Approved ______________________ Mayor
Veto __________
Override __________

Item No. VII-3
August 27, 2026

RESOLUTION NO. ________________________

RESOLUTION APPROVING THE FISCAL YEAR 2026-27 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AND THE NARANJA LAKES COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF $50,860,061.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the Naranja Lakes Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2026-27 for the Agency and the Naranja Lakes Community Redevelopment Area ("area"); and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Agency's and the area's Fiscal Year 2026-27 budget in the total amount of $50,860,061.00, which is attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or the Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

The foregoing resolution was offered by ____________________________, who moved its adoption. The motion was seconded by ______________________________ and upon being put to a vote, the vote was as follows:

Danielle Cohen Higgins, Co-Chairperson
Kionne L. McGhee, Co-Chairperson

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Vicki L. Lopez	Natalie Milian Orbis
Raquel A. Regalado	Anthony Rodriguez
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this _____ day of __________, 2026

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY BY ITS BOARD OF COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By:________________________
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency. _______

Terrence A. Smith
Richard Appleton

NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY

Date: August 21, 2026

To: NLCRA Chairwoman Danielle Cohen Higgins, Chairman Kionne L. McGhee, and the Board of Commissioners

From: Krystal Patterson, MPA, FRARA, Executive Director
Naranja Lakes Community Redevelopment Agency (NLCRA)

Subject: Naranja Lakes Community Redevelopment Agency (NLCRA) Fiscal Year 2026-2027 Budget

It is recommended that the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency adopt the proposed Fiscal Year (FY) 2026-2027 Budget for the Naranja Lakes Community Redevelopment Area.

TAX ROLL

Area	2025 Roll	2026 Roll	Decrease	Percent Decrease
UMSA Area	$5,178,428	$4,497,898	$680,530	13.1%
County Area	$12,407,611	$10,777,038	$1,630,573	13.1%
TOTAL	$17,586,039	$15,274,936	$2,311,103	13.1%

REVENUES

The proposed FY 2026-2027 budget reflects continued investment in the redevelopment of the Naranja Lakes Community Redevelopment Area through tax increment financing, non-tax increment revenues, and accumulated fund balance.

The Agency projects beginning the fiscal year with approximately $34.27 million in carryover funds. Estimated revenues include tax increment financing (TIF) generated from both the Original and Expanded Areas, projected interest earnings of approximately $900,000, and $415,000 in non-TIF revenues generated from Agency-owned property.

The proposed FY 2026-2027 budget reflects total projected revenues of approximately $50.86 million, providing the Agency with the financial capacity to continue implementing its Redevelopment Plan while advancing strategic capital investments, redevelopment partnerships, housing initiatives, infrastructure improvements, and long-term economic development throughout the Community Redevelopment Area.

EXPENSES

The proposed expenditures support the Agency's ongoing commitment to eliminating slum and blight, stimulating economic development, expanding housing opportunities, and implementing catalytic redevelopment projects identified within the Redevelopment Plan.

Administrative support totals $496,000, with an additional County Administrative Charge of $229,124 in accordance with the Interlocal Agreement. Total proposed expenditures, including operating expenses and reserves, equal approximately $50.860 million.

The FY 2026-2027 budget also includes a $1.2 million reserve to maintain financial stability and provide flexibility for unforeseen redevelopment opportunities and Agency obligations.

Proposed Budget for Fiscal Year 2026-2027

Administrative Expenses – $496,000

1. Direct County Support ($250,000)

Provides reimbursement to Miami-Dade County for fiscal management, budgeting, financial oversight, Board administration, and coordination of Agency operations.

2. Advertising and Notices, Office Supplies, Postage ($5,000)

Supports public advertisements, legal notices, procurement solicitations, community outreach, and public engagement activities. Provides mailing costs associated with Agency correspondence, public notices, and redevelopment initiatives. Supports office operations and administrative functions.

3. Contractual Services – Executive Director & Support Staff ($206,000)

Funds for professional management and administration of the Agency, including Executive Director and additional staff to assist with daily operational support necessary to implement the Agency's redevelopment initiatives.

4. Training, Workshops, Memberships and Travel ($15,500)

   Supports professional development, conference attendance, Florida Redevelopment Association participation, and educational opportunities related to redevelopment, economic development, and CRA administration.

5. Information Technology ($500)

   Provides funding for technology services, website maintenance, software, and related technology needs.

<u>County Administrative Charge – $229,124</u>

In accordance with the Interlocal Agreement, the Agency reimburses Miami-Dade County for 1.5 percent of the County's tax increment contribution for administrative services.

<u>Operating Expenses – $48,934,937</u>

1. Florida Redevelopment Association Membership and State Fee ($2,495)

   Required annual membership dues and State Special District fees.

2. Outreach and Business Development ($6,500)

   Supports public education, community engagement, marketing materials, photography, graphic design, and promotion of Agency programs.

3. Buildings and Grounds Maintenance ($200,000)

   Funds for maintenance, utilities, janitorial services, landscaping, security, and upkeep of Agency-owned properties.

4. Insurance ($18,000)

   Provides property, liability, and other required insurance coverage for Agency-owned facilities.

5. Legal Services ($200,000)

   Provides legal representation for Board meetings, redevelopment agreements, property acquisitions, procurement, and Agency operations.

6. Procurement Services ($80,000)

Supports procurement services provided in accordance with Miami-Dade County purchasing requirements.

7. Community Policing and Security ($1,600,000)

Supports the Agency's investment in public safety initiatives, community policing, and programs designed to reduce crime, improve quality of life, and eliminate conditions of slum and blight.

8. Contractual Services – ($500,000)

Provides professional planning, technical assistance, redevelopment consulting, feasibility analysis, and implementation support for redevelopment initiatives.

9. Economic Development Coordinator ($120,000)

Review, negotiate and manage all economic development activities, redevelopment partnerships, and implementation of strategic redevelopment priorities.

10. Transportation, Infrastructure and Landscape Enhancement ($5,000,000)

Provides significant investment in roadway improvements, infrastructure upgrades, landscaping, streetscape enhancements, gateway features, and other public improvements that enhance redevelopment opportunities throughout the CRA.

11. Housing Projects ($500,000)

Supports affordable housing initiatives, rehabilitation programs, and partnerships with nonprofit organizations to improve housing opportunities within the redevelopment area.

12. Land Acquisition ($5,000,000)

Provides funding to strategically acquire property that supports future redevelopment and economic investment.

13. Major Development Project Planning ($19,838,344)

Provides funding for redevelopment partnerships, catalytic projects, and major investments that advance implementation of the Redevelopment Plan.

14. Site Work, Demolition and Environmental ($200,000)

Funds for demolition, environmental assessments, site preparation, and related redevelopment activities.

15. SMART Plan Projects ($1,910,624)

Maintains the required reserve for future Strategic Miami Area Rapid Transit (SMART) Plan projects in accordance with the Interlocal Agreement.

16. Bauer Parc South Development ($1,729,099)

Encumbered funding for the development activities associated with the Bauer Parc South project to encourage investment and neighborhood revitalization.

17. Luxe Grove Apartments Development ($3,500,000)

Encumbered funding for the development of the Luxe Grove Apartments project to expand housing opportunities and stimulate redevelopment.

18. Magnolia Point Development ($3,500,000)

Encumbered funding for the development of the Magnolia Point redevelopment initiative in support of community revitalization and economic growth.

19. Artisan Point Development ($3,500,000)

Encumbered funding for the development of the Artisan Pointe project to promote mixed-use investment and long-term redevelopment.

20. Tax Bill ($80,000.00)

Funds for property tax obligations associated with Agency-owned revenue-generating property.

21. Miscellaneous ($1,070,875)

Expenses related to agency owned property covered by non-TIF revenues to include tax bill for revenue generating property. Additional funds to address unanticipated agency expenditures.

22. Debt Service Payments ($379,000)

Continues repayment obligations associated with previously financed redevelopment projects.

<u>Reserves – $1,200,000</u>

NLCRA will maintain reserves to preserve financial stability, respond to unforeseen redevelopment opportunities, and ensure sufficient funding for future Agency obligations and strategic investments.

Naranja Lakes Community Redevelopment Agency
FY 2026 - 2027 Proposed Budget

(FY 2026-27 begins October 1, 2026)

	FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Adopted	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
REVENUES							
Carryover from prior year	22,971,569	22,971,569	-	34,270,129		-	-
TIF Revenues - **Original Area**	-	-	-	-	-	-	-
UMSA Tax Increment Revenue	1,365,799	1,365,799	-	1,308,230	1,347,477	1,387,901	1,429,538
County Tax Increment Revenue	3,272,480	3,272,480		3,134,543	3,228,579	3,325,437	3,425,200
TIF Revenues - **Expanded Area**					-	-	-
UMSA Tax Increment Revenue	3,812,629	3,812,629	-	3,189,664	3,285,354	3,383,915	3,485,432
County Tax Increment Revenue	9,135,131	9,135,131		7,642,495	7,871,770	8,107,923	8,351,161
Interest	900,000	849,212	50,788	900,000	927,000	954,810	983,454
NON TIF Revenue	403,500	409,575	(6,075)	415,000	427,450	440,274	453,482
Revenue Total	**41,861,108**	**41,816,395**	**44,713**	**50,860,061**	**17,087,630**	**17,600,259**	**18,128,267**
EXPENDITURES							
Administrative Expenditures:							
Employee salary and fringe	-	-	-	-			
Contractual services	200,000	200,000	-	206,000	212,180	218,545	225,102
Advertising and Notices	20,000	-	20,000	5,000	5,150	5,305	5,464
Audits and studies	16,500	16,500	-	16,500	16,995	17,505	18,030
Membership Dues	2,500	-	2,500	2,500	2,575	2,652	2,732
Postage	5,000	-	5,000	500	515	530	546
Office Supplies	3,000	1,806	1,194	2,000	2,060	2,122	2,185
Travel	8,000	13,230	(5,230)	8,000	8,240	8,487	8,742
Training / Workshop / Classes	5,000	-	5,000	5,000	5,150	5,305	5,464
Information Technology	7,148		7,148	500	515	530	546
Direct County Support	125,000	-	125,000	250,000	257,500	265,225	273,182
(A) Subtotal Admin Expenditures	**392,148**	**231,536**	**160,612**	**496,000**	**510,880**	**526,206**	**541,993**
County Administrative Charge at 1.5%	263,791	263,791	-	229,124	235,998	243,078	250,370
County Reimbursement of Advances			-	-	-	-	-
(B) Subtotal Admin Expenditures & County Charge	**655,939**	**495,327**	**160,612**	**725,124**	**746,878**	**769,284**	**792,363**
Operating Expenditures:							
F.R.A. Membership and State Fee	2,670	2,495	175	2,495	2,570	2,647	2,726
Outreach & Business Development	6,500	-	6,500	6,500	6,695	6,896	7,103
Building / Grounds Maintenance	350,000	84,897	265,103	200,000	206,000	212,180	218,545
Insurance	35,000	13,534	21,466	18,000	18,540	19,096	19,669
Legal Services	200,000	142,323	57,677	200,000	206,000	212,180	218,545
Procurement Services	50,000	-	50,000	80,000	82,400	84,872	87,418
Community Policing and Security	1,600,000	-	1,600,000	1,600,000	1,648,000	1,697,440	1,748,363
Contractual Services (Redevelopment Plan, FON)	475,000	60,000	415,000	500,000	515,000	530,450	546,364
Contractual Services (Economic Dev. Coord.)	-	100,000	(100,000)	120,000	123,600	127,308	131,127
Transportation / Infrastructure / Landscape Enhance	1,500,000	1,000	1,499,000	5,000,000		-	-
Housing Projects (Includes Rebuilding Together)	500,000	300,000	200,000	500,000	515,000	530,450	546,364
Land Acquisition	8,000,000	20,400	7,979,600	5,000,000			-
Major Development Project Planning	22,145,000	-	22,145,000	19,838,344	4,017,234	9,545,251	9,831,608
Site Work / Demolition & Environmental	200,000	125,337	74,663	200,000	206,000	212,180	218,545
Redevelopment Bond Reserve	2,000,000	-	2,000,000		-	-	-
Tax Bill	78,000	72,981	5,019	80,000	82,400	84,872	87,418
Miscellaneous	400,217	233,288	166,929	1,070,875	1,103,001	1,136,091	1,170,174
Debt Payments	379,000	340,000	39,000	379,000	390,370	402,081	414,144
Smart Plan Projects Reserve *	2,283,783	2,283,783	-	1,910,624	1,967,942	2,026,981	2,087,790
Bauer Parc South Development		3,270,901	3,270,901	1,729,099		-	
Magnolia Point Development				3,500,000	1,750,000		
Artisan Point Development				3,500,000	1,750,000		
Luxe Grove Apartments Development				3,500,000	1,750,000		
(C) Subtotal Operating Expenditures	**40,205,170**	**7,050,939**	**39,696,033**	**48,934,937**	**16,340,753**	**16,830,975**	**17,335,904**
(D) Reserve	**1,000,000**	**-**	**1,000,000**	**1,200,000**			
Expenditure Total (B+C+D)	**41,861,109**	**7,546,266**	**40,856,645**	**50,860,061**	**17,087,630**	**17,600,259**	**18,128,266**

Cash Position (Rev-Exp)	**(1)**	**34,270,129**	**(40,811,932)**	**0**	**(0)**	**(0)**	**0**

Redevelopment Projects List

Projects:	FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Adopted	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
Bauer Parc South Development	-	3,270,901	(3,270,901)	1,729,099			
Luxe Grove Apartments Development				3,500,000			
Magnolia Point Development				3,500,000			
Artisan Point Development				3,500,000			
Total Projects	**-**	**3,270,901**	**(3,270,901)**	**12,229,099**	**-**	**-**	**-**