

**RESOLUTION NO. CRA- 05-2024**

RESOLUTION APPROVING THE FISCAL YEAR 2024-2025  
BUDGET FOR THE N.W. 79TH STREET CORRIDOR  
COMMUNITY REDEVELOPMENT AGENCY AND THE N.W.  
79TH STREET CORRIDOR COMMUNITY  
REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF  
\$13,941,849.00; AND DIRECTING THE EXECUTIVE  
DIRECTOR OR THE EXECUTIVE DIRECTOR'S  
DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE  
COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD  
OF COUNTY COMMISSIONERS

**WHEREAS**, the Board of Commissioners ("Board") of the N.W. 79<sup>th</sup> Street Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2024-25 budget for the Agency and the N.W. 79<sup>th</sup> Street Corridor Community Redevelopment Area ("area"); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET 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 2024-2025 budget in the total amount of \$13,941,849.00, 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 County Board of County Commissioners.

The foregoing resolution was offered by Nadege Vilsaint, who moved its adoption. The motion was seconded by Dr. Gilbert Saint Jean Jr. and upon being put to a vote, the vote was as follows:

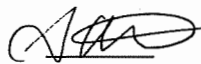
Aaron McKinney, Chairman	<u>Aye</u>
Dr. Gilbert St. Jean, Vice-Chairman	<u>Aye</u>
Tanisha Douglas	<u>Absent</u>
Nadege Vilsaint	<u>Aye</u>
Parmalyn Jacob	<u>Absent</u>

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of October, 2024.

**N.W. 79<sup>th</sup> STREET COMMUNITY  
REDEVELOPMENT AGENCY AND  
ITS BOARD OF COMMISSIONERS**

By:   
N.W. 79<sup>th</sup> Street CRA Secretary

Approved by CRA Attorney as  
to form and legal sufficiency.



Terrence A. Smith

# ***NW 79<sup>th</sup> Street Corridor Community Redevelopment Agency***



**FY 2024-2025**

## ***BUDGET NARRATIVE***

<https://www8.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>



**NW 79<sup>th</sup> Street Corridor  
Community Redevelopment Agency  
FY 2024-25 Proposed Budget**

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For the current fiscal year (FY) 2024-2025 the CRA will: continue moving forward with growing the TIF by expanding the Area to include up to four additional subareas; engage a firm to update the Redevelopment Plan to include the expanded areas; initiate several grant programs to assist Area businesses and residents with equipment, construction and residential rehab grants; offer relocation grants to businesses desirous of relocating into the CRA; and initialize movement for the Poinciana Industrial development project.

**CRA Commissioners**

The NW 79th Street CRA Commissioners are: Aaron McKinney, Chair; Dr. Gilbert St. Jean, Vice-Chair; Tanisha Douglas; Parmalyn Jacob; and Nadege Vilsaint.

**Revenues**

The Agency's FY 2024-25 budget totals \$13,941,849. The primary revenue source consists of tax increment financing (TIF), which is generated through the incremental growth of ad-valorem revenues beyond an established base year within the CRA Area. For FY 2024-25, revenues include Countywide (\$2,797,159) and Unincorporated Municipal Service Area (\$1,167,790) TIF payments totaling \$3,964,949. Additional revenues of \$315,174 are projected from interest earnings and \$9,661,726 has been carried over from prior fiscal years.

**Expenditures**

Proposed administrative expenditures in FY 2024-25 total \$562,023 and include: direct support from County staff (\$212,549) which covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including overseeing the CRA's Trust Fund, preparing the annual budget, coordination with the Florida Redevelopment Association for the annual dues payment, scheduling, coordination CRA meetings, retreats, special meetings, preparing meeting agendas, processing invoices and coordinating with County Departments to implement the CRA's initiatives; Executive Director (\$150,000), rent and utilities (\$55,000), procurement/sourcing support (\$30,000), audits and studies (\$25,000), travel and educational seminars (\$10,000), advertising, mail services and notices (\$5,000), printing/publishing (\$5,000), staff office supplies (\$4,000), web-based software services (\$3,000) and clerk and meeting costs (\$3,000). Administrative costs represent 2.18 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge of \$59,474.

Proposed operating expenditures total \$13,379,826 and include the following programming and expenses:

- Land Appraisal/Acquisition/Development/Corridor Improvements/Infrastructure/ Landscaping- \$9,020,826
  - The Board has budgeted funds for the acquisition of property, appraisal, development and/or participation in development activities that may arise within the Redevelopment Area.
  - A corridor improvement initiative has been contemplated for several years. The CRA may provide landscape, greenspace, upgrades to streets, sidewalks, lighting, side streets, sewer and utility lines, and streetscape improvements throughout the CRA area within the right-of-way areas approved by the County/FDOT. Additionally, the CRA may engage the services of a firm to provide a landscape Master Plan for the Area which will facilitate improvements.
- 18<sup>th</sup> Avenue Improvements - \$1,000,000
  - Funding to complete area improvements within the 18<sup>th</sup> Avenue corridor to revitalize existing businesses/infrastructure.
- Business Attraction & Relocation Grant Program - \$1,000,000
  - Grants to attract businesses into the CRA Area to cover approved relocation/construction expenses.
- Revitalization & Rehabilitation Grant Program - \$500,000

- Grants to established businesses for approved interior and exterior improvements into the CRA Area to cover approved construction expenses.
- Residential Rehabilitation Grant Program - \$500,000
  - Grants provided through a leading national nonprofit organization to resident homeowners.
- Business Incubator Partnership - \$250,000
  - Partner with local organizations to help create a Business Incubator target to Area residents and business owners.
- Small Business Technology & Innovation Grant Program - \$250,000
  - Grant funding for approved technology upgrades aimed at enhancing operational efficiency and capacity.
- Contractual Services, Economic Development/Market Analyst - \$190,000  
To cover the administrative & programmatic support costs associated with an economic development/market analyst for the CRA and other approved expenses (sub-contractor, studies, retreat, etc.). The selected firm will provide needed support for the Agency's economic and redevelopment mission as dictated by the Redevelopment Plan and other adopted action plans.
- Contractual Services, Grants Program Administrator - \$175,000  
For the upcoming fiscal year, the CRA will work with the grants administrator to oversee and administer the CRA's grant programs.
- Job Training Partnerships - \$150,000  
To cover the allowable costs associated with building capacity in any other programmatic areas of interest identified by the CRA.
- Contractual Services, FON/Expansion and/or Program Assistant - \$100,000  
The CRA may engage the services of a Program Assistant (to administer all programs) and/or Finding of Necessity firm (for new FON, update of Redevelopment Plan, Area expansion studies). May also be used for development of a Master Plan for Poinciana Industrial; support feasibility for a Business Improvement District (BID); and/or conduct charrettes.
- Community Policing/Solid Waste/Code Enforcement - \$100,000  
The CRA may enter into a Memoranda of Understanding with various County departments/local organizations, like the Miami-Dade Police Department - Northside Station, RER, Department of Solid Waste, Miami-Dade County Homeless Trust (or other similar agencies) to provide innovative programs/services. Some of the areas of concern to the local residents and businesses are illegal dumping, unhoused individuals, trash pile up, prostitution and other illegal/licit activities.
- Business Services & Outreach - \$50,000  
Engagement with the community, businesses within the CRA boundaries, potential developers, partners, visitors. Press releases, social media platforms to engage all stakeholders/partners in support of the Area or CRA-sponsored/supported activities; production of media (audio/video) documenting history of the Area. Also can be utilized for publication of reports, documents, etc.
- Legal Services - \$50,000  
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Printing, Publishing and Social Media - \$25,000  
The CRA may cover the costs related to the engagement of a social media firm, or social media-related uploads, and the printing and/or publishing of CRA documents.
- Professional Development & Conferences - \$15,000  
Board members are encouraged to collaborate and network with state/national colleagues, as well as host economic development/CRA experts for knowledge sharing and skills enhancement which directly benefits the CRA and advances its goals.

- Memberships and State Fees - \$4,000

All CRAs are required by the State of Florida to pay a Special District fee of \$175. Additionally, there is \$1,230 budgeted for membership in the Florida Redevelopment Association (FRA) for the current fiscal year.



**N.W. 79th Street Corridor**  
**Community Redevelopment Agency**  
FY 2024-2025  
Beginning October 1, 2024

	<b>FY 2023-24 Adopted Budget</b>	<b>FY 2023-24 Projected Budget</b>	<b>FY 2024-25 Proposed Budget</b>
<b>REVENUES</b>			
UMSA Tax Increment Revenue (TIR)	964,111	964,111	1,167,790
County-wide Tax Increment Revenue (TIR)	2,310,137	2,310,137	2,797,159
Carryover from Prior Year	6,543,765	6,561,931	9,661,726
Interest Earnings	169,088	315,174	315,174
<b>Revenue Total</b>	<b>9,987,101</b>	<b>10,151,353</b>	<b>13,941,849</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures:</b>			
Contractual Services , Web-based Grants program	3,000	3,000	3,000
Contractual Services, Executive Director	-	-	150,000
Rent and Utilities	-	-	55,000
Procurement/Sourcing Support	50,000	-	30,000
Audits & Studies	30,000	16,500	25,000
CRA Support - Staff Office Supplies	4,000	-	4,000
Printing & Publishing	5,000	-	5,000
Clerk & Meeting Costs	3,000	-	3,000
Advertising, Mail Services & Notices	5,000	-	5,000
Travel (includes educational conferences & seminars)	15,000	15,000	10,000
Other Administrative Expenses (Direct County support)	160,000	160,000	212,549
<b>(A) Subtotal Administrative Expenses</b>	<b>275,000</b>	<b>194,500</b>	<b>502,549</b>
County Administrative Fee/Charge at 1.5%	49,114	49,114	59,474
<b>(B) Subtotal Administrative Expenses &amp; County Charge</b>	<b>324,114</b>	<b>243,614</b>	<b>562,023</b>
<b>Operating Expenditures:</b>			
Meeting Room Expenses	3,000	-	-
Professional Develop (Conferences/Trainings/Seminars)	20,000	-	15,000
Memberships & State Fees	4,000	4,000	4,000
Legal Services	40,000	40,000	50,000
Printing, Publishing & Social Media	20,000	-	25,000
Business Services & Outreach	175,000	-	50,000
Contractual Services, Grants Administrator	175,000	87,500	175,000
Contractual Services, Econ Dev/Market Analyst	200,000	114,513	190,000
Contractual Services, FON/Expansion Program Asst.	200,000	-	100,000
Job Training Partnerships	170,000	-	150,000
Community Policing/Solid Waste/Code Enforcement	100,000	-	100,000
Residential Rehabilitation Grant Program	600,000	-	500,000
Small Business Grant Program	600,000	-	-
Small Business Technology & Innovation Grant Program	-	-	250,000
Revitalization & Rehabilitation Grant Program	-	-	500,000
Business Attraction & Relocation Grant Program	1,000,000	-	1,000,000
Business Incubator Partnership	-	-	250,000
18th Avenue Improvements	-	-	1,000,000
Land Appr/Acquisitions/Streetsca/Housing	6,355,987	-	9,020,826
<b>(C) Subtotal Operating Expenses</b>	<b>9,662,987</b>	<b>246,013</b>	<b>13,379,826</b>
<b>(D) Reserve</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenditure Total (B+C+D)</b>	<b>9,987,101</b>	<b>489,627</b>	<b>13,941,849</b>
<b>Cash Position (Rev-Exp)</b>	<b>0</b>	<b>9,661,726</b>	<b>0</b>