and the Agency has no outstanding debt. A restated inter-local Agreement between the City and County was approved in 2020, expanding the area of the CRA and extending the life of the Agency until June 1, 2055. Certain rebates of TIF proceeds were required by Miami-Dade County in the restated inter-local Agreement.

Staffing and Shared Operating Expenses

Executive Director Jon Ward is the only full-time Agency employee. City Finance Director Chad Burkhalter continues as Agency Treasurer and City Attorney Regine Monestime serves as the Agency Attorney.

An indirect cost allocation plan, implemented in 2012, identified the indirect shared costs that the CRA is responsible for, including fiscal operations, rent, insurance, utilities and related expenses, calculated as 7% of the Agency's annual TIF income.

Accomplishments

To assist in the redevelopment of some of the City's legacy neighborhoods, the CRA committed **\$8.5 million dollars' worth of funding** in the 2022-'23 budget to begin the rebuilding of over **seven miles of neighborhood streets**. This multi-year project was **completed in July, 2025** and provided new paving, curbs, gutters, sidewalks, new drainage systems and landscaping for an area from 6th Avenue on the west to the Busway on the east and between Davis Parkway on the south and Lucy St. on the north.

Another significant redevelopment project for NW 1st and NW 2nd Streets provided almost **two miles' of similar roadway improvements** for this neighborhood, with new paving, curbs and gutters, sidewalks, drainage and landscaping. The **\$2,082,125 cost** was partially provided by an FDEM HMGP grant for \$1.5 million, with the balance match provided by the City and CRA. **The project was completed in August, 2025.**

The complete redesign and **\$1.4 million reconstruction of Washington Park**, a children's park at 5th Avenue and 12th Street, was **completed in May, 2025**. Located in the center of a kid-filled affordable housing neighborhood, the new park features a striking design and high-quality components, designed to engage curious kids. The new park also features off-street parking, something missing from the former site.

Continuing the mission of **conserving affordable housing**, the CRA provided **\$150,000** to Rebuilding Together to enhance the safety and accessibility of our older housing stock. In our 8 year partnership, **we have rehabbed over 96 single family homes**, replacing roofs, bathrooms, kitchens and providing impact windows and doors. The City matches the CRA's funding with another \$150,000, to be able to address homes located outside the Agency boundaries.

At the regular City Commission meeting of April 23, 2024, the Commission affirmed Resolution 24-12, approving of the **relocation of the Florida Pioneer Museum** to City property on the north side of the renamed Otis T. Wallace Municipal Complex. The Resolution approved the conceptual site plan and of the disposal of the current museum site. The Agency previously reserved approximately \$4.9 million in the 2024-'25 CRA budget to cover partial design and relocation costs for the project but work was not able to commence during the current fiscal year.

The 2024-'25 funding will roll over into the 2025-'26 budget and sufficient funding will be budgeted to complete the project.

Revenue Growth and Proposed 2025-'26 Budget (\$16,131,007)

The CRA TIF increment increased again for the coming year due largely to a significant increase in infill housing within the Agency's district boundaries. A number of multi-family developments were completed in 2025 and several more will come online in 2026.

The City TIF increased from \$2,257,022 in 2024-'25 to \$3,155,926 for 2025-26, **an almost 29% increase.**

The County TIF contribution in 2024-'25 was \$1,832,371 in 2024-'25 and would have increased to \$2,244,838, a 19% jump, following a 24% increase in the previous year. However, due to terms in the 2020 restated inter-local Agreement with the County, beginning in FY 2023, the CRA was required to **refund 50% of the County TIF contribution** back to Miami-Dade County reducing the 2025-'26 County TIF to a net \$1,122,419. (25% for General County Operations and 25% to support the County's SMART transportation plan.)

The 2025-'26 budget will reflect a significant carry forward balance. In the 2024-'25 CRA budget, the Agency earmarked approximately \$4.9 million in funding towards the development of the Pioneer Museum/Florida City Cultural Center, a multi-year project which will not proceed until the 2025-'26 fiscal year. Those funds will carry forward into the proposed budget and be augmented with additional funding to complete the project.

For the complete line item budget, see attached Exhibit A. Below is a brief review of the key elements in the proposed FY 2025-'26 budget.

Administrative Expenses

- Indirect Cost Allocation (\$378,053) represents the CRA's reimbursement for City Services provided to the Agency, such as Finance and Legal support, office rent and utilities, shared equipment, maintenance and insurance. (7% of TIF)
- Advertising and Notices (\$15,000). Public notices are required for special meetings and solicitations and must be available in English and Spanish, as required by the community population.
- The other general expenses such as Travel, Office Supplies, etc. are maintained at current levels.
- County Administrative Charge is a rebate of 1.5% of the County TIF contribution.

Operating Expenses (with Goals and Policies per the 2019 CRA Master Plan Update noted)

1. **Contractual Services (\$1,060,700)** include Architectural and Engineering fees for the previously approved Florida City Cultural Center, including the relocated Pioneer Museum, Depot Building and the new exhibit hall and storage building, the Historic Limestone Cottage and related plazas. Scope includes design phase plans and contract development for construction bidding, as well as permitting and construction administration. (Implementation Goal, Section X, Part G, pg. 59) (Note that a carryforward of \$405,972 remains from the amount budgeted for 51231 Consulting and Engineering, approved in the CRA 2024-'25 budget, the balance anticipated from FY 2025-'26.)
2. **General Expenses** such as audits, printing, memberships, legal and property management and CRA policing charges will remain at current levels. (Community Policing: Goal Sect. X, Part E (1), pg. 57 and Policy 6.1, pg. 41.)
3. **Land Acquisition and Demo/Relocation costs (\$1,429,150)** include the purchase costs for the current museum property (\$575k) and costs for the Pioneer Museum and Depot Building to be relocated to the Cultural Center site and for the Historic Limestone Cottage to be raised to grade (\$854,150). (Note that \$1,100,000 was previously earmarked for this purpose in the CRA 2024-'25 budget and will carry forward, with the balance provided by 2025-'26 funding.) Goal Sect. IX, Part C (1), pg. 49.
4. **Infrastructure improvements (\$250,000)** public art sculpture, pedestal and installation in the public plaza at the Cultural Center. Goal: Section X, Part D (2), pg. 56 and Policy 5.3 and 5.6, pg. 41. (Note: \$200k approved in FY 2024-'25 budget and will carry forward with balance provided by 2025-'26 funding.)
5. **Assistance to Non-Profits (\$200,000).** Pioneer Museum operations, including packing and storage of museum assets during relocation and construction (\$100k) (Goal Section VIII, Part D (4.3), pg. 41 and Policy IX, Part C (1), pg. 49) and provision for jobs training program (\$100k) (Goal VIII, Part E (5.3), pg. 41). (Note: \$200k approved in FY 2024-'25 budget and will carry forward with no additional funding required.)
6. **County Reimbursement Charges (\$1,222,419).** Per re-stated and amended 2020 Inter-local Agreement, 50% of County TIF contributions to be reimbursed to County.
7. **Housing Assistance Projects (\$150,000).** Home reconstruction and improvements to qualified local single family homes by Rebuilding Together Miami. (Goal: Sect. IX, Part D (2), pg. 54 and Policy 1.2, pg. 39.)
8. **Commercial Building Improvement Grants (\$150,000).** Grants to local qualified businesses for retention and improvement to facilities on 50/50 reimbursement basis. (Goal Sect. X, Part A (1), pg. 52.
9. **Building Construction and Improvements (\$9,050,000).** Building construction includes renovation of the Pioneer Museum building to current building code (\$950,000), renovation of the Depot Building to current building code (\$950,000), construction of new Two-Story Museum Building (\$4,100,000), construction of site improvements to Cultural Center plaza (\$2,200,000) and renovation of Historic Limestone Cottage (\$850,000). Note that \$4,388,379 was allotted for this purpose in the CRA 2024-'25 budget (\$3mm from line item 55200 Infrastructure, \$1,042,192 unused in line 55165 Streetscape and \$346,187 unused in line 55180 Washington Park Renovation) and the balance will come from the 2025-'26 budget. (Goal Sect. IX, Part C (1), pg. 49 and Policy 5.3, pg. 41.)