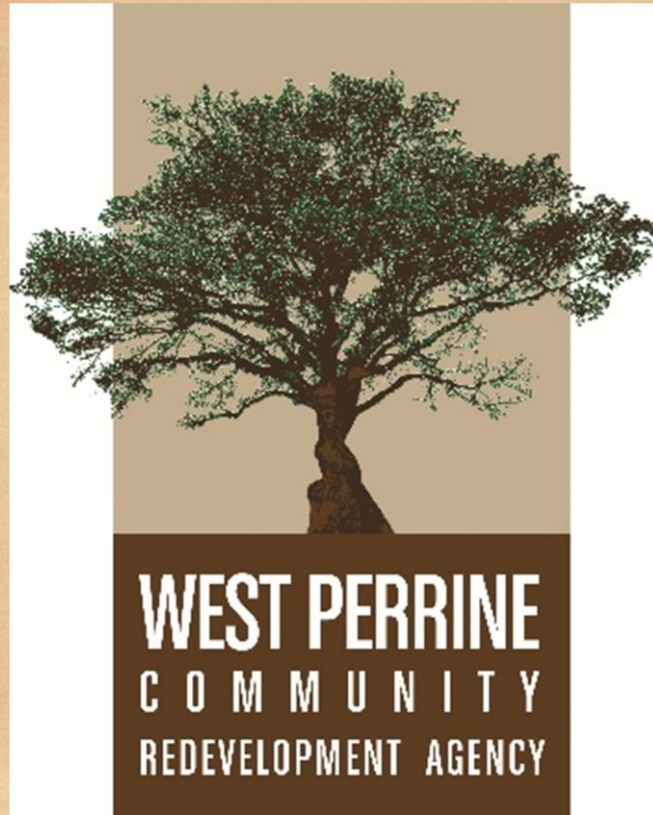


2018



ANNUAL REPORT

OCTOBER 1, 2017 TO SEPTEMBER 30, 2018



Overview

West Perrine is a census designated place located in unincorporated south Miami-Dade County, Florida. The community, nested south of the City of Miami and north of the City of Homestead, has a rich agricultural and early twentieth century railroad history. The Miami-Dade Board of County Commissioners (Board) established the West Perrine Community Redevelopment Agency (Agency) in 2007 to address slum and blighted conditions, in accordance with the provisions identified in chapter 163 of the Florida Statutes. The redevelopment area is best described as comprising four distinct subareas which include residential neighborhoods, agricultural transitional, commercial alongside Dixie Highway and light industrial uses, such as warehouses, and large-scale regional retail establishments. The area also consists of many vacant parcels. The West Perrine Community Redevelopment Area (CRA) lies within County Commission District 9, represented by Commissioner Dennis C. Moss.

The Agency was initially created for a period of a decade. However, after the third year of operation, the property values in the area decreased below the base year value for five consecutive years which impacted the funding needed to implement the main initiatives identified in the Redevelopment Plan. Once signs of economic recovery materialized by generating a modest increase in the area's property values, the Board reconsidered the Agency's sunset provision and extended it until 2046 to allow the appropriate time, funding and strategic implementation of envisioned initiatives.

Reporting Requirement, Commissioners and Staffing

Florida Statutes governing redevelopment areas require Agency's to provide annual report to its Governing Body by March 31st. This 2018 Annual Report contains an unaudited Financial Statement and a summary of undertaken activities for the Agency's eleventh year of operation, covering the period from October 1, 2017 to September 30, 2018.

The Board approved a resolution appointing itself as the CRA Board of Commissioners. As of the end of this reporting period, the CRA Board of Commissioners consisted of Esteban L. Bovo, Jr. (Chairman), Audrey M. Edmonson (Vice Chairwoman), Daniella Levine-Cava, Jose "Pepe" Diaz, Sally A. Heyman, Eileen Higgins, Barbara Jordan, Joe A. Martinez, Jean Monestime, Dennis C. Moss, Rebeca Sosa, Senator Javier D. Souto and Xavier L. Suarez.

Miami-Dade County professional staff from the Office of Management and Budget provides administrative support to the Agency. The effort is led by Jorge M. Fernandez Jr., Coordinator of the Community Redevelopment and Municipal Services Unit, assisted by Jason E. Rodriguez, Senior Budget Analyst. The County Attorney's office provided legal counsel through Assistant County Attorney Terrence A. Smith.

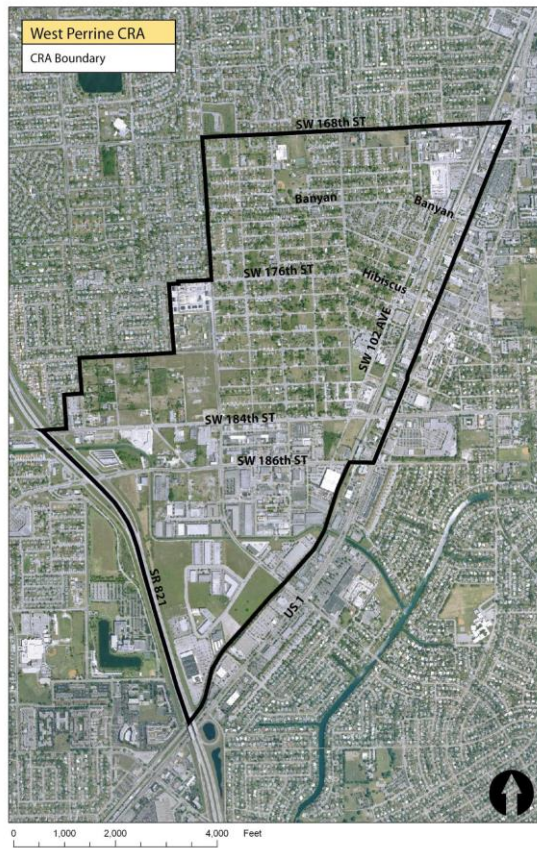
West Perrine CRA at a Glance:

CRA Area: 1050 Acres

CRA Base Year 2006

CRA Sunset Year 2046

General Boundaries are on the north SW 168 Street on the East and Southeast State Road 5 (US -1 / South Dixie Highway) and on the west and southwest State Road 821 (Homestead Extension of Florida's Turnpike)



Administrative Ordinances & Resolutions

- R-212-05 - Finding of Necessity declaring area slum & blighted (March 1, 2005)
- R-744-07 - Redevelopment Plan (June 5, 2007)
- O-07-79 - Trust Fund Established (June 5, 2007)
- R-745-07 - Appointed Board of County Commissioners as Board of CRA (June 5, 2007)
- R-598-12 - granted all redevelopment powers to the BCC as the CRA board (July 3, 2012)
- O-16-92 - Extending Trust Fund Until 2046 (June 7, 2016)

Plan Implementation

Median Beautification

The Agency entered into a Memorandum of Understanding with the County for improvements not to exceed \$40,000 along SW 186 Street (Qual Roost Drive), which is a major arterial road in south Miami-Dade County. Qual Roost Drive also serves as the main entrance to the Eureka Park of Commerce. The medium beautification project is in partnership with the County's Parks, Recreation and Open Spaces Department (PROS), which was awarded a beautification grant from the Florida Department of Transportation (FDOT). The project consists of basic roadway landscape appearance and median beautification along SW 186th Street at the east and west entrances of the Florida Turnpike. FDOT grant award provided \$40,000 in funding and the Agency provided matching funds for a total project cost of \$80,000. This project is in line with the Agency's Plan strategies, which include beautification and signage improvements within the area, focusing on major corridors and commercial areas within the redevelopment area.

Historic Preservation Assistance

After various years of seeking a willing seller, the Agency purchased a vacant land lot located on the Southwest corner of SW 182 Street and SW 102 Court, for the purpose of providing parking for the Bethel House Bahamian-American Museum (Bethel House).

The Bethel House is a historical structure in the Area that celebrates the Bahamian roots of the West Perrine community. The Bethel House is also a Bahamian-American museum that exhibits African-Bahamian exhibits culture and serves as a cultural center for the community. Miami-Dade County's Historic Preservation Board designated the Bethel House as a historic site in 1996, a status that enabled the future relocation and preservation of the structure. With assistance from Habitat for Humanity, which donated the lot the house presently occupies, and support by Miami-Dade County, the cottage was moved two blocks to the west of where it once stood in December of 1998. A restoration program was created with a future vision that includes the use of both interior and outdoor areas for educational demonstrations. With funding from the County, including Commissioner Dennis C. Moss, and other contributors, the project took shape with rehabilitation work completed by 2006.

However, the Bethel House lacks available parking for the museum, forcing visitors to park in the swale in front of adjacent residential properties. In 2015, the Agency authorized the acquisition of a vacant property in close proximity to the Bethel House for the purpose of constructing a parking lot for the museum, but the endeavor took several years since none of the owners of the properties nearby expressed interest in selling. During the course of this year, the owner of a vacant lot directly across the street from Bethel House expressed interest in selling his property. The Agency worked with the County's Internal Services Department to assess fair market value, identify outstanding liens, and conduct appraisal and environmental tests prior to moving forward with the land purchase. Purchasing this land will address the parking issues of the museum and will allow the museum to provide additional events for the community.



Tax Increment Revenue Comparison

Base Year (2006) Taxable Assessment: \$431,319, 597

	Taxable Value	Percentage Difference
2016 Taxable Assessment	\$438,672,798	1.7 Percent Increase from Base Year
2017 Taxable Assessment	\$460,294,581	6.7 Percent Increase from Base Year
2017 Incremental Increase	\$21,621,783	4.9 Percent Increase from 2016 Assessment

Proposed Budget for Fiscal Year 2018-19

Revenues - \$786,716

The Agency's proposed budget for FY 2018-19 is \$786,716. Revenues include a countywide tax increment revenue payment of \$327,234, an unincorporated area tax increment payment of \$135,209, carryover funding \$319,773 and projected interest earnings \$4,500.

Expenditures - \$786,716

Administrative Expenses - \$62,000

1. Direct County Support (\$60,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to operations of the Agency, including preparing meeting agendas, overseeing the Agency's Trust Fund, processing invoices and coordinating with County Departments to implement the Agency's initiatives.

2. Advertising Notices & Printing Materials (\$2,000)

Set aside for any advertising and printing materials that may be required as a result of the Agency's activities.

County Administrative Charge - \$6,937

1. County Administrative Charge (\$6,937)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$62,000 and represent less than 20 percent of total expenditures.

Operating Expenses - \$600,320

1. Membership and State Fee (\$920)

All community redevelopment agencies are required by the State of Florida to pay a Special District fee of \$175. The Agency is also a member of the Florida Redevelopment Association, the dues for FY 2018-19 are \$625.

2. Land / Building Acquisition / Appraisal (\$50,000)

This allocation will be used for costs associated with potential land purchase.

3. Infrastructure Improvements (\$250,000)

This allocation will fund improvements within the Area. Additionally, this will be used for a match with a Florida Department of Transportation grant for a beautification project within the redevelopment area.

4. Residential Redevelopment Grant Program (\$50,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In prior years, the Agency has partnered with Rebuilding Together to provide repairs to homes in the area. Rebuilding Together has identified four homes that can benefit from rehab and which meet the Agency's guidelines for funding.

5. Commercial Redevelopment Grants (\$100,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

6. Grant Coordinator (\$24,400)

The Agency has entered into an agreement with a not for profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

7. Non-Profit Organizations Grants (\$125,000)

This amount will be set aside to award grants to non-profit organizations which provide services to the low income and elderly population of the CRA. Services may include after school activities, tutoring and learning, and programs aimed at improving the quality of life of CRA residents.

Reserve \$117,459

The Agency is placing this revenue in reserve for a future redevelopment opportunity.

Financial Report

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year Ended September 30, 2018*

Revenues

Taxes	\$181,541
Investment Income	<u>\$8,427</u>
Total Revenues	\$189,968

Expenditures

General Government	\$173, 889
Debt Service	\$0
Capital Outlay	<u>\$0</u>
Total Expenditures	\$173, 889

Excess/Deficiency of Revenues

Over Expenditures	\$16,079
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Other Financing Sources

Operating Transfer In	\$0
Operating Transfer Out	<u>\$0</u>
Total Other Financing Sources	\$0

Net Change in Fund Balance	\$16,079
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Fund Balance Beginning	\$398,492
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Fund Balance End	\$414,571
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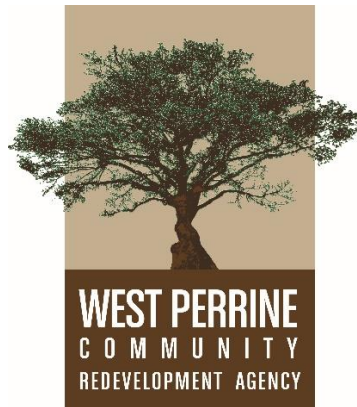
***NOT AUDITED**

Moving Forward

The West Perrine area property values are slowly recovering from the housing economic crisis that severely affected the area in the past decade. Moving forward will require further analysis to balance the available revenues against the strategic initiatives identified in the redevelopment plan. The West Perrine area is strategically located between two major transit corridors and benefits from a large industrial area. The Agency should identify partners with whom it can join forces to leverage knowledge, finances and resources to bring into fruition a vibrant, safe and esthetically appealing community.

Further Information relating to the Agency can be viewed in the Miami-Dade County Portal by visiting:

<https://www8.miamidade.gov/global/government/boards/west-perrine-cra.page>



Office of Management and Budget

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