

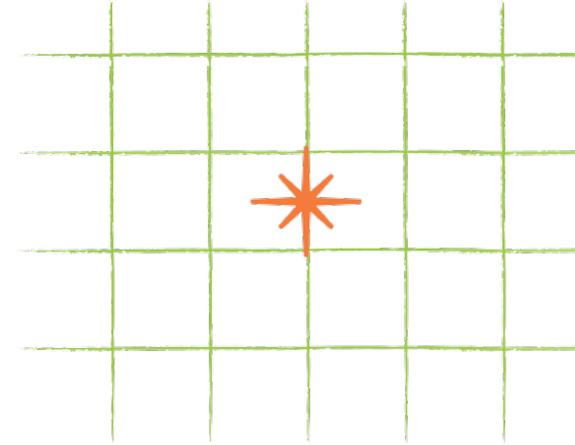
2023-24 ANNUAL REPORT



**WEST
PERRINE** **C** **R** **A**
COMMUNITY REDEVELOPMENT AGENCY

www.westperrinecra.com
info@westperrinecra.com

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Chairman's Welcome

Dear Friends and Esteemed Members of the West Perrine Community,

It is with immense pride and enthusiasm that I extend a heartfelt welcome to each of you on behalf of the West Perrine Community Redevelopment Agency (CRA). As your Chairman, I am honored to serve alongside a passionate team of dedicated individuals committed to the growth, revitalization, and empowerment of our beloved community.

West Perrine is a community rich in history, diversity, and untapped potential. Together, we possess the unique ability to shape its future and create lasting positive change. The West Perrine CRA is steadfast in its mission to cultivate an environment where residents, businesses, and stakeholders can thrive. We firmly believe that through unity and collaboration, we can confront challenges, seize opportunities, and build a brighter tomorrow for all.

This past year has been transformative for our community, marked by significant achievements and strategic initiatives aimed at enhancing the quality of life for our residents. Your voice, ideas, and contributions are invaluable as we strive to make West Perrine the best it can be. I invite you to join us in this exciting endeavor as we work together to create a future that reflects the hopes and aspirations of every member of our community.

Thank you for your unwavering dedication, support, and commitment to the West Perrine CRA. Together, we will continue to foster a vibrant, inclusive, and prosperous community. West Perrine is open for business, and the future is bright!

Warm Regards,



Leviticus Gilliard Sr.
Chairman
West Perrine Community Redevelopment Agency (CRA)



OUR MISSION

The West Perrine Community Redevelopment Agency (CRA) is dedicated to revitalizing and preserving the historic charm and vibrancy of West Perrine while fostering economic growth, social equity, and environmental sustainability.

Through strategic initiatives and community partnerships, we aim to create a thriving and inclusive environment where residents, businesses, and visitors can flourish, ensuring a prosperous future for generations to come.



OUR HISTORY

West Perrine, a community with deep agricultural roots and a historical connection to early twentieth-century railroad development, exemplifies resilience and a strong community spirit. The establishment of the West Perrine Community Redevelopment Agency (CRA) reflects a proactive approach to addressing urban challenges and fostering sustainable growth.

01.

Residential Neighborhoods: These areas are primarily focused on providing quality housing and fostering community engagement.

02.

Transitional Agricultural Zones: These zones aim to balance agricultural activities with urban development, promoting sustainable practices.

03.

Commercial Districts along Dixie Highway: This vital corridor supports local businesses and enhances economic activity within the community.

04.

Light Industrial Areas: These regions are designated for warehouses and large-scale regional retail establishments, contributing to job creation and economic diversification.



The Agency is guided by a dedicated team committed to the community's advancement. Under the leadership of Chair Leviticus L. Gilliard, Vice-Chair Tyreke Spann and Secretary Veronica Thompkins. The CRA Board comprises members with diverse backgrounds and expertise, including Willie L. Carpenter, Rhonda Richardson-Comer, and Kevin Richardson. Each member brings a wealth of experience and a shared passion for the community's progress, ensuring that the CRA's initiatives are both effective and responsive to the needs of West Perrine residents.

Since its inception in 2007, the West Perrine CRA has faced various economic challenges that necessitated a thorough reassessment of its operational timeline. In response to these challenges, the Board has extended the CRA's mandate until 2046. This extension is designed to provide adequate time and resources for the successful implementation of the strategic initiatives outlined in the Redevelopment Plan. The plan focuses on revitalizing the community through targeted investments, infrastructure improvements, and community engagement strategies.

The West Perrine Community Redevelopment Agency stands as a testament to the community's commitment to overcoming challenges and fostering a vibrant, sustainable environment. With a clear vision, dedicated leadership, and a comprehensive redevelopment strategy, the CRA is poised to make significant strides in enhancing the quality of life for all West Perrine residents. The collaborative efforts of the Board and community stakeholders will ensure that West Perrine continues to thrive as a resilient and dynamic community.

OUR TEAM

BOARD MEMBERS & STAFF



Leviticus Gilliard Sr.
Chairman of the
Board

Leviticus Gilliard Sr. was born in Miami Florida in 1975. He has two brothers and a sister who were raised solely by his mother, Denise Gilliard. He is currently a veteran Sergeant with the Miami Dade Department of Corrections and Rehabilitation. He has received numerous sworn and civilian honors. He has a Bachelor of Arts in organizational Leadership, and a Master of Professional Studies in Executive management. Mr. Gilliard is also the founder and CEO of the Gilliard Foundation. The Gilliard Foundation is dedicated to fostering generational change by providing minority families with tools, resources and knowledge to thrive.

On a personal note, he is a devoted Christian who attends the Church of Christ; he loves to vacation with his family and gets much joy when an underdog exceeds expectations. He is a motivator and loves to write and recite spoken word and other forms of poetry. He has a passion for helping and assisting at-risk kids and believes that he was placed in this world to serve.



Tyreke Spann
Vice-Chair

Tyreke Spann, a proud native of Richmond-Perrine, is honored to serve as the Vice Chairman of the West Perrine Community Redevelopment Agency (CRA). At just twenty-four years old, Tyreke is the youngest African American vice chairman on a county CRA board. Raised in the community, Tyreke has dedicated over a decade to serving his hometown in various leadership roles, driven by his deep connection to the village that raised him. With a heart full of gratitude, Tyreke plans to give back to the community by leading with love and advocating for positive redevelopment initiatives.

OUR TEAM

BOARD MEMBERS & STAFF



Veronica Thompkins
Secretary

Veronica Thompkins, a proud Miami-Dade County native who has dedicated her life to serving her community both on and off duty. Since her youth, Veronica has been actively involved in numerous community service programs and projects, embodying a spirit of altruism and compassion. In 2009, she embarked on a career as a correctional officer for Miami-Dade County, where she continues to uphold the values of integrity, discipline, and justice. With her unwavering commitment to public service, Veronica remains a pillar of strength and support in her community; inspiring others to make a positive difference wherever they go.



Kevin T. Richardson
Board Members

Kevin T. Richardson is a dedicated public servant with a strong commitment to his community. Raised in the West Perrine Area, Kevin's journey of service began with his graduation from Miami Southridge Senior High School. He continued his education at Lynn University earning a bachelor's degree in criminal justice. Kevin's sense of duty led him to enlist in the United States Army, where he rose to the rank of Chief Warrant Officer 2.

During his time in the military Kevin demonstrated leadership and dedication to his country. Transitioning to civilian life, Kevin found a new way to serve his community by joining the Miami Dade Police Department, currently serving as a Police Lieutenant, Kevin is honored to give back to the community that shaped him. His passion for service and dedication to making a difference in his community.

OUR TEAM

BOARD MEMBERS & STAFF



Willie Carpenter
Board Member

Willie Carpenter is a seasoned leader in finance and banking, known for his servant leadership approach and goal-oriented mindset. He has held senior positions at institutions like South State Bank and Citibank F.S.B., managing regional branches and driving successful outcomes. Beyond his professional achievements, Willie has excelled in sports, earning recognition in baseball and football, including induction into multiple athletic halls of fame. He has also pursued continuous education, completing programs at esteemed institutions such as Southern Methodist University and Louisiana State University.

In addition to his professional and athletic endeavors, Willie is deeply committed to community service. He serves on several boards, including the Orange Bowl Committee and the Dade County Fair & Exposition Board. Notably, he brings his wealth of experience and leadership to his role as a Board Member of the West Perrine CRA, where he continues to drive positive change and development in the community.



Rhonda Richardson
Board Member

Rhonda Richardson was born as a twin on October 11th, 1973. She loves traveling and spending time with her family. She is a dedicated health care professional who has truly flourished in her field at Homestead Baptist Hospital. As a single mother, she has faced one of the most heartbreaking experiences any parent can endure – the loss of a child to gun violence. Despite this devastating tragedy, Rhonda has risen above her pain and has committed herself to being a beacon of hope and inspiration to others.

Her outstanding contributions to the community have not gone unnoticed. Rhonda was honored with the district 9 Volunteer of the Year award at the Annual Artz305 Festival at the Homestead-Miami Speedway. She has also been named, Woman of the Year by the Women's club of Homestead in 2024 and the Baptist Health Sunflower award in September 2023. These prestigious recognitions are a testament to her countless hours of volunteer work with various Community Based Organizations that focus on promoting youth activities to benefit at-risk children.

In addition to her work in the healthcare sector and her dedication to community service, Rhonda is also a successful small business owner of Pryde and Joy, a food truck and catering service. Through her business, she actively supports and sponsors numerous community events in South Dade, further exemplifying her commitment to giving back and making a positive impact. Rhonda Richardson stands as an incredible example of resilience, passion, and motivation. Her unwavering dedication to her work, her community, and her family serves as an inspiration to all who have the privilege of knowing her.

OUR TEAM

BOARD MEMBERS & STAFF



Krystal Patterson,
MPA, FRA-RA
Executive Director

Educationally, Krystal holds a bachelor's degree in criminal justice with a minor in Sociology from Florida Atlantic University, coupled with a master's in public administration from Florida International University. Additionally, she has earned various certificates, notably in Government Leadership from Barry University, reflecting her commitment to continuous learning and professional development. Krystal's professional achievements have earned her widespread recognition, including being named one of Legacy Magazine Miami's Most Powerful and Influential Leaders in 2023.

Beyond accolades, she is the founder and President of H.E.R.S. Consulting, a firm dedicated to optimizing processes, policies, and procedures within municipal organizations. In her current role as the Executive Director of the West Perrine Community Redevelopment Agency (CRA), Krystal's dedication to community revitalization and empowerment shines through.

AT A GLANCE

Highlights

- ▶ The Board installed H.E.R.S. Consulting, Krystal Patterson, President, to manage the day-to-day operations. H.E.R.S. provides Executive Director support and additional staff to provide a central focus on the agency's mission and vision.
- ▶ We rebranded the CRA - new logo, dedicated website, created social media (Instagram/Facebook) to reach our base and better disseminate information.

West Perrine CRA Grant Opportunities

The primary goal of a community redevelopment agency is to bring about positive change within a specific area by enhancing both business and residential structures. The West Perrine CRA focuses on revitalizing this area to contribute positively once again to the overall well-being of the community. This revitalization is achieved through a range of grant and incentive programs.

Residential Rehabilitation Program

Residential Grants help with essential home repairs, enhancing the health, life, and safety of the West Perrine community while fulfilling the Agency's goal of mitigating slum and blight conditions.

- ▶ Paint Up and Beautification Grant Program (PUB)·Residential
- ▶ Rehabilitation Program (Owner Occupied)
- ▶ Residential Rehabilitation Program (Tenant Occupied, Four (4) Units or Less)

Commercial Rehabilitation Program

The Commercial Rehabilitation Grant offers funding for interior/exterior upgrades to existing commercial properties, supporting small business retention within the CRA.

Business Expansion & Attraction Program

The Business Expansion & Attraction Program (BEAP) aims to attract businesses to the West Perrine CRA, targeting those outside its boundaries or looking to expand.

Special Project Grant

The Special Projects Grant (SPG) incentivizes neighborhood groups to improve West Perrine neighborhoods on publicly owned property or right of way.



WEST PERRINE CRA PROJECTS



TUCKER TOWER

9910 HIBISCUS STREET

Tucker Tower - 9910 Hibiscus Street

Tucker Tower is an eight-story residential community comprised of 120 units, offering a mix of one- and two-bedroom units that are ranging from 601 square feet to 895 square feet. Six (6) units are fully accessible units, and three (3) unit are for hearing impaired. Amenities include a fitness center, business center with computer stations, luxury swimming pool, pet grooming station, lighted pathways along accessible routes and a library. In-unit amenities such as Energy Star®-rated appliances, modern fixtures, and vinyl plank flooring. Apartments at Tucker Tower are set aside for income-qualifying residents, earning at or below 25, 30 and 60 percent of area median income (AMI), with rents ranging from \$463 to \$1,359 per month.



HIBISCUS GROVE - (COMING SOON)

9948 WEST HIBISCUS STREET

Hibiscus Grove is a 270 unit affordable and workforce housing mixed used development which be located at 9948 West Hibiscus Street. The Proposed Development will contain 216 rental units that will be occupied by households with incomes at 60 percent of area median income ("AMI") and below and will contain 54 rental units that will be occupied by households with incomes at 120 percent of AMI and below.



COSTCO – (COMING SOON)

SOUTHWEST 190TH ST. AND 108TH AVE.

Costco is set to open a new location significantly enhancing the West Perrine Community Redevelopment Area (CRA). The new store is projected to bring \$217 million to the area. The development is expected to create over 400 jobs, contributing to the local economy. Additionally, the developer has committed to providing 5,000 free memberships to individuals in the area who earn less than \$50,000 per year. The opening date is forthcoming.



The West Perrine Community Redevelopment Agency also partnered in two events: We gave away 50 home security cameras to verified residents of West Perrine.



We successfully completed two land acquisitions, 17690 Homestead Ave and 17640 Homestead Ave which is a huge step in moving the Agency's mission forward.

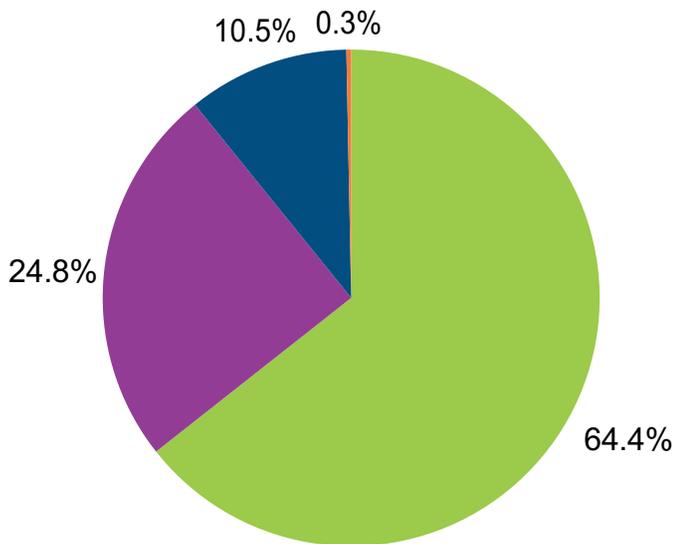


FINANCIAL OVERVIEW

Proposed Budget for Fiscal Year 2023-24

The West Perrine Community Redevelopment Agency has proposed a robust budget of **\$6,437,023** for the fiscal year 2023-24. This budget reflects our commitment to strategic investments in community revitalization, economic development, and social equity.

Revenue Breakdown:



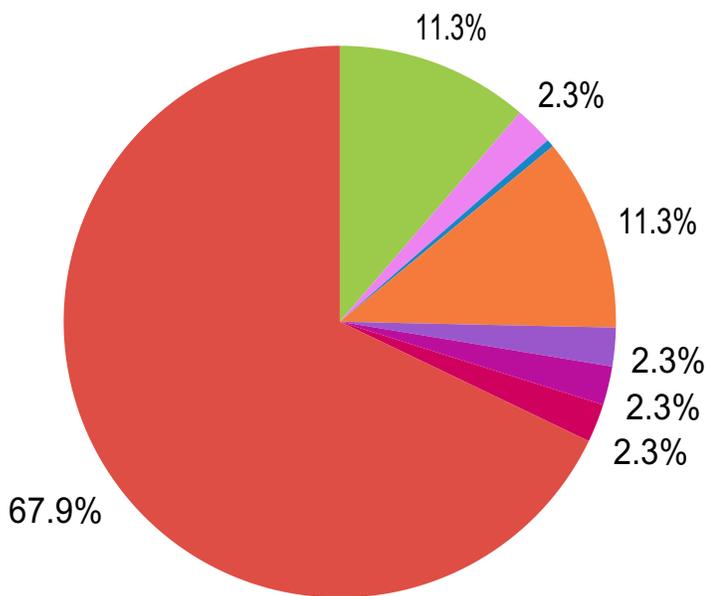
Carryover Funding	\$4,150,255
County Tax Increment Revenue	\$1,599,270
Unincorporated Area Tax Increment Revenue	\$677,498
Projected Interest Earnings	\$20,000

County Administrative Charge - \$34,002

County Administrative Charge	\$34,002
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FINANCIAL OVERVIEW

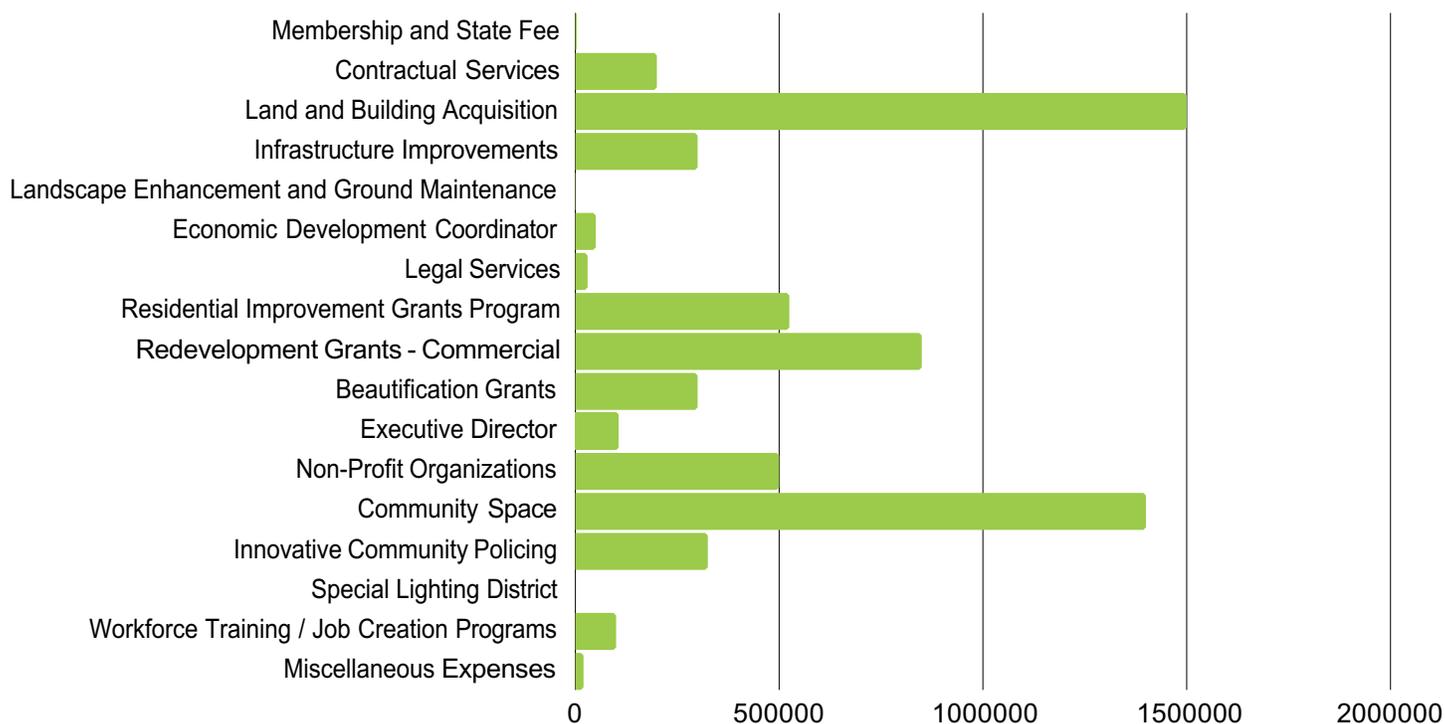
Administrative Expenses - \$194,000



Audit	\$25,000
Advertising and Notices	\$5000
Printing and Publishing	\$1000
Grants Software	\$2500
Meeting Room Expenses	\$5000
Mail Services	\$500
Travel, Education Seminars, and Conferences	\$5000
Direct County Support	\$150,000

FINANCIAL OVERVIEW

Operating Expenses - \$6,209,021



This strategic allocation of resources underscores our commitment to addressing the needs of our community, enhancing public spaces, and supporting local businesses.

The West Perrine Community Redevelopment Agency is poised for a transformative year ahead. With a clear mission, a dedicated board, and a robust budget, we are committed to revitalizing our community and fostering an environment of growth and opportunity. Together, we will continue to build a brighter future for West Perrine, ensuring that it remains a vibrant and inclusive place for all its residents.

Thank you for your continued support and engagement as we embark on this journey of revitalization and empowerment.

FINANCIAL OVERVIEW

Proposed Budget for Fiscal Year 2023-24

Revenues - \$6,437,023

The Agency's proposed budget for FY 2023-24 is \$6,437,023. Revenues include a countywide tax increment revenue payment of \$1,599,270, an unincorporated area tax increment payment of \$667,498, carryover funding \$4,150,255 and projected interest earnings \$20,000.

Expenditures - \$6,437,023

Administrative Expenses - \$194,000

1. Audit (\$25,000)

Florida Statute requires that the Agency's revenues and expenses be audited annually by an external auditor to ensure compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.

2. Advertising and Notices (\$5,000)

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

3. Printing and Publishing (\$1,000)

To cover costs associated with the printing of meeting and mailing materials that may be required as a result of the Agency's activities.

4. Grants Software (\$2,500)

The Agency's grant programs will be integrated within a web-based software for ease access by the public and staff processing. This allocation covers the software annual fee.

5. Meeting Room Expenses (\$5,000)

Cover cost associated with the logistics relating to conducting CRA Board meetings.

6. Mail Services (\$500)

Cover costs associated with mailing of notices.

7. Travel, Education Seminars, and Conferences (\$5,000)

Travel to the annual Florida Redevelopment Association Conference, and events geared towards economic development that provide access to investors and developers to market the redevelopment area.

8. Direct County Support (\$150,000)

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.

FINANCIAL OVERVIEW

County Administrative Charge - \$34,002

1. County Administrative Charge (\$34,002)

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.

Operating Expenses - \$6,209,021

1. Membership and State Fee (\$3,421)

The Agency is required by the State of Florida to pay a Special District fee (\$175). The Agency is also a member of the Florida Redevelopment Association and pays annual dues (\$3,246).

2. Contractual Services (\$200,000)

For professional services to conduct a Finding of Necessity Study for a possible expansion of the redevelopment area and amend the Agency's Redevelopment Plan.

3. Land and Building Acquisition (\$1,500,000)

This allocation will be used to purchase land or building space within the Redevelopment Area.

4. Infrastructure Improvements (\$300,000)

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

5. Landscape Enhancement and Ground Maintenance (\$500)

For ground maintenance and litter removal from Agency's vacant lot.

6. Economic Development Coordinator (\$50,000)

The Agency desires to contract the professional services of an Economic Development Coordinator to assist with identifying, prioritizing, and developing redevelopment initiatives for the area.

7. Legal Services (\$30,000)

For legal services to review and/or prepare documents, resolutions, contracts, and represent the Agency in meetings with County staff.

8. Residential Improvement Grants Program (\$525,000)

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. The Agency aims to identify fifteen homes to participate in the program, allocating an amount not to exceed \$35,000 per participant.

FINANCIAL OVERVIEW

9. Redevelopment Grants - Commercial (\$850,000)

The program provides funding for upgrades to existing structures or commercial property in the Area. 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.

10. Beautification Grants (\$300,000)

The Agency will provide funding for local agencies to provide debris and garbage removal and beautification within the area.

11. Executive Director (\$105,000)

The Agency desires to hire an Executive Director to oversee the Agency's day-to-day operations such as serving as the administrator for the CRA board, coordinating with public and private entities related to the redevelopment effort, supervising the execution of the redevelopment plan and other related duties.

12. Non-Profit Organizations (\$500,000)

This amount provides for maintenance and operational support to the Historic Bethel House Museum and other organizations within the West Perrine CRA.

13. Community Space (\$1,400,000)

The Agency will partner with a not-for-profit in the area to create a community center space for residents in the community to create a safe gathering space in the area.

14. Innovative Community Policing (\$325,000)

For the implementation of a community policing program to reduce crime in the area through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through innovative community policing concepts.

15. Special Lighting District (\$100)

Payment of non-ad valorem assessment on the Agency's vacant land at the corner of SW 182nd Street and SW 102nd Court, folio number: 30-5032-014-0210.

16. Workforce Training / Job Creation Programs (\$100,000)

This allocation will be utilized to implement a labor force job training to enhance the area's future labor force development and job creation.

17. Miscellaneous Expenses (\$20,000)

This allocation will be utilized for miscellaneous expenses that the Agency may incur.

FINANCIAL OVERVIEW

West Perrine Community Redevelopment Agency

FISCAL YEAR 2022-23 END OF YEAR EXPENDITURES and PROPOSED FISCAL YEAR 2023-24 BUDGET					
	FY 21-22 ADOPTED BUDGET	FY 21-22 ACTUALS BUDGET	FY 22-23 ADOPTED BUDGET	FY 22-23 PROJECTED BUDGET	FY 23-24 PROPOSED BUDGET
REVENUES					
Carryover	1,737,350	1,723,458	2,688,697	2,688,696	4,150,255
TIF Revenues					
UMSA Tax Increment Revenue	332,256	332,256	476,021	476,021	667,498
County Tax Increment Revenue	804,131	804,131	1,152,078	1,152,078	1,599,270
Interest	2,000	12,584	20,000	86,587	20,000
Revenue Total	2,875,737	2,872,429	4,336,796	4,403,382	6,437,023
EXPENDITURES					
Administrative Expense					
Audit	-	25,241	25,241	23,750	25,000
Advertising and Notices	500	-	5,000		5,000
Printing & Publishing	500	-	500		1,000
Grants Software			2,500	875	2,500
Meeting Room Expenses			5,000		5,000
Mail Services	50	-			500
Travel - FRA Annual Conference	-	-	5,000	3,000	5,000
Direct County Support	75,000	75,000	100,000	100,000	150,000
Subtotal Administrative Expense	76,050	100,241	143,241	127,625	194,000
County Administrative Charge (1.5%)	17,046	17,046	24,421	24,421	34,002
(A) Subtotal Admin and Admin Charge	93,096	117,287	167,662	152,046	228,002
Operating Expense					
F.R.A. Membership and State Fee	1,545	1,070	1,375	1,045	3,421
Contractual Services (Redevelopment Studies)	-	-	100,000		200,000
Land / Bldg. Acquisitions	-	-	-		1,500,000
Infrastructure Improvements	200,000	-	300,000		300,000
Landscape Enhancement & Ground Maintenance	-	176	500		500
Economic Development Coordinator	25,000	-	50,000		50,000
Legal Services	-	-	30,000		30,000
Residential Improvement Grants	200,000	-	350,000		525,000
Redevelopment Grants - Commercial	300,000	-	400,000		850,000
Beautification Grants	250,000	-	300,000		300,000
Executive Director	75,000	-	75,000		105,000
Non-Profit Organizations	500,000	65,061	600,000	100,000	500,000
Community Space	100,000	-	100,000		1,400,000
Innovative Community Policing	-	-	200,000		325,000
Special Lighting District	-	137	50	36	100
Workforce Training / Job Creation Programs	-	-	200,000		100,000
Miscellaneous					20,000
Debt Payments	-	-	-		-
Reserves	1,131,096		1,462,209		-
(B) Subtotal Operating Expenses & Reserves	2,782,641	66,444	4,169,134	101,081	6,209,021
Expenditures Total (A+B)	2,875,737	183,731	4,336,796	253,127	6,437,023
Revenues Less Expenditures Total	-	2,688,697	0	4,150,255	-

OUR CONTACT



Email:

info@westperrinecra.com



Address:

Stephen P. Clark Center
111 N.W. 1st Street, Suite 2200
Miami, FL 33128



Website:

www.westperrinecra.com



Instagram:

[@westperrinecra](https://www.instagram.com/westperrinecra)

