

MEMORANDUM

Agenda Item No. 8(G)(1)

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

DATE: April 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2024-2025 Budget for the
Homestead Community
Redevelopment Agency and the
Homestead Community
Redevelopment area in the total
amount of \$10,424,313.00

Resolution No. R-346-25

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: April 1, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Homestead Community Redevelopment Agency FY 2024-25 Budget

Executive Summary

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of Homestead (City) and the Homestead Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies. This item seeks approval of the fiscal year (FY) 2024-25 budget totaling \$10,424,313 for the Agency and the Homestead Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2024-25 budget for the redevelopment area in the amount of \$10,424,313. The interlocal requires the Agency to submit an annual budget for County approval. Notwithstanding the interlocal, Section 163.387, Florida Statutes, which was amended after the execution of the interlocal, requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

Scope

The area lies within Commission Districts 8 and 9, represented by Commissioner Danielle Cohen Higgins and Vice Chairman Kionne L. McGhee, respectively.

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 County's TIF payment into the Agency's trust fund is \$2,624,541 and the City's TIF payment into the trust fund is \$3,226,164.

The County and the City will continue to make annual payments to the Agency through 2051, which is when the Agency and the area will 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 approves the Agency's FY 2024-25 Budget of \$10,424,313, as detailed in Attachment 1 to the resolution.

Background

On March 2, 1993, the Board adopted Resolution No. R-288-93 adopting a finding of necessity study declaring a certain geographical area in the City as slum and blight. On June 7, 1994, the Board approved the establishment of the Agency when it adopted the Agency's community redevelopment plan (plan)

pursuant to Resolution No. R-915-94 and funded the plan when it enacted Ordinance No. 94-125 (trust fund). An interlocal agreement between the County and the Agency was also approved by the Board on June 7, 1994, and was later amended on July 27, 2004, to include a community policing program. On October 20, 2020, the Board adopted Resolution No. R-1072-20, which amended the Agency's plan to extend the life of the Agency and the area until September 30, 2051, and further amended the interlocal agreement. The amended interlocal includes a provision, among other things, that requires the Agency to refund a portion of County TIF funding for Strategic Miami Rapid Transit (SMART) projects in the area. Additionally, during FY 2024-25, the Agency is required to refund 25 percent of the County's TIF payment in order to reimburse the County's Transportation Infrastructure Improvement District (TIID) for a \$5.7 million advance to the City for expenses associated with the development of the Homestead Multimodal Center. Additionally, on October 20, 2020, the Board adopted Ordinance No. 20-113, extending the County's and the City's obligations to fund the trust fund. On April 18, 2023, the Board adopted Resolution No. R-366-23 approving the Agency's annual budget and request to seek a loan pledging tax increment revenues as collateral in an amount not to exceed \$5,000,000.

FY 2024-25 Budget

The Agency's FY 2024-25 budget of \$10,424,313 was approved by the Agency through Resolution No. CRA 2024-09-10 (Attachment A) on September 3, 2024, and by the City through Ordinance 2024-09-26 (Attachment B) on September 18, 2024. The budget includes \$2,624,541 in County TIF, \$3,226,164 in City TIF, \$164,564 from City's Library revenue, carryover funds of \$4,148,761, and \$260,283 in interest earnings.

Administrative expenditures, excluding the County administrative charge, total \$1,263,154, and represent 12 percent of the funds contemplated to be expended, excluding the 1.5 percent County administrative charge of \$39,368, satisfying the 20 percent cap in administrative expenditures required by the interlocal agreement. The Administrative Expenditures include \$653,690 for the administrative portion of employee salary and fringe, \$40,000 for contractual services, \$53,915 for liability insurance, \$14,100 for audits and studies, \$3,800 for printing and publishing, \$6,000 for advertising and notices, \$25,000 for CRA staff travel and training, and \$3,010 for rent/lease of equipment. The Administrative Expenditures also includes \$4,000 for office equipment and furniture, and \$459,639 for other administrative expenses, which includes \$20,845 for supplies and miscellaneous items, \$3,010 for dues and subscriptions, \$22,368 for maintenance contracts and licenses, \$50,000 for legal services, \$2,500 for CRA staff reimbursement, and \$360,916 for overhead and indirect expenses.

Operating Expenditures total \$9,062,948 including:

- \$3,600,000 for infrastructure planning and improvements, which includes:
 - CRA proportional share of three infrastructure master plans: water / wastewater, stormwater, and transportation projects (\$600,000);
 - Flagler Avenue gravity sewer main upgrades and replacement (\$1,500,000);
 - Avocado Village Neighborhood potable water system improvements matching grant funds to upgrade aged and insufficient water mains (\$640,000);
 - Undersized Water Main upgrades throughout the CRA which are insufficient to meet the needs of modern homes and businesses (\$240,000);
 - 4th Street Phase III improvements on undergrounding electrical infrastructure along the Southwest neighborhood (\$500,000); and
 - 6th Avenue Stormwater drainage improvements to mitigate flood and increase resiliency during storms (\$120,000).
- \$1,737,764 for building construction and improvements, which includes:

- Krome Marketplace Renovations to a newly purchased building to construct a restaurant and entertainment space with adjacent parking lot improvements (\$964,000);
- Homestead Live; a program to create indoor and outdoor space incorporating natural elements of the area and architecture to include live music, open mic and marketplace with vendors (\$300,000);
- Cybrarium, a 22nd century cutting edge library and educational center (\$164,564);
- Unsafe structures demolition (\$160,000);
- Keep CRA Beautiful initiative to renovate SW neighborhood a block at a time to address street, landscape enhancements, and property improvements (\$92,000); and
- CRA Administrative Office Building improvements to comply with 30-year recertification requirements (\$57,200).
- \$888,570 for grant programs, which includes:
 - Residential Façade Grant for the improvement of curb appeal and necessary emergency repairs to make homes safe and secure (\$100,000);
 - Commercial Incentives Program, an initiative seeking to increase economic development in the downtown area (\$546,570);
 - Commercial Enhancement Grants to assist building owners and tenants in making exterior improvements to ensure safety and accessibility in commercial buildings, remove blight and encourage foot traffic in the CRA (\$125,000);
 - Down payment assistance program targeting first-time home buyers to give low to moderate income people an opportunity to buy a home (\$100,000); and
 - Downtown business signs to promote uniform aesthetic through the commercial corridors (\$17,000).
- \$656,135 to fund the County's "SMART Plan" for use along the South Dade Corridor;
- \$517,408 for general operating expenditures, which includes:
 - Sidewalk maintenance, repairs, and ADA upgrades (\$11,923);
 - Initiatives to include workshops and events for demolition related activities to eliminate slum and blight (\$50,000);
 - Groundbreaking special event for the Triangle Project, a mixed-use, mixed-income project (\$2,500).
 - Maintenance of Agency's properties and ground maintenance / renovation of landscapes to enhance area aesthetics (\$420,000); and
 - Miscellaneous expenses including telephones, vehicle licenses and insurances, fuel, CRA facilities utility charges and janitorial services (\$32,985).
- \$435,793 for a portion of the salary and fringes for five employees related to redevelopment projects;
- \$435,516 for the cost of two police officers, one code compliance officer and related expenses;
- \$350,000 for debt service payments on a new Bond to finance the construction of public improvements;
- \$235,000 for contractual services, which includes:
 - Professional and consultant services necessary for the operation of the Agency, such as engineering, consultants and management agreements (\$210,000); and
 - Management and consultant fees associated with technical assistance providers (\$25,000).
- \$150,000 for legal services and opinions in relation to CRA issues and projects;
- \$31,762 for other operating expenditures, including insurance, marketing initiatives to promote Agency programs; and
- \$25,000 for architectural project design and engineering services.

Honorable Chairman Anthony Rodriguez
and Members Board of County Commissioners
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The budget also includes a contingency reserve of \$58,843.

Attachments



Carladenise Edwards
Chief Administrative Officer

CITY OF HOMESTEAD, FLORIDA
CRA BOARD
RESOLUTION NO. CRA2024-09-10

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF HOMESTEAD, FLORIDA, **APPROVING THE COMMUNITY REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR 2024-2025 AND DIRECTING THE CITY MANAGER OR DESIGNEE TO SUBMIT THE BUDGET TO MIAMI- DADE COUNTY AND THE CITY COUNCIL FOR THEIR RESPECTIVE APPROVAL;** PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Budget Approved. That the proposed budget for Fiscal Year 2024- 2025 of the City of Homestead Community Redevelopment Agency (the "CRA"), a copy of which is attached hereto as Exhibit "A," shall be tentatively adopted at \$10,424,313.00 in revenues and expenditures (the "CRA Budget") and, that the expenditures in the City of Homestead Community Redevelopment Agency under the adopted Fiscal Year 2024- 2025 CRA Budget are allowable under the CRA's Redevelopment Plan, Interlocal Cooperation Agreement with Miami -Dade County, and Chapter 163, Part III, Florida Statutes.

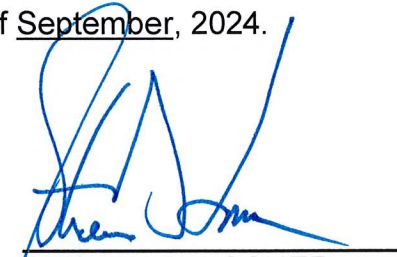
Section 2. Modification Permitted. That in the event that the Miami Dade County Board of County Commissioners modifies the Miami Dade County millage rate and/or the City of Homestead City Council modifies the City of Homestead millage rate such that the tax increment contribution to the CRA shall be increased or decreased, the City Manager or designee is hereby instructed to adjust the CRA Budget prior to its

final adoption by the City of Homestead City Council (the "Council"). The City Manager or designee is authorized to adjust the revenue line item reflecting the Miami Dade County tax increment contribution and any expenditure item necessary to achieve an accurate and balanced budget.

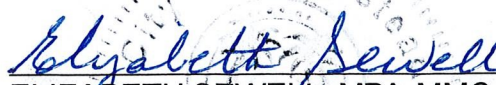
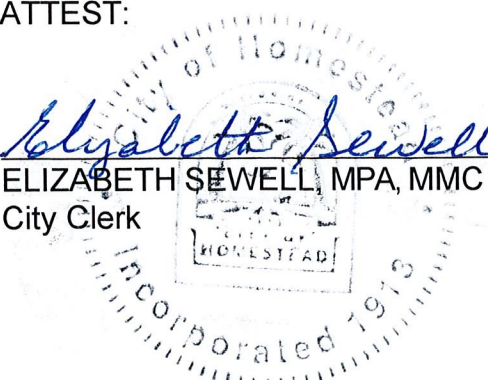
Section 3. Implementation. That the City Manager or designee is hereby directed to forward the CRA Budget to the Council and Miami Dade County Commission for their respective approvals.

Section 4. Effective Date. That this Resolution shall take effect immediately upon adoption.

MOTION PASSED AND ADOPTED THIS 3rd day of September, 2024.

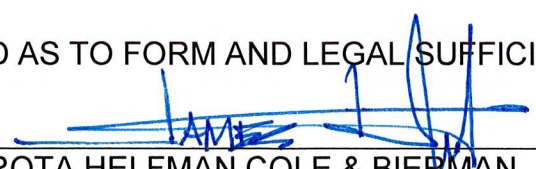

STEVEN D. LOSNER,
Chairman

ATTEST:


ELIZABETH SEWELL, MPA, MMC
City Clerk


MDC007

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Motion to adopt by Board Member Roth, seconded by Board Member Bailey.

FINAL VOTE AT ADOPTION

<i>Chairman Steven D. Losner</i>	<u>YES</u>
<i>Vice-Chairman Sean L. Fletcher</i>	<u>YES</u>
<i>Board Member Erica G. Ávila</i>	<u>YES</u>
<i>Board Member Jenifer N. Bailey</i>	<u>YES</u>
<i>Board Member Clemente Canabal</i>	<u>YES</u>
<i>Board Member Thomas Davis</i>	<u>YES</u>
<i>Board Member Larry Roth</i>	<u>YES</u>

Type	Divisions Name	Account String	Account Name	FY 2023 Actuals	FY2024 Adopted	FY 2025 Proposed Budget
Revenues		360-0000-337-337.10-01-000000	CITY OF HOMESTEAD	2,045,703	0	0
Revenues		360-0000-338-338.30-00-000000	TIF PROP TAX PROCEEDS	4,800,447	5,392,884	6,015,269
Revenues		360-0000-361-361.10-00-000000	INTEREST ON INVESTMENTS	222,523	117,000	260,283
Revenues		360-0000-361-361.18-00-000000	UNREALIZED GAIN(LOSS)	38,917	0	0
Revenues		360-0000-362-362.60-00-000000	LEASE PAYMENTS	8,669	0	0
Revenues		360-0000-369-369.20-00-000000	APPROP. OF FUND BALANCE	0	3,408,276	4,148,761
Revenues		360-0000-369-369.91-00-000000	MISCELLANEOUS REVENUE	14,229	0	0
Revenues		360-0000-391-391.00-00-000000	PROCEEDS LONG TERM DEBT L	4,500,000	0	0
TOTAL CRA REVENUES				\$ 11,630,487	\$ 8,918,160	\$ 10,424,313
Expenses	ADMINISTRATION	360-0907-554-12-10-000000	FULL-TIME WAGES	415,684	468,893	709,407
Expenses	ADMINISTRATION	360-0907-554-14-10-000000	OVERTIME WAGES	3,643	4,000	4,000
Expenses	ADMINISTRATION	360-0907-554-15-10-000000	LONGEVITY PAY	5,692	16,923	13,417
Expenses	ADMINISTRATION	360-0907-554-15-53-000000	AUTO BENEFIT	5,600	6,600	9,600
Expenses	ADMINISTRATION	360-0907-554-15-54-000000	MEAL ALLOWANCE	13	100	100
Expenses	ADMINISTRATION	360-0907-554-15-99-000000	DROP PAYOUTS	3,074	0	0
Expenses	ADMINISTRATION	360-0907-554-18-10-000000	FICA EMPLOYER CONTRIBUTIO	32,285	37,990	56,345
Expenses	ADMINISTRATION	360-0907-554-18-20-000000	GENERAL EMPLOYEES PENSION	0	20,257	33,537
Expenses	ADMINISTRATION	360-0907-554-18-30-000000	LIFE & HEALTH INSURANCE	103,279	113,805	156,757
Expenses	ADMINISTRATION	360-0907-554-18-40-000000	WORKER'S COMPENSATION	1,108	1,081	1,206
Expenses	ADMINISTRATION	360-0907-554-18-50-000000	UNEMPLOYMENT COMPENSATION	209	237	355
Expenses	ADMINISTRATION	360-0907-554-18-60-000000	DEFERRED COMP 401A	20,358	18,680	19,614
Expenses	ADMINISTRATION	360-0907-554-18-70-000000	GEN EMPL 457 PLAN	6,023	6,223	35,647
Expenses	ADMINISTRATION	360-0907-554-554.31-10-000000	OFFICE SUPPLIES	4,276	4,500	6,500
Expenses	ADMINISTRATION	360-0907-554-554.31-20-000000	GENERAL DEPARTMENTAL SUPP	4,566	6,000	5,500
Expenses	ADMINISTRATION	360-0907-554-554.31-30-000000	SPECIAL DEPARTMENTAL	2,041	3,000	3,000
Expenses	ADMINISTRATION	360-0907-554-554.31-60-000000	POSTAGE	16	4,200	300
Expenses	ADMINISTRATION	360-0907-554-554.31-70-000000	HARDWARE SOFTWARE <5000	4,199	1,000	4,045
Expenses	ADMINISTRATION	360-0907-554-554.31-71-000000	FURNITURE & EQUIP <5000	893	17,500	4,000
Expenses	ADMINISTRATION	360-0907-554-554.31-90-000000	MEETING EXPENSE	1,492	1,500	1,500
Expenses	ADMINISTRATION	360-0907-554-554.33-05-000000	PROFESSIONAL SERVICES	27,018	50,000	40,000
Expenses	ADMINISTRATION	360-0907-554-554.33-10-000000	LEGAL SERVICES	19,889	50,000	50,000
Expenses	ADMINISTRATION	360-0907-554-554.33-33-000000	BANK SERVICE CHARGES	151	0	0
Expenses	ADMINISTRATION	360-0907-554-554.33-35-000000	AUDIT COSTS	14,658	15,000	14,100
Expenses	ADMINISTRATION	360-0907-554-554.33-40-000000	PRINTING & BINDING	1,665	1,000	3,800
Expenses	ADMINISTRATION	360-0907-554-554.33-49-000000	COUNTY SMART TIF REBATE	517,398	579,571	656,135
Expenses	ADMINISTRATION	360-0907-554-554.33-50-000000	ADMINISTRATION FEES	31,044	34,774	39,368
Expenses	ADMINISTRATION	360-0907-554-554.34-16-000000	AUTO TAGS & LICENSES	0	160	160
Expenses	ADMINISTRATION	360-0907-554-554.34-21-000000	TUITION REIMB	0	2,500	2,500
Expenses	ADMINISTRATION	360-0907-554-554.34-22-000000	TOLLS & MILEAGE	100	100	120
Expenses	ADMINISTRATION	360-0907-554-554.34-23-000000	TRAVEL & TRAINING	33,502	25,000	25,000
Expenses	ADMINISTRATION	360-0907-554-554.34-25-000000	DUES & SUBSCRIPTIONS	5,527	5,000	3,010
Expenses	ADMINISTRATION	360-0907-554-554.34-27-000000	ADVERTISEMENTS	7,721	6,000	6,000
Expenses	ADMINISTRATION	360-0907-554-554.34-35-000000	GEN. LIABILITY INSURANCE	37,193	37,513	53,915
Expenses	ADMINISTRATION	360-0907-554-554.34-36-000000	PROPERTY BLDG INSURANCE	27,856	32,305	22,762
Expenses	ADMINISTRATION	360-0907-554-554.34-40-000000	RENT FEES-EQUIPMENT	2,925	3,000	3,010
Expenses	ADMINISTRATION	360-0907-554-554.34-46-000000	PERMIT FEES	0	200	500
Expenses	ADMINISTRATION	360-0907-554-554.34-50-000000	JANITORIAL SERVICES	2,650	3,000	3,000
Expenses	ADMINISTRATION	360-0907-554-554.34-51-000000	ELECTRICITY CHARGES	6,622	6,600	6,600
Expenses	ADMINISTRATION	360-0907-554-554.34-53-000000	WATER SEWER CHARGES	4,759	5,000	5,000
Expenses	ADMINISTRATION	360-0907-554-554.34-54-000000	GARBAGE CHARGES	1,720	2,010	2,010
Expenses	ADMINISTRATION	360-0907-554-554.34-55-000000	TELEPHONES	3,363	7,300	4,993
Expenses	ADMINISTRATION	360-0907-554-554.34-58-000000	STORMWATER CHARGE	251	300	500
Expenses	ADMINISTRATION	360-0907-554-554.35-10-000000	BUILDING REPAIRS & MAINT	7,831	50,000	10,000
Expenses	ADMINISTRATION	360-0907-554-554.35-20-000000	AUTOMOBILE-REPAIRS MAINT	772	1,200	1,750
Expenses	ADMINISTRATION	360-0907-554-554.35-21-000000	GAS-UNLEADED	738	700	1,000
Expenses	ADMINISTRATION	360-0907-554-554.35-30-000000	EQUIPMENT REPAIRS & MAINT	555	1,000	1,000
Expenses	ADMINISTRATION	360-0907-554-554.35-40-000000	GROUNDS	0	0	420,000
Expenses	ADMINISTRATION	360-0907-554-554.35-45-000000	COH FACILITY MAINTENANCE	0	250	250
Expenses	ADMINISTRATION	360-0907-554-554.35-60-000000	MAINT CONTRACTS LICENSING	11,369	14,600	7,032
Expenses	ADMINISTRATION	360-0907-554-554.35-65-000000	SUBSCPT BSD IT AGT(SBITA)	0	3,300	15,336
Expenses	ADMINISTRATION	360-0907-554-554.60-05-000000	PROFESSIONAL SERVICES	0	0	200,000
Expenses	ADMINISTRATION	360-0907-554-554.60-10-000000	LAND	0	0	37,000
Expenses	ADMINISTRATION	360-0907-554-554.60-25-000000	BUILDING IMPROVEMENTS	20,058	0	57,200
Expenses	ADMINISTRATION	360-0907-554-554.60-30-000000	IMPROVE OTHER THAN BLDG	0	0	120,000
Expenses	ADMINISTRATION	360-0907-554-554.70-60-000000	DEBT ISSUANCE COST	56,000	0	0
Expenses	ADMINISTRATION	360-0907-554-554.74-26-000000	TRANSFER TO DEBT SERVICE	0	335,000	350,000
Expenses	ADMINISTRATION	360-0907-554-554.91-90-000000	G F COST ALLOCATION	288,027	323,573	360,916
TOTAL ADMINISTRATION				\$ 1,745,815	\$ 2,328,445	\$ 3,588,797
Expenses	SW NEIGHBORHOOD	360-0912-554-12-10-000000	FULL-TIME WAGES	35,941	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-14-10-000000	OVERTIME WAGES	1,263	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-18-10-000000	FICA EMPLOYER CONTRIBUTIO	2,846	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-18-30-000000	LIFE & HEALTH INSURANCE	15,709	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-18-40-000000	WORKER'S COMPENSATION	1,948	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-18-50-000000	UNEMPLOYMENT COMPENSATION	18	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-18-70-000000	GEN EMPL 457 PLAN	1,643	0	0
Expenses	SW NEIGHBORHOOD	360-0912-554-554.31-20-000000	GENERAL DEPARTMENTAL SUPP	429	6,000	0
Expenses	SW NEIGHBORHOOD	360-0912-554-554.33-30-000000	CONTRACT SERV. TEMP.	0	4,923	0
Expenses	SW NEIGHBORHOOD	360-0912-554-554.34-14-000000	PRISONER MEALS	533	1,000	600
Expenses	SW NEIGHBORHOOD	360-0912-554-554.34-35-000000	GEN. LIABILITY INSURANCE	3,390	0	0
TOTAL SW NEIGHBORHOOD				\$ 63,720	\$ 11,923	\$ 600
Expenses	PUBLIC SAFETY	360-0914-521-12-10-000000	FULL-TIME WAGES	203,224	224,352	201,789
Expenses	PUBLIC SAFETY	360-0914-521-12-15-000000	SHIFT DIFFERENTIAL	4,245	5,319	5,319
Expenses	PUBLIC SAFETY	360-0914-521-14-10-000000	OVERTIME WAGES	26,135	17,368	15,368
Expenses	PUBLIC SAFETY	360-0914-521-15-10-000000	LONGEVITY PAY	5,480	7,026	3,513
Expenses	PUBLIC SAFETY	360-0914-521-15-20-000000	INCENTIVE PAY	240	240	0
Expenses	PUBLIC SAFETY	360-0914-521-15-52-000000	UNIFORM CLEANING	2,720	2,880	2,680
Expenses	PUBLIC SAFETY	360-0914-521-15-54-000000	MEAL ALLOWANCE	26	0	0

Type	Divisions Name	Account String	Account Name	FY 2023 Actuals	FY2024 Adopted	FY 2025 Proposed Budget
Expenses	PUBLIC SAFETY	360-0914-521-18-10-000000	FICA EMPLOYER CONTRIBUTIO	17,848	19,678	17,087
Expenses	PUBLIC SAFETY	360-0914-521-18-25-000000	POLICE PENSION	82,941	86,931	70,332
Expenses	PUBLIC SAFETY	360-0914-521-18-30-000000	LIFE & HEALTH INSURANCE	55,065	64,986	61,548
Expenses	PUBLIC SAFETY	360-0914-521-18-40-000000	WORKER'S COMPENSATION	8,373	10,507	6,336
Expenses	PUBLIC SAFETY	360-0914-521-18-50-000000	UNEMPLOYMENT COMPENSATION	99	114	101
Expenses	PUBLIC SAFETY	360-0914-521-18-70-000000	GEN EMPL 457 PLAN	597	1,463	4,533
Expenses	PUBLIC SAFETY	360-0914-521-521.31-30-000000	SPECIAL DEPARTMENTAL	0	4,050	4,050
Expenses	PUBLIC SAFETY	360-0914-521-521.31-70-000000	HARDWARE SOFTWARE <\$5,000	0	700	2,680
Expenses	PUBLIC SAFETY	360-0914-521-521.34-20-000000	EMPLOYEE TESTING	0	1,545	1,545
Expenses	PUBLIC SAFETY	360-0914-521-521.34-35-000000	GEN. LIABILITY INSURANCE	16,070	17,949	15,336
Expenses	PUBLIC SAFETY	360-0914-521-521.35-20-000000	AUTOMOBILE-REPAIRS MAINT	26,738	4,985	14,785
Expenses	PUBLIC SAFETY	360-0914-521-521.35-21-000000	GAS-UNLEADED	8,689	8,514	8,514
TOTAL PUBLIC SAFETY				\$ 458,489	\$ 478,607	\$ 435,516
Expenses	SEMINOLE THEATRE	360-0917-572-572.31-30-000000	SUPPLIES SPECIAL DEPARTMENTAL	1,157	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.33-05-000000	PROFESSIONAL SERVICES PROFESSIONAL SERVICES	22,125	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.33-20-000000	PROFESSIONAL SERVICES MANAGEMENT	115,141	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.34-36-000000	OTHER SERVICES PROPERTY	63,739	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.34-51-000000	OTHER SERVICES ELECTRICITY CHARGES	82,859	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.34-53-000000	OTHER SERVICES WATER	4,509	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.34-54-000000	OTHER SERVICES GARBAGE CHARGES	2,595	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.34-55-000000	OTHER SERVICES TELEPHONES	4,314	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.34-58-000000	OTHER SERVICES STORMWATER CHARGE	930	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.35-10-000000	REPAIRS & MAINTENANCE BUILDING REPAIRS & MAINT	45,302	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.35-60-000000	REPAIRS & MAINTENANCE MAINT CONTRACTS	31,639	0	0
Expenses	SEMINOLE THEATRE	360-0917-572-572.60-50-000000	CAPITAL OUTLAY EQUIP (OTHER THAN OFFICE)	20,736	0	0
TOTAL SEMINOLE THEATRE				\$ 395,046	\$ -	\$ -
Expenses	PROJECTS	360-0918-554-554.33-05-000000	PROFESSIONAL SERVICES	421,100	772,500	210,000
Expenses	PROJECTS	360-0918-554-554.33-10-000000	LEGAL SERVICES	110,307	150,000	150,000
Expenses	PROJECTS	360-0918-554-554.33-15-000000	ARCHITECT ENGINEER FEES	5,600	125,000	25,000
Expenses	PROJECTS	360-0918-554-554.33-20-000000	MANAGEMENT CONSULT FEES	0	50,000	25,000
Expenses	PROJECTS	360-0918-554-554.34-05-000000	MARKETING	28,152	50,000	9,000
Expenses	PROJECTS	360-0918-554-554.34-12-000000	SPECIAL EVENTS	0	0	2,500
Expenses	PROJECTS	360-0918-554-554.34-13-000000	ECONOMIC DEV. INITIATIVES	56,689	50,000	50,000
Expenses	PROJECTS	360-0918-554-554.34-27-000000	ADVERTISEMENTS	20,530	2,000	4,000
Expenses	PROJECTS	360-0918-554-554.34-46-000000	PERMIT FEES	0	250	500
Expenses	PROJECTS	360-0918-554-554.34-61-000000	DEMOLITION FEES	0	160,000	160,000
Expenses	PROJECTS	360-0918-554-554.35-10-000000	BUILDING REPAIRS & MAINT	8,624	35,000	0
Expenses	PROJECTS	360-0918-554-554.35-40-000000	GROUPS	209,830	814,000	0
Expenses	PROJECTS	360-0918-554-554.35-45-000000	COH FACILITY MAINTENANCE	0	0	3,000
Expenses	PROJECTS	360-0918-554-554.35-50-000000	OTHER REPAIRS	3,745	0	0
Expenses	PROJECTS	360-0918-554-554.60-01-000000	CONSTRUCTION IN PROGRESS	0	300,000	0
Expenses	PROJECTS	360-0918-554-554.60-05-000000	PROFESSIONAL SERVICES	0	0	400,000
Expenses	PROJECTS	360-0918-554-554.60-10-000000	LAND	6,265,314	500,000	0
Expenses	PROJECTS	360-0918-554-554.60-15-000000	LAND IMPROVEMENTS	41,855	0	300,000
Expenses	PROJECTS	360-0918-554-554.60-25-000000	BUILDING IMPROVEMENTS	0	800,000	964,000
Expenses	PROJECTS	360-0918-554-554.60-30-000000	IMPROVE OTHER THAN BLDG	4,983	0	2,380,000
Expenses	PROJECTS	360-0918-554-554.60-85-000000	SIDEWALKS	0	0	11,923
Expenses	PROJECTS	360-0918-554-554.60-96-000000	STREET IMPROVEMENTS	0	300,000	500,000
Expenses	PROJECTS	360-0918-554-554.74-17-000000	CONTINGENCY	0	158,779	58,843
Expenses	PROJECTS	360-0918-554-554.83-20-000000	RESIDENTIAL FACADE GRANTS	0	0	322,500
Expenses	PROJECTS	360-0918-554-554.83-40-000000	COMMERCIAL FACADE GRANTS	0	0	125,000
Expenses	PROJECTS	360-0918-554-554.83-50-000000	MISC. GRANTS	244,441	1,285,000	433,570
Expenses	PROJECTS	360-0918-554-554.83-60-000000	DOWN PAYMENT ASST GRANT	10,000	100,000	100,000
Expenses	PROJECTS	360-0918-554-554.83-70-000000	MULTI FAMILY GRANT	0	300,000	0
Expenses	PROJECTS	360-0918-554-554.91-01-000000	TRANSFER TO GF	128,929	0	0
Expenses	PROJECTS	360-0918-554-554.91-37-000000	TRANSFER TO CYBRARY FUND	0	146,656	164,564
TOTAL PROJECTS				\$ 7,560,099	\$ 6,099,185	\$ 6,399,400
TOTAL CRA EXPENSES				\$ 10,223,168	\$ 8,918,160	\$ 10,424,313

CITY OF HOMESTEAD, FLORIDA

ORDINANCE 2024-09-26

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, **ADOPTING THE BUDGET FOR EACH OF THE SEVERAL FUNDS AND DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; APPROVING CAPITAL IMPROVEMENT PLAN; PROVIDING FOR A REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, City Staff has prepared a tentative Fiscal Year 2025 Budget, attached as Exhibit “1” for each of the funds that the City maintains.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA:

Section 1. That the recital set forth above is hereby adopted and confirmed.

Section 2. That the City Council hereby adopts the tentative Fiscal Year 2025 Budget, attached as Exhibit “1” with such revisions thereto as the City Council may make prior to final adoption.

Section 3. That the adopted budget for the General Fund of the City of Homestead shall be \$77,936,548 in revenues and expenditures.

Section 4. That the adopted budget for the Electric Utility Enterprise Fund of the City of Homestead shall be \$85,091,793 in revenues and expenditures.

Section 5. That the adopted budget of the Electric Utility Bond Debt Service Fund of the City of Homestead shall be \$1,645,139 in revenues and expenditures.

Section 6. That the adopted budget of the Water and Sewer Utilities Enterprise Fund for the City of Homestead shall be \$28,196,090 in revenues and expenditures.

Section 7. That the adopted budget of the Stormwater Utility Enterprise Fund for the City of Homestead shall be \$2,155,751 in revenues and expenditures.

Section 8. That the adopted budget for the Solid Waste Enterprise Fund of the City of Homestead shall be \$18,863,245 in revenues and expenditures.

Section 9. That the adopted budget for the Impact Fees Fund of the City of Homestead shall be \$8,405,865 in revenues and expenditures.

Section 10. That the adopted budget for the Confiscated Property Fund of the City of Homestead shall be \$1,559,854 in revenues and expenditures.

Section 11. That the adopted budget of the Community Redevelopment Agency of the City of Homestead shall be \$10,424,313 in revenues and expenditures. All expenses associated with the CRA budget are in accordance with State law and with the CRA's redevelopment plan.

Section 12. That the adopted budget for the People's Transportation Plan Fund of the City of Homestead shall be \$9,834,538 in revenues and expenditures.

Section 13. That the adopted budget for the Capital improvement Plan Fund of the City of Homestead shall be \$748,484 in revenues and expenditures.

Section 14. That the adopted budget of the Cybrarium Fund of the City of Homestead shall be \$380,793 in revenues and expenditures.

Section 15. That the adopted budget of the Taxable Transportation System Revenue Bonds Debt Service Fund of the City of Homestead shall be \$1,800,000 in revenues and expenditures.

Section 16. That the adopted budget of the Hero/TIF Debt Service Fund of the City of Homestead shall be \$350,000 in revenues and expenditures.

Section 17. That the adopted budget of the GOB Debt Service Fund of the City of Homestead shall be \$1,488,738 in revenues and expenditures.

Section 18. That the adopted budget of the Customer Service Internal Service Fund of the City of Homestead shall be \$5,705,520 in revenues and expenditures.

Section 19. That the adopted budget of the Fleet Maintenance Internal Service Fund of the City of Homestead shall be \$1,585,330 in revenues and expenditures.

Section 20. That the adopted budget for the Self Insurance Internal Service Fund of the City of Homestead shall be \$5,539,593 in revenues and expenditures.

Section 21. That the adopted budget for the Workers Compensation Internal Service Fund of the City of Homestead shall be \$925,000 in revenues and expenditures.

Section 22. That the adopted budget for the Health Insurance Internal Service Fund of the City of Homestead shall be \$10,880,359 in revenues and expenditures.

Section 23. That the adopted budget for the Utility Repair, Replacement and Improvement Fund (RR&I) of the City of Homestead shall be \$500,000 in revenues and expenditures.

Section 24. That the adoption of this Ordinance shall also serve to approve and adopt, as a component and attachment to the Budget, the City's Five-Year Capital Improvement Plan, to the extent required or authorized by applicable law.

Section 25. That any ordinance or portion of an ordinance in conflict with this ordinance or any portion of this ordinance is hereby repealed to the extent of any conflict.

Section 26. That if any section, sentence, clause, phrase or word of this ordinance is held invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected and shall remain in full force and effect.

Section 27. That this ordinance shall be in force and take full effect immediately upon its adoption on second reading.

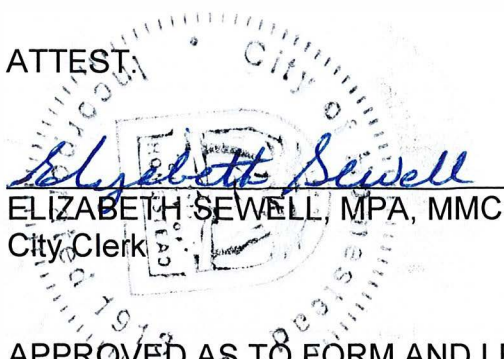
PASSED first reading, approving and adopting the tentative budget, this 3rd day of September, 2024.

PASSED AND ADOPTED on second reading, approving and adopting the final budget, this 18th day of September, 2024.



STEVEN D. LOSNER
Mayor

ATTEST:



Elizabeth Sewell

ELIZABETH SEWELL, MPA, MMC
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
FOR THE USE AND BENEFIT OF THE CITY ONLY:



WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
City Attorney

Motion to adopt by Councilman Canabal, seconded by Councilwoman Ávila.

FINAL VOTE AT ADOPTION

Mayor Steven D. Losner	<u>YES</u>
Vice Mayor Sean L. Fletcher	<u>YES</u>
Councilwoman Erica G. Ávila	<u>YES</u>
Councilwoman Jenifer N. Bailey	<u>YES</u>
Councilman Clemente Canabal	<u>YES</u>
Councilman Thomas Davis	<u>YES</u>
Councilman Larry Roth	<u>YES</u>

EXHIBIT 1

CITY OF HOMESTEAD FY 2025 PROPOSED BUDGET

	ACTUAL EXPENSES FY 2023	ADOPTED BUDGET FY 2024	ADJUSTED BUDGET FY 2024	PROPOSED BUDGET FY 2025
General Fund:				
Mayor and Council	\$ 1,005,587	\$ 1,103,613	\$ 1,115,797	\$ 1,163,974
City Attorney	1,248,277	1,000,000	1,000,000	1,000,000
City Manager	839,192	916,068	916,068	981,410
City Clerk	703,745	1,131,712	1,131,712	811,883
Building	1,832,243	2,370,510	2,370,510	2,532,825
Planning and Zoning	2,272,698	2,345,849	2,649,306	2,476,291
Finance & Budget	2,061,497	2,625,086	2,657,786	3,114,047
General Services	-	-	-	3,731,896
Innovation & Technology	1,250,896	1,388,862	1,390,388	1,888,391
Procurement	1,253,454	1,371,422	1,374,711	1,718,017
Code Compliance	-	-	-	1,922,823
General Administration	4,982,023	6,591,781	7,320,689	9,670,078
Police	33,267,145	36,405,433	37,049,336	36,543,928
Public Works	2,126,174	1,998,709	2,160,553	2,086,919
Parks, Recreation & Open Spaces	6,729,523	8,734,967	8,834,428	6,698,063
Human Resources	615,644	733,968	733,968	915,118
Transfer to HOME Fund	-	-	-	111,268
Transfer to Solid Waste Fund	1,350,000	-	-	-
Transfer to Taxable Transportation Sys Revenue Bonds Debt Service	400,000	400,000	400,000	400,000
Transfer to CIP Fund	290,392	-	-	169,617
Total General Fund	\$ 62,229,490	\$ 69,117,980	\$ 71,105,252	\$ 77,936,548
Electric Utility:	69,336,977	85,797,678	92,724,029	85,091,793
Electric Utility Bond Project:	418,733	1,398,984	1,398,984	1,645,139
Water and Sewer Utility:	23,846,811	27,815,124	28,327,630	28,196,090
Stormwater Utility:	1,778,069	2,698,632	3,901,944	2,155,751
Solid Waste:	15,443,963	19,544,551	19,583,606	18,863,245
Other Funds:				
Impact Fees	2,584,738	3,230,784	3,755,508	8,405,865
Confiscated Property	340,350	993,023	1,063,023	1,559,854
Disaster Relief Fund	2,036	-	23,702	-
Community Redevelopment Agency	10,223,168	8,918,160	10,509,336	10,424,313
Homestead-Miami Speedway ¹	1,360,735	-	-	-
People's Transportation Plan	3,446,618	9,249,257	11,493,165	9,834,538
Multimodal Transit Center	815,129	4,828,297	4,828,297	-
Capital Improvement	545,559	3,483,022	3,534,013	748,484
Cybrarium	176,090	146,656	822,081	380,793
Taxable Transportation System Revenue Bonds Debt Service	1,795,346	1,800,000	1,800,000	1,800,000
Hero/TIF Debt Service	94,588	335,000	335,000	350,000
GOB Debt Service	1,483,188	1,484,738	1,484,738	1,488,738
Customer Service	3,410,886	5,080,280	5,113,738	5,705,520
Fleet Maintenance	5,638,947	1,788,824	1,788,824	1,585,330
Self Insurance	4,338,329	5,092,930	5,092,930	5,539,593
Workers Compensation	1,174,538	925,000	925,000	925,000
Health Insurance	9,125,120	10,369,762	10,369,762	10,880,359
Utility RR&I	-	1,500,000	1,500,000	500,000
Total Other Funds	\$ 46,555,365	\$ 59,225,733	\$ 64,439,117	\$ 60,128,387
TOTAL EXPENDITURES ALL FUNDS :	\$ 219,609,408	\$ 265,598,682	\$ 281,480,562	\$ 274,016,953

¹ Effective FY 2024, the Homestead-Miami Speedway Fund was closed. Expenses and Revenues that were previously budgeted in the Homestead-Miami Speedway Fund have been moved to the General Fund. The closing of this fund was finalized in November 2023 when Council adopted the Final FY2023 Budget Amendment approving the appropriation needed to transfer the remaining fund balance to the General Fund.



MEMORANDUM (Revised)

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

DATE: April 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(1)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____)** to approve
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)
4-1-25

RESOLUTION NO. _____ R-346-25

RESOLUTION APPROVING THE FISCAL YEAR 2024-2025
BUDGET FOR THE HOMESTEAD COMMUNITY
REDEVELOPMENT AGENCY AND THE HOMESTEAD
COMMUNITY REDEVELOPMENT AREA IN THE TOTAL
AMOUNT OF \$10,424,313.00

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

WHEREAS, on September 3, 2024, the Agency adopted the Agency’s Fiscal Year 2024-2025 budget (“budget”) for the area through Resolution No. CRA 2024-09-10; and

WHEREAS, on September 18, 2024, the City adopted the Agency’s budget for the area through Ordinance 2024-09-26; 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 2024-2025 budget in the total amount of \$10,424,313.00 for the Agency and the area; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

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

Section 2. This Board approves the Fiscal Year 2024-2025 budget for the Homestead Community Redevelopment Agency and the Homestead Community Redevelopment Area in the total amount of \$10,424,313.00, in substantially the form attached hereto as Attachment “1” and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Roberto J. Gonzalez** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of April, 2025. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

RFA

Richard Appleton



Adopted Budget FY2025



HOMESTEAD
**COMMUNITY
REDEVELOPMENT AGENCY**

Mission

The mission of the Community Redevelopment Agency (CRA) is to revitalize the Community Redevelopment Area and to provide an economic stimulus such that the future value of property within the Community Redevelopment Area is optimized.

Goals and Services

The city created the CRA in 1994 following Hurricane Andrew under the powers granted by the Legislature. Its goal is to combat neighborhood deterioration and eliminate economic blight in the designated Community Redevelopment Area. The work program for the Agency is defined in the Community Redevelopment Plan. In this Plan, comprehensive strategies were formulated to promote community development in various neighborhoods within the Community Redevelopment Area. The lifetime of the CRA was extended in 2020 and an Amended Plan was adopted.

This strategy provides for a series of activities over the 30-year lifespan of the Agency that should be catalysts for the revitalization of the area into a prosperous and vital part of the city.



FY2025 Project Goals

10

Infrastructure Improvements

Electrical infrastructure Undergrounding, Potable Water Projects, Stormwater Projects, Sanitary Sewer, Resiliency Improvements

Infrastructure Planning

Stormwater Master Plan, Water & Sewer Master Plan, Transportation Master Plan

Keep CRA Beautiful

Complete 2 Keep CRA Beautiful initiatives: SW 3rd Terrace (Triangle), SW 10th Avenue (Shotgun)

Downtown Homestead Initiatives

Krome Marketplace, Downtown Business Signage

Southwest Neighborhood Initiatives

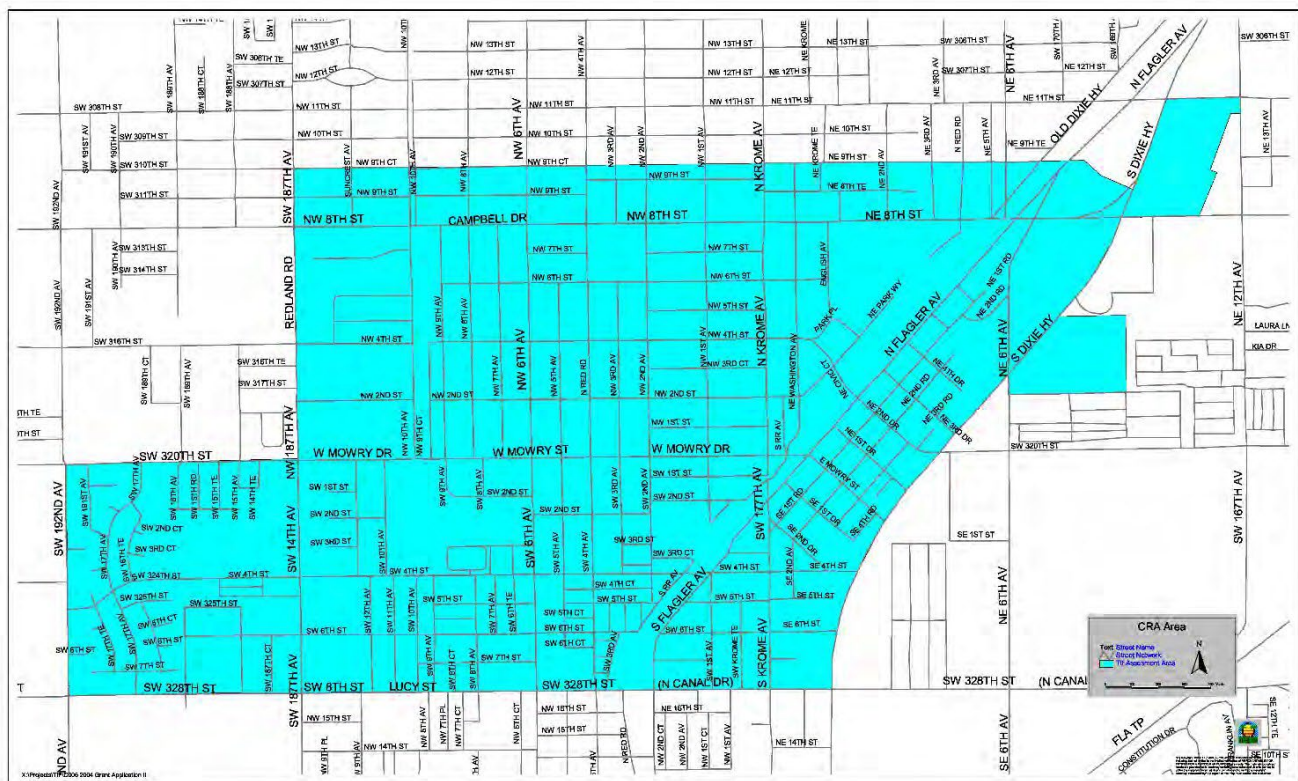
Triangle Project, Shotgun Property, Homestead Live, Southwest New H.O.M.E. Project



HOMESTEAD
COMMUNITY
REDEVELOPMENT AGENCY

CRA Boundaries

The Homestead CRA designated area is located within the city limits of Miami Dade County's second oldest city, Homestead, and encompasses the area's historic downtown district and Southwest Neighborhood. The city also boasts its proximity to two national parks. Ten miles west of Homestead is the wealth of natural beauty of the Everglades National Park. The Everglades are home to vast mangrove forests and watery saw grass plains. The Everglades are truly a subtropical wilderness that shelters alligators, ibis, eagles, manatees, and panthers. East of the city is Biscayne National Park which encompasses the bay, barrier islands, and coral reefs. Just south of the city are the Florida Keys with an abundance of recreational activities.



“Homestead is an increasingly desirable place to live, work, and raise a family by offering a unique “small-town” atmosphere with all the urban amenities.”

FY2024 Accomplishments

The CRA initiatives align with the CRA plan and incorporate activities designed to ultimately eliminate (and prevent) slum and blight and to increase property values.

Property Acquisition

- Acquired one (1) twenty-two (22) unit apartment building. Most tenants of these properties were living in deplorable conditions. All tenants relocated to clean, sanitary, safe, and more updated and affordable apartments within their desired neighborhood. Tenants eligible under the Federal Relocation Act received funds to cover moving expenses as well as rental assistance for up to 16 months. The vacant building was then demolished, and the land will be unified as part of the *Triangle Project*.



Neighborhood Improvements

- Continued the success of the *Rock the Block* program on SW 8th Avenue by improving residential properties with paint and landscaping enhancements.



Commercial Enhancement Grants

- One \$25,000 Commercial Enhancement Grant was awarded.

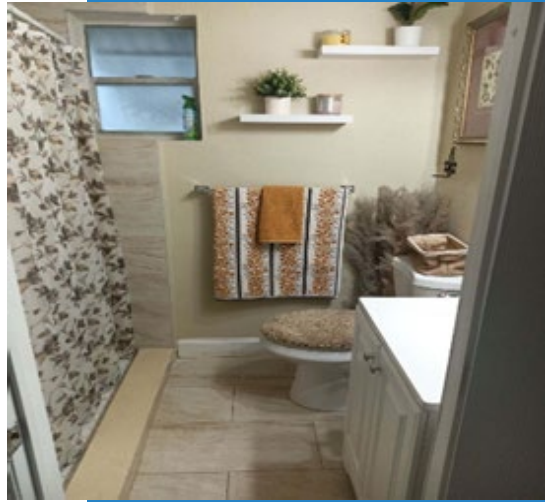
First-Time Homebuyer Program

- One \$10,000 First-time Homebuyer grant was awarded to help cover down payment and closing costs. The home was constructed on a vacant lot that once served as grounds for illegal dumping.

FY2024 Accomplishments

Neighborhood Improvements

- ▶ The CRA awarded three (3) \$15,000 and one (1) \$20,000 residential improvement grants to low-income homeowners. Improvements increased home values and included: bathroom remodels, ADA accessibility, electrical improvements, fence replacement, and more.
- ▶ The CRA Board authorized an increase of the maximum residential improvement grant award from \$15,000 to \$20,000 for the first time since the program's inception in order to accommodate increased construction and materials costs.



Developments

- ▶ Selected and commenced negotiations with a developer partner for the Triangle Project, a mixed-income, mixed-use transit-oriented development.



- Approved the conceptual site design for Homestead Live, a community-driven open-air market and gathering space with arts and culture at the forefront. This exciting venue will provide a synergistic effect alongside the Triangle Project to revitalize the gateway to the Historic Southwest Neighborhood.



- The CRA was awarded \$783,400 in federal Brownfields Cleanup Funds to facilitate the remediation and reuse of key CRA-owned properties such as the Triangle Project and Homestead Live sites in the Southwest Neighborhood, as well as Krome Marketplace and other sites in Downtown Homestead

Grand Opening for Cozy Greens, CRA Business Relocation & Enhancement Grantee



FY2024 Accomplishments

Street Improvements

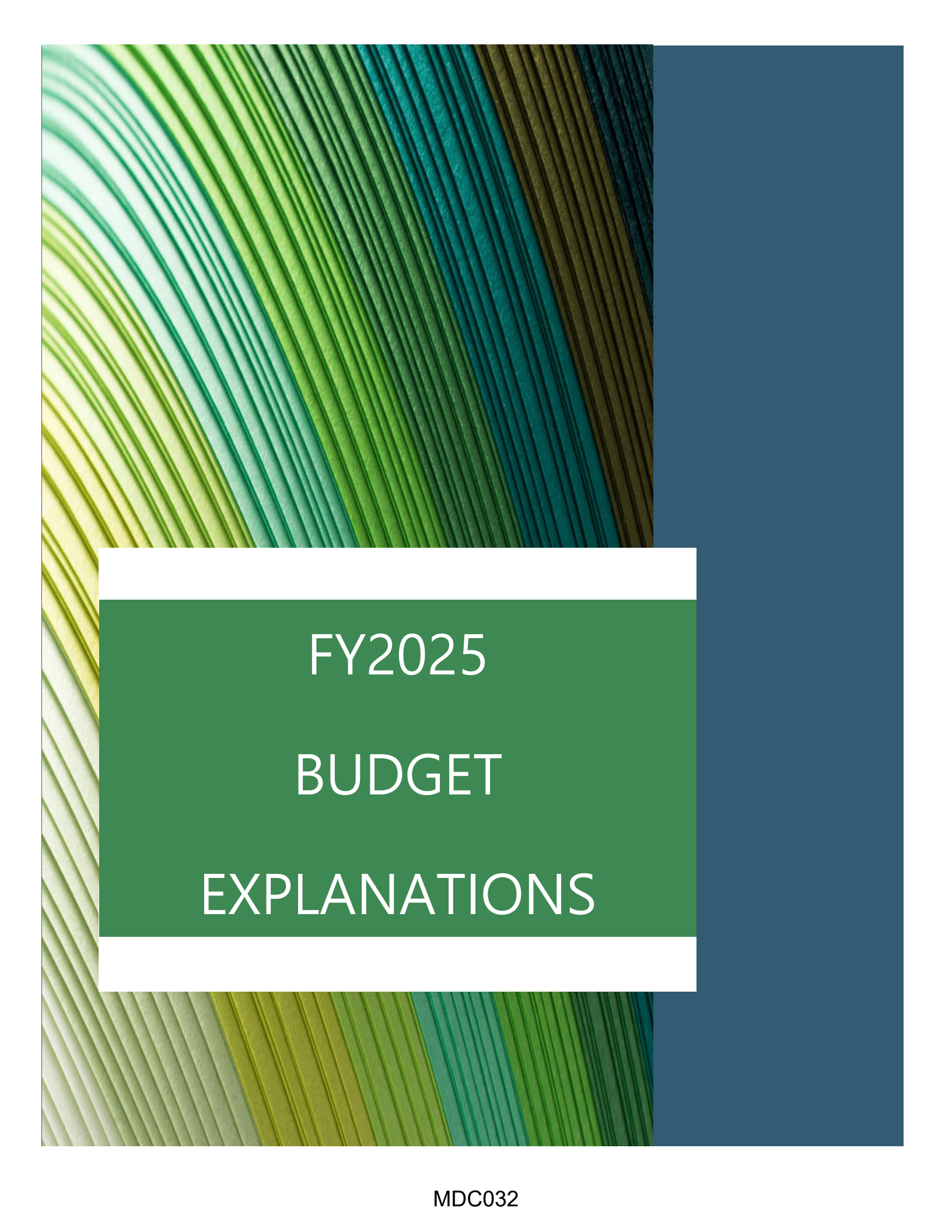
- SW 4th Street, a major thoroughfare in the heart of the SW Neighborhood, underwent improvement efforts. Commercial buildings in need of painting were identified and received painting, stucco repairs, and landscaping improvements.



FY2025 OCED BUDGET FORMAT AND EXPLANATIONS

City of Homestead Community Redevelopment Agency FY 2024 - 2025 Proposed Budget					
October 2024 through September 2025					
	FY 22-23	FY 22-23	FY 23-24	FY 23-24	FY24-25
Revenues	Budget Adopted	Budget Actuals	Budget Adopted	Budget Projected	Budget Proposed
City Tax Increment Revenue	\$2,730,853	\$2,045,703	\$2,927,944	\$2,927,944	\$3,226,164
County Tax Increment Revenue	\$2,069,593	\$4,800,447	\$2,318,284	\$2,318,284	\$2,624,541
City (@.2840) Library			\$146,656	\$146,656	\$164,564
Approp/Retain Earnings	\$2,437,207	\$0	\$3,408,276	\$3,408,276	\$4,148,761
Interest on Investment	\$26,000	\$222,523	\$117,000	\$117,000	\$260,283
Unrealized Gain (Loss)	\$0	\$38,917		\$0	\$0
Lease Payments		\$8,669		\$0	\$0
Proceeds long-term debt		\$4,500,000		\$0	\$0
Miscellaneous Revenues	\$0	\$14,229		\$0	\$0
Revenues Total	\$7,263,653	\$11,630,487	\$8,918,160	\$8,918,160	\$10,424,313
Expenditures					
Administrative Expenditures:					
Employee Salary and Fringe	\$371,444	\$415,684	\$416,873	\$468,893	\$653,690
Contractual Services	\$50,000	\$27,130	\$50,000	\$66,490	\$40,000
Insurance	\$37,874	\$37,874	\$37,513	\$38,702	\$53,915
Audits and Studies	\$15,000	\$15,000	\$15,000	\$14,658	\$14,100
Printing and publishing	\$1,000	\$2,200	\$1,000	\$1,000	\$3,800
Marketing	\$0	\$0	\$0	\$0	\$0
Advertising and Notices	\$2,000	\$28,079	\$8,000	\$8,000	\$6,000
Travel & Training	\$7,500	\$44,713	\$25,000	\$25,000	\$25,000
Rent/Lease Costs	\$3,000	\$3,000	\$3,000	\$3,000	\$3,010
Equipment (Other than Office)	\$0	\$0	\$0	\$0	\$0
Office Equipment and Furniture	\$0	\$0	\$0	\$17,500	\$4,000
Other Administrative Expenses	\$318,927	\$344,593	\$436,673	\$411,971	\$459,639
Subtotal Admin. Expenses	\$806,745	\$857,908	\$993,059	\$1,055,214	\$1,263,154
County Administrative Charge at 1.5%	\$31,044	\$31,044	\$34,774	\$34,774	\$39,368
(A) Total Adm Exp & County Charges	\$837,789	\$888,952	\$1,027,833	\$1,089,988	\$1,302,522
Operating Expenditures:					
Employee Salary and Fringe	\$247,629	\$236,880	\$277,916	\$50,000	\$435,793
Contractual Services	\$1,302,500	\$748,422	\$661,923	\$445,698	\$235,000
Insurance	\$27,856	\$27,856	\$32,305	\$32,305	\$22,762
Audits and Studies	\$0	\$15,000	\$0	\$0	\$0
Printing and Publishing	\$0	\$2,200	\$0	\$0	\$0
Marketing	\$50,000	\$16,000	\$50,000	\$32,588	\$9,000
Legal Services/Court Costs	\$120,000	\$100,593	\$150,000	\$120,240	\$150,000
Architect/Engineer Fees	\$0	\$25,000	\$125,000	\$56,144	\$25,000
Land/Building Acquisitions	\$455,517	\$4,231,862	\$500,000	\$0	\$0
Infrastructure Improvements	\$0	\$0	\$600,000	\$34,300	\$3,600,000
Building Construction & Improvement	\$598,929	\$614,381	\$2,081,656	\$881,000	\$1,737,764
Debt Service Payments	\$300,000	\$0	\$335,000	\$350,000	\$350,000
Grants Programs	\$855,000	\$733,500	\$1,007,500	\$155,000	\$888,570
Public Safety	\$446,196	\$434,226	\$478,607	\$478,607	\$435,516
Equipment (Other than Office)	\$0	\$24,568	\$0	\$0	\$0
County SMART TIF Rebate	\$517,398	\$517,398	\$579,571	\$579,571	\$656,135
Other Operating Expenses	\$1,394,775	\$889,570	\$852,070	\$463,958	\$517,408
(B) Total Operating Expenses	\$6,315,800	\$8,617,456	\$7,731,548	\$3,679,411	\$9,062,948
(C) Reserve/Contingency	\$110,064	\$0	\$158,779	\$0	\$58,843
Expenditures Total (A+B+C)	\$7,263,653	\$9,506,408	\$8,918,160	\$4,769,399	\$10,424,313
**Cash Position				\$4,148,761	\$0

CAPITAL PROJECTS		AMOUNT
1	SW 4th Street Electrical Undergrounding	\$500,000
2	Avocado Village Potable Water Improvements	\$640,000
3	6th Avenue Drainage Improvements	\$120,000
4	Undersize Water Main Upgrades	\$240,000
5	Flagler Avenue Gravity Sewer Main	\$1,500,000
6	Homestead Live Construction	\$300,000
7	Keep CRA Beautiful	\$92,000
8	CRA Administration Building Renovation	\$57,200
TOTAL CAPITAL PROJECTS		\$3,449,700



FY2025 BUDGET EXPLANATIONS

BUDGET VARIANCES

Cash Position FY 2024–2025 – \$4,148,761

The Fiscal Year 2023-2024 net surplus rollover was estimated to be \$4,148,761.

Interest on Investment – \$260,283

The Fiscal Year 2024-2025 interest on investment amount has been forecasted by the Finance Department.

Overhead/Indirect Expenses - \$360,916

The City's indirect cost allocation plan calculates the cost of central services such as the City Manager, City Clerk, Finance, Fleet, ITS, Procurement and Human Resources across user departments based on the percentage of usage of the central services by the user department. Measurement data includes such items as number of agenda items, number of full-time employees and the number of transactions, among others. For Fiscal Year 2024-2025 the CRA Cost Allocation is 6% of the total budget as stipulated in the Interlocal Agreement with Miami-Dade County.

County SMART TIF Rebate – \$656,135

For Fiscal Year 2025, the CRA segregated 25% of the County's tax increment fund contribution (the "Transportation TIF") for the purpose of funding the County's Strategic Miami Area Rapid Transit Transportation Plan (the "SMART Plan"), such funding shall be deposited in the County's SMART Transportation Infrastructure Improvement District (the "SMART TIID") for use along the South Dade Corridor.

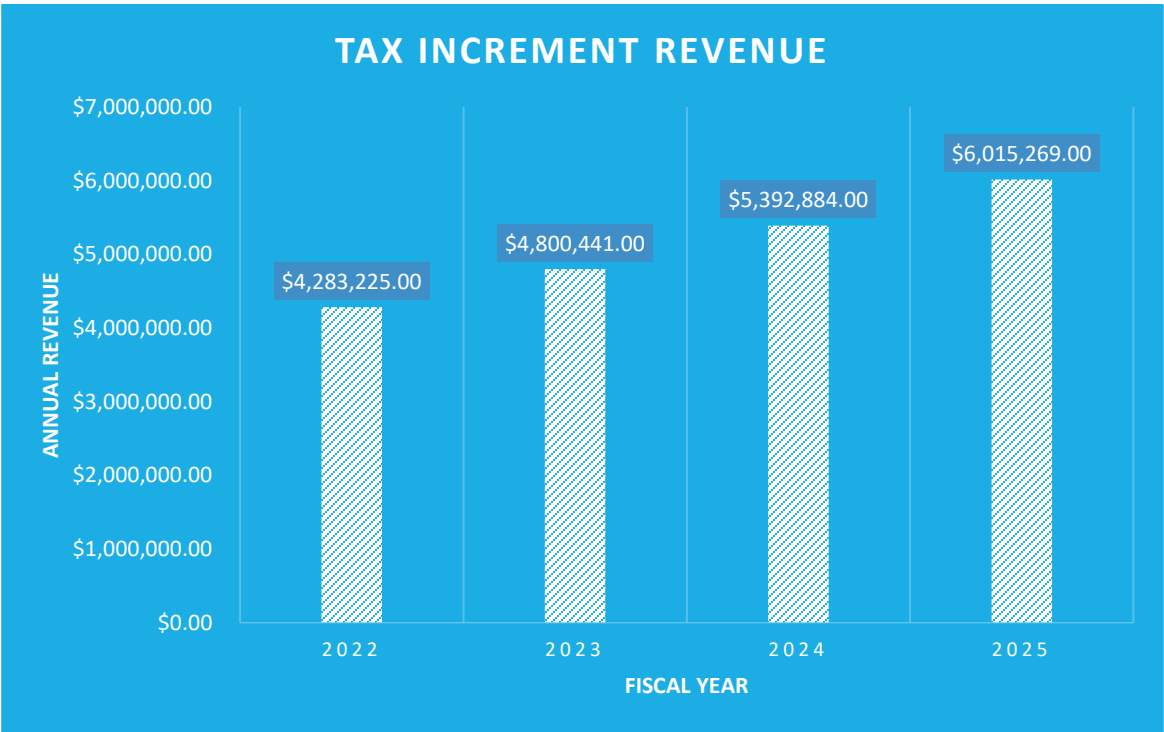
Employee Costs - \$1,089,483

The Fiscal Year 2024-2025 budget includes two new positions that will enhance the operations and administration of the HCRA: Assistant Director for Redevelopment/Capital Projects and Budget Analyst. An additional position, the Homeowner & Small Business Specialist, has been allocated for a 40% cost share by the HCRA. This position provides "white glove" service to customers at no additional cost to them, which is essential to drive economic opportunity within the Community Redevelopment Area.

REVENUES

TAX INCREMENT REVENUE

	\$6,015,269
Miami-Dade Contribution (@4.5740)	\$2,624,541
City of Homestead Contribution (@5.6764)	\$3,226,164
From City of Homestead (@.2840) Library	\$164,564
Interest on Investments	\$260,283
Appropriation Of Fund Balance	\$4,148,761
TOTAL CRA REVENUES	\$10,424,313



ADMINISTRATIVE EXPENSES

EMPLOYEE SALARY AND FRINGE BENEFITS \$653,690

POSITION		ADMINISTRATIVE	OPERATIONAL
		60%	40%
Director	\$218,199	\$130,919	\$87,280
Assistant Director for Operations	\$195,395	\$117,237	\$78,158
Assistant Director for Capital Projects	\$163,197	\$97,918	\$65,279
Project Manager	\$146,062	\$87,637	\$58,425
Budget Analyst	\$109,514	\$65,709	\$43,806
Administrative Assistant	\$98,183	\$58,910	\$39,273
Administrative Assistant	\$98,183	\$58,910	\$39,273
Planning & Zoning Coordinator	\$20,266	\$12,159	\$8,106
Homeowner & Small Business Specialist	\$40,484	\$24,290	\$16,193
TOTAL	\$1,089,483	\$653,690	\$435,793

The salaries are split 60% for administration and 40% for operations.

CONTRACTUAL SERVICES \$40,000

This allocation will cover contractual professional services to assist the CRA Department such as building inspectors, construction managers, construction coordinators, construction supervisors, appraisers, surveyors, environmental studies, economic studies, etc.

LIABILITY INSURANCE \$53,915

This allocation will cover the CRA liability insurance costs.

AUDITS AND STUDIES \$14,100

Each Community Redevelopment Agency with revenues and expenses in excess of \$100,000, as reported on the trust fund financial statements, shall provide a financial audit each fiscal year by an independent certified public accountant or firm. Each financial audit conducted pursuant to this subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General.

PRINTING AND PUBLISHING \$3,800

This allocation will cover the printing of CRA documents such as business cards, letterhead, envelopes, annual report, and other printed materials.

ADVERTISING & NOTICES \$6,000

This allocation will cover newspaper advertisements for Board meetings, Bid Notices, Public Hearings, Budget and Annual Report Notices, and other advertisements and notices as required.

TRAVEL & TRAINING \$25,000

This allocation covers the CRA staff expenses to attend training/meetings and to complete certifications for professional improvement.

RENT/LEASE COST (EQUIPMENT) \$3,010

This will cover the cost of leasing the copier/fax/scanner machine.

OFFICE EQUIPMENT & FURNITURE \$4,000

This will cover the cost of office furniture.

OTHER ADMINISTRATIVE EXPENSES \$459,639

Other Administrative Expenses are itemized as follows:

Supplies and Miscellaneous Items \$20,845

This amount will cover office supplies for CRA staff. Some of these items include: copier paper, folders, pens and pencils, postal stamps, ink cartridges, and other office supplies. These items also cover bathroom/break room supplies, electrical supplies, paint, tools, and hardware. Software and technical equipment for CRA staff operations.

Dues & Subscriptions \$3,010

This amount will cover subscriptions to different local, State, and national organizations and annual fees for various publications. This includes:

- Florida Redevelopment Association
- American Society for Public Administrators
- The Miami Herald
- South Dade News Leader
- Department of Economic Opportunities
- Florida Trust for Historic Preservation
- National Trust for Historic Preservation
- International Economic Development Council
- South Dade Chamber of Commerce
- The Urban Land Institute

Maintenance Contracts and Licenses \$22,368

This amount was allocated to cover maintenance under contract, including:

- Hulett Environmental Services
- Arresco Alarm Monitoring Services
- Temptrol Air Conditioning Services
- Comcast Xfinity
- Miami-Dade Fire Rescue
- Civic Plus
- Adobe Software Program
- Microsoft Office Licenses
- Constant Contact
- Seamless Docs

Legal \$50,000

Legal opinions and assistance related to CRA issues and creation, review, and approval of agency legal documents by city attorney.

Tuition \$2,500

Tuition reimbursement for staff.

Overhead/Indirect Expenses \$360,916

For fiscal year 2023-2024, the CRA Cost Allocation will be \$360,916.00 of new CRA revenues totaling \$6,015,269.00 in compliance with the 6% maximum stipulated in the Interlocal Agreement. This amount is used to pay for overhead charges in accordance with the Interlocal Cooperation Agreement dated June 7th, 1994 between the City of Homestead CRA & Miami-Dade County which provides that “no more than 20% of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6) (a), Florida statutes, (including indirect and overhead expenses which may not exceed 6% of such funds contemplated to be spent under the plan)”. This allocation will include, but is not limited to, the following services: Human Resources, Finance, Fleet, City Manager’s Office, City Clerk, and Procurement.

COUNTY ADMINISTRATIVE CHARGE \$39,368

This will cover the County Administrative Reimbursement Charge of 1.5% of fiscal year 2024-2025 Tax Increment Financing (TIF) revenues.

Total Administrative Expenses \$1,302,522

OPERATIONAL EXPENSES

EMPLOYEE SALARY AND FRINGE BENEFITS

\$435,793

POSITION		ADMINISTRATIVE	OPERATIONAL
		60%	40%
Director	\$218,199	\$130,919	\$87,280
Assistant Director for Operations	\$195,395	\$117,237	\$78,158
Assistant Director for Capital Projects	\$163,197	\$97,918	\$65,279
Project Manager	\$146,062	\$87,637	\$58,425
Budget Analyst	\$109,514	\$65,709	\$43,806
Administrative Assistant	\$98,183	\$58,910	\$39,273
Administrative Assistant	\$98,183	\$58,910	\$39,273
Planning & Zoning Coordinator	\$20,266	\$12,159	\$8,106
Homeowner & Small Business Specialist	\$40,484	\$24,290	\$16,193
TOTAL	\$1,089,483	\$653,690	\$435,793

The salaries are split 60% for administration and 40% for operations.

CONTRACTUAL SERVICES \$235,000

Professional and Consultant Services are itemized as follows:

Professional & Consultant Services \$210,000

This allocation will cover services necessary for the operation of the CRA such as engineering, consultants, and management agreements.

Management & Consultant Fees \$25,000

This allocation covers fees associated with technical assistance providers.

INSURANCE \$22,762

This allocation will cover property building insurance for the CRA office building and several other CRA-owned properties.

MARKETING \$9,000

This allocation will cover the promotion of CRA programs and activities. Includes hiring of a consultant to market CRA activities related to eliminating slum and blight utilizing social media, print media, creation of the annual report, product creation (e.g. signage, banners, newsletters, etc.), etc. CRA promotion of the purchase/demolition/renovation of blighted properties, efforts to clean up and prevent neighborhood blight (e.g. Keep CRA Beautiful, Residential and Commercial Improvement grants, new businesses opening/expanding into vacant properties, etc.).

LEGAL SERVICES \$150,000

This line item will cover legal opinion in relation to CRA issues and projects. Additionally, will cover costs for the creation, review, and approval of legal documents by the City Attorney. Projects e.g. drafting and/or review of contracts for property purchases and leases, grant agreements, development agreements, easement agreements, etc.

ARCHITECT/ENGINEER FEES \$25,000

This allocation covers costs for project-related design and engineering services infrastructure.

INFRASTRUCTURE PLANNING \$600,000

This allocation will cover the CRA's proportional share of three infrastructure master plans that will guide the CRA's investments in water/wastewater, stormwater, and transportation projects within the CRA boundaries.

INFRASTRUCTURE IMPROVEMENTS \$3,000,000

Flagler Avenue Gravity Sewer Main \$1,500,000

The gravity sewer main along Flagler Avenue within Downtown Homestead is undersized and aged such that it requires upgrades and replacement to meet the needs of modern homes and businesses within the area.

Avocado Village Potable Water System Improvements \$640,000

These funds will improve the potable water system within the Avocado Village Neighborhood. The CRA's funding serves as a match to other grant funds that will upgrade aged and insufficient water mains.

Undersized Water Main Upgrades \$240,000

These funds will cover upgrades to water mains throughout the CRA that are insufficient to meet the needs of modern homes and businesses.

4th Street Improvements Phase III

\$500,000

These improvements address the CRA's primary goal of eliminating slum and blight within its designated area. This project will address the undergrounding of electrical infrastructure along the 4th Street corridor of the Southwest neighborhood. This will increase reliability and resilience of electrical service to the area, as well as increase aesthetic appeal.

6th Avenue Stormwater Drainage Improvements

\$120,000

These funds will improve stormwater drainage along 6th Avenue within the CRA, which will contribute to flood mitigation and resiliency during storm events.

BUILDING CONSTRUCTION & IMPROVEMENTS \$1,737,764

Homestead LIVE

\$300,000

The construction of Homestead LIVE will give the Southwest community a center for Arts, Culture, and Commerce, and will be a tool for inclusive transformation as a critical component of the CRA area's economic expansion.

Demolition of Unsafe Structures

\$160,000

These funds will cover demolition and debris removal expenses of unsafe buildings located within the CRA Area.

Krome Marketplace Renovations

\$964,000

This allocation will allow for renovations to the newly purchased building to be built out as a restaurant and entertainment space in Downtown Homestead. This also encompasses adjacent parking lot improvements required.

Keep CRA Beautiful

\$92,000

This initiative addresses the CRA's primary goal of eliminating slum and blight within its designated area, one block at a time. This project will address street and landscape enhancements, as well as property improvements along two corridors in the Southwest neighborhood.

Administrative Office Building Improvements

\$57,200

These funds will be used toward the renovation of the CRA administrative office building to comply with 30-year recertification requirements.

Cybrarium

\$164,564

The Cybrarium, a 22nd-century cutting-edge library and educational center, is located in the CRA's Pioneer Quarter within Homestead's Downtown. These funds are estimated library taxes that continue to fund the Cybrarium operations. The Cybrarium, has brought audiences back to the library by creating a unique, fun, and inimitable experience. The Homestead Cybrarium will advance the goals set forth in the CRA plan: 1) to "design and build a unique business and community environment to serve as the heart of the City and be complementary to shopping centers"; 2) to "build upon the current business foundation of Downtown and expand into new retailing and entertainment areas"; 3) for "the improvement of social institutions, [and] the

expansion of economic activities..."; 4) be "keenly aware of the critical importance of institutions of education, social services, recreation and job training in the fabric of the community" and Goal #4) "Incorporate the cultural arts as a critical component of Economic Development" as well as Goal 4a) "Creating an environment that is conducive to the expansion of performing and visual arts throughout the CRA".

DEBT SERVICE PAYMENT \$350,000

For Fiscal Year 2025, \$335,000.00 was allocated to cover debt used to finance the costs of acquisition, clearing, and/or rehabilitation of certain properties, the construction of public improvements, and other redevelopment activities permitted under the Community Redevelopment Act in the Redevelopment Area of the City of Homestead.

GRANT PROGRAMS \$888,570

Residential Grants \$100,000

These grants are for the improvement of residential curb appeal and necessary emergency repairs to make homes in the CRA safe and secure. The goal of the CRA is to improve the quality of life for homeowners and residents, bring properties up to the current building code, improve and upgrade the appearance of the area, and facilitate and encourage redevelopment activity.

Commercial Business Incentives \$546,570

The CRA will be offering a commercial incentive program to increase economic development and improve buildings in the Downtown Area. This program may cover including but not limited to impact fee reimbursement, buildout assistance, and utilities service credits.

Commercial Enhancement Grants \$125,000

This grant program assists building owners and tenants with making exterior improvements such as painting, new front windows/doors, new awnings, and new signage for commercial properties within the CRA area. The goals of this program include: to ensure safety and accessibility in commercial buildings in the CRA; to remove blight; to encourage foot traffic in the commercial areas of the CRA; to increase safety; and, to increase the walkability of the commercial areas of the CRA.

Down Payment Assistance \$100,000

The CRA will assist first-time home buyers who are low to moderate income with down payment and closing costs to purchase a house within the CRA boundaries. Funds may also be used towards construction costs thereby lowering the home sales price.

Downtown Business Signs \$17,000

To promote a uniform aesthetic to the Downtown commercial corridors, the CRA will provide signage for businesses within the designated area.

PUBLIC SAFETY \$435,516

This allocation will cover the cost (salary and benefits) of two (2) Police Officers and one (1) Code Compliance Officer in addition to the operating expenses such as overtime, vehicle lease payments, fuel, and car maintenance. The CRA intends to address specific proactive plans,

policies, and programs for community policing, code enforcement, and public safety improvements.

COUNTY SMART TIF REBATE \$656,135

During with Fiscal Year 2024-2025, the CRA shall segregate 25% of the County's tax increment fund contribution (the "Transportation TIF") for the purpose of funding the County's Strategic Miami Area Rapid Transit Transportation Plan (the "SMART Plan"), such funding shall be deposited in the County's SMART Transportation Infrastructure Improvement District (the "SMART TIID") for use along the South Dade Corridor.

OTHER OPERATIONAL EXPENSES \$517,408

This group of accounts is separate from the general administrative expenses.

Sidewalks \$11,923

Annual sidewalk maintenance, repairs, and ADA upgrades as needed in the CRA.

Initiatives \$50,000

This will cover the planning and implementation of additional workshops/events e.g. demolition and other activities related to efforts to eliminate slum and blight. Expenses could include event permits, decorations, materials, videography/photography, printing of signage, equipment rental, demo contractor, etc.

Ground Maintenance \$420,000

This line item is used to upkeep grounds within the CRA Area, including CRA-owned properties. In addition to regularly scheduled maintenance, the CRA will renovate existing landscapes that have deteriorated and install new landscaping to enhance the aesthetics of the CRA.

Special Events \$2,500

The CRA expects to host a groundbreaking ceremony for the Triangle Project – a major mixed-use, mixed-income project planned and implemented by the CRA.

Miscellaneous \$32,985

This will cover miscellaneous expenses such as telephones, vehicle license, vehicle insurance, tolls/mileage, fuel, and servicing as needed, along with CRA facilities utility charges (water/sewer, electricity, garbage), and janitorial services, and covers maintenance of additional lots and properties that may be acquired.

Operating Expenses \$9,062,948

Contingency \$58,843

TOTAL CRA EXPENSES \$10,424,313

CRA Properties List			
Location #	Folio Number	Street Address OR Approx. Location	Lot Size (sf)
1	10 7813 023 0010	110 NW 3rd Street	1,094
2	10 7813 031 0010	110/112 SW 3 Court	3,424
3	10 7813 023 0020	122 NW 3rd Street	2,188
4	10 7813 048 0100	152 SW 4th Street	2,064
5	10 7813 048 0090	154 SW 4th Street	3,600
6	10 7813 016 0040	204 N Krome Avenue	11,875
7	10 7813 042 0020	206 SW 4th Street	1,673
8	10 7813 042 0360	211 SW 5th Street	1,625
9	10 7813 023 0150	212 NW 1 Avenue	21,414
10	10 7813 039 0150	215 SW 4th Street	1,750
11	10 7813 016 0030	220 N Krome Avenue	3,250
12	10 7813 016 0020	230 N Krome Avenue	6,375
13	10 7813 042 0140	231 SW 4th Court	1,850
14	10 7813 0142 0320	231 SW 5 Street	3,250
15	10 7813 042 0130	235 SW 4th Court	1,850
16	10 7813 042 0310	235 SW 5th Street	3,250
17	10 7813 044 0330	238 SW 5 Street	3,766
18	10 7813 042 0080	240 SW 4th Street	1,850
19	10 7813 042 0300	241 SW 5th Street	3,250
20	10 7813 042 0090	242 SW 4th Street	1,417
21	10 7813 018 0060	28 NW 2 Street	5,600
22	10 7813 043 0190	303 SW 4th Court	3,750
23	10 7813 044 0160	304 SW 5th Street	5,625
24	10 7813 000 0550	305 SW 6th Terrace	82,657
25	10 7813 043 0180	315 SW 4th Court	3,750
26	10 7813 043 0170	319 SW 4th Court	1,875
27	10 7813 018 0070	32 NW 2 Street	3,500
28	10 7813 043 0150	331 SW 4th Court	1,875
29	10 7813 043 0060	342 SW 4th Street	1,612
30	10 7813 043 0070	352 SW 4th Street	3,750
31	10-7813-048-0060	419 SW 2 Avenue	10,000
32	10 7813 045 0030	428 SW 4th Street	2,900
33	10 7813 045 0430	429 SW 4th Street	3,500
34	10 7813 048 0050	441 SW 2 Avenue	5,375
35	10 7813 048 0040	441 SW 2 Avenue	3,125
36	10 7813 036 0240	444 SW 6th Terrace	2,522
37	10 7813 044 0010	503 Railroad Avenue	15,215
38	10 7813 019 0070	51 W Mowry Drive	6,250
39	10 7813 044 0380	539 SW 4th Avenue	1,875
40	10 7813 044 0350	540 SW 3rd Terrace	1,875
41	10 7813 036 0830	543 SW 7 Avenue	2,425
42	10 7813 036 0820	547 SW 7 Avenue	2,571
43	10 7813 004 0520	624 SW 6th Avenue	2,875
44	10 7813 004 0500	628-32 SW 6th Avenue	5,750
45	10 7813 004 0920	704 SW 7th Street	5,160
46	10 7813 036 0630	705 SW 6th Street	7,275
47	10 7812 003 0440	806 NW 1st Avenue	11,250
48	10 7813 028 0400	813 SW 6th Street	6,450
49	10 7812 003 0430	822 NW 1st Avenue	11,250
50	10 7813 028 0380	829 SW 6th Street	6,450
51	10 7813 000 0590	866 SW 7th Street	181,471
52	10 7813 042 0200	Corner of SW 4th Court & SW 2nd Avenue	1,850
53	10 7813 037 0440	Corner of SW 4th Street & SW 5th Avenue	6,750
54	10 7813 052 0250	Corner of SW 6th Street & SW 3rd Avenue	6,525
55	10 7813 044 0360	Corner of SW 6th Street & SW 3rd Terrace	3,750
56	10 7813 000 0411	NW 1st Avenue between NW 1st and 2nd Street	1,306
57	10 7813 000 0412	NW 1st Avenue between NW 1st and 2nd Street	3,380
58	10 7813 023 0012	NW 1st Avenue between NW 2nd and 3rd Street	1,094
59	10 7813 023 0040	NW 2nd Street between NW 1st & 2nd Avenue	1,872
60	10 7813 039 0030	SW 3rd Court & SW 2nd Avenue	592
61	10 7813 043 0040	SW 4th Street & SW 4th Avenue	3,225
62	10 7813 042 0340	SW 5th Street & SW 2nd Avenue	4,875
63	10 7813 044 0040	SW 5th Street & SW 2nd Terrace	5,625
64	10 7813 039 0040	203 SW 4th Street	5,180
65	10 7813 023 0140	121 NW 2nd Street	17,264
66	10 7813 020 0011	16 N Krome Ave	3,262
67	10 7813 019 0050	37 W Mowry Dr	2,990
68	10 7813 048 0150	Railroad Ave between SW 4th and 5th Street	2,625
69	10 7918 000 0290	S Flagler Ave between Mowry St & S Krome Ave	37,031
Total			599,569