

MEMORANDUM

Agenda Item No. 8(G)(5)

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

DATE: June 3, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the Fiscal
Year 2024-2025 budget for the
Naranja Lakes Community
Redevelopment Agency and the
Naranja Lakes Community
Redevelopment Area in the total
amount of \$38,096,723.00

Resolution No. R-536-25

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: June 3, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Naranja Lakes Community Redevelopment Agency FY 2024-25 Budget

Executive Summary

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), and the Naranja Lakes Community Redevelopment Agency (Agency), 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 for the Agency and the Naranja Lakes Community Redevelopment Area (redevelopment area) in the total amount of \$38,096,723.

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's FY 2024-25 budget for the redevelopment area in the amount of \$38,096,723. The Board must approve the Agency's budget prior to the Agency expending any funds as required by the interlocal agreement between the County and the Agency.

Scope of Agenda Item

The redevelopment area is located within County Commission Districts 8 and 9, which are 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. For FY 2024-25, the County TIF payment into the Agency's redevelopment trust fund (trust fund) is \$9,630,075 and the unincorporated municipal service area (UMSA) TIF payment into the trust fund is \$4,019,712. The County will continue to make annual payments to the Agency based on each year's growth of ad valorem revenues over the base year through 2033 when the Agency and redevelopment area 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. The resolution approves the Agency's and the redevelopment area's FY 2024-25 budget.

Background

On July 21, 1998, the Board adopted Resolution No. R-847-98, declaring a geographical redevelopment area in south Miami-Dade County as slum and blight. The Agency was created by the Board pursuant to Ordinance No. 02-216 adopted on October 22, 2002. The ordinance also appointed the Agency's board of commissioners and delegated the power to the Agency to prepare a Redevelopment Plan (plan). On May 6, 2003, the Board adopted Resolution No. R-418-03, approving the plan, and funded the plan by adopting Ordinance No. 03-106, which created the trust fund for the Agency and the redevelopment area. Resolution No. R-855-03, adopted by the Board on July 22, 2003, approved the interlocal granting the Agency certain redevelopment powers. On March 8, 2016, the Board adopted Resolution No. R-187-16 accepting the Finding

of Necessity declaring an area of 3,060 acres as slum and blight. On January 23, 2018, the Board also adopted Resolution No. R-13-18, amending the Plan, which expanded the Area, defined general redevelopment strategies for the new and existing Area, and approved the First Amendment to the Interlocal. On April 9, 2019, the Board adopted Resolution No. R-350-19 correcting the boundary description of the expanded redevelopment area described in Resolutions No. R-187-16, R-13-18, and the first amendment to the interlocal. The first amendment to the interlocal included a provision that requires the Agency to set aside a portion of funding from the expanded redevelopment area for Strategic Miami Rapid Transit (SMART) projects in the Area.

Fiscal Year 2024-25 Budget

On September 21, 2024, the Agency adopted its FY 2024-25 budget of \$38,096,723 through Resolution No. CRA-07-2024, which is attached to this memorandum as Attachment A and is incorporated herein by reference. The budget includes \$9,630,075 in County TIF, \$4,019,712 in UMSA TIF, \$23,946,936 in projected carryover, and \$500,000 in projected interest earnings.

Administrative expenditures total \$436,000, which includes direct County support (\$100,000); audits (\$18,000); advertising & notices (\$24,000); postage (\$8,000); office supplies (\$2,500); printing & publishing (\$6,000); executive director contractual services (\$120,000); economic development coordinator contractual services (\$80,000); training, workshop & classes (\$10,000); membership dues (\$2,500); travel (\$15,000); information technology (\$45,000) and other administrative expenses (\$5,000). Administrative costs represent approximately 1 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge (\$204,747).

Operating expenses total \$37,455,976 including:

- \$15,200,000 for land acquisition
- \$15,062,768 for major development project funding
- \$1,600,000 for innovative community policing and security
- \$1,000,000 for site work / demolition & environmental
- \$950,271 for the SMART Plan Projects reserve
- \$600,000 for professional contractual services (Redevelopment Plan, Finding of Necessity)
- \$500,000 for commercial improvement grants
- \$461,267 for transportation, infrastructure, and landscape enhancements
- \$379,000 for debt service loan payment
- \$300,000 for housing projects (including Rebuilding Together)
- \$200,000 for legal services
- \$100,000 for buildings/grounds maintenance
- \$50,000 for insurance
- \$30,000 for procurement services
- \$20,000 for outreach and business development
- \$2,670 for memberships and fees

The budget also includes a contingency reserve of \$1,000,000. All expenditures are detailed in Attachment 1 to the resolution.



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA-07- 2024

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2024-2025 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2024-2025 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2024-2025 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement, as amended, between the Naranja Lakes Community Redevelopment Agency (the “NLCRA”) and Miami-Dade County (the “County”) requires, among other things, the NLCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners; and

WHEREAS, the NLCRA Fiscal Year 2024-2025 Budget is attached hereto as Exhibit “A;” and

WHEREAS, all the expenses included in the NLCRA Fiscal Year 2024-2025 Budget are in accordance with state law, interlocal agreements including the Interlocal Cooperation Agreement , as amended, and the NLCRA Redevelopment Plan; and

WHEREAS, the Commissioners of the NLCRA desire to approve the NLCRA Fiscal Year 2024-2025 Budget.

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

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval and Adoption of Budget. The NLCRA Fiscal Year 2024-2025 Budget attached hereto as Exhibit “A” is hereby approved. All revenues and interest carried forward from the NLCRA Fiscal Year 2023-2024 Budget shall be appropriated as set forth in NLCRA Fiscal Year 2024-2025 Budget and according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The Executive Director is hereby authorized to transmit the Fiscal Year 2024-2025 Budget to the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2024-2025 Budget with the County.

approval.

PASSED and ADOPTED this 21st day of September 2024.



Kenneth Forbes
Chair

ATTEST:


Board Member

APPROVED AS TO LEGAL SUFFICIENCY



Taylor English Duma LLP
NLCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: LORDEUS

Seconded by: OLGETREE

Vote:

Chair Kenneth Forbes
Vice Chair Stuart Archer
Board Member Erick Caceres
Board Member Derrick Lordeus
Board Member Danny Olgetree
Board Member Cornelius "Neil" Shiver
Board Member Derek Sippio

_____	(Yes)	_____	(No)	<u>ABSENT</u>
_____	(Yes)	_____	(No)	<u>ABSENT</u>
_____	(Yes)	_____	(No)	<u>ABSENT</u>
<u>✓</u>	(Yes)	_____	(No)	
<u>✓</u>	(Yes)	_____	(No)	
<u>✓</u>	(Yes)	_____	(No)	
<u>✓</u>	(Yes)	_____	(No)	

RESOLUTION NO. CRA-07- 2024

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WHEREAS, all the expenses included in the NLCRA Fiscal Year 2024-2025 Budget are in accordance with state law, interlocal agreements including the Interlocal Cooperation Agreement , as amended, and the NLCRA Redevelopment Plan; and

WHEREAS, the Commissioners of the NLCRA desire to approve the NLCRA Fiscal Year 2024-2025 Budget.

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

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

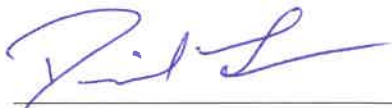
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Section 3. Transmittal of Budget. The Executive Director is hereby authorized to transmit the Fiscal Year 2024-2025 Budget to the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2024-2025 Budget with the County.

approval.

PASSED and ADOPTED this 21st day of September 2024.


Kenneth Forbes
Chair

ATTEST:

Board Member

APPROVED AS TO LEGAL SUFFICIENCY

Taylor English Duma LLP
NLCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: LORDEUS

Seconded by: OLGETREE

Vote:

Chair Kenneth Forbes
Vice Chair Stuart Archer
Board Member Erick Caceres
Board Member Derrick Lordeus
Board Member Danny Olgetree
Board Member Cornelius “Neil” Shiver
Board Member Derek Sippio

_____	(Yes)	_____	(No)	ABSENT
_____	(Yes)	_____	(No)	ABSENT
_____	(Yes)	_____	(No)	ABSENT
<input checked="" type="checkbox"/>	(Yes)	_____	(No)	
<input checked="" type="checkbox"/>	(Yes)	_____	(No)	
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<input checked="" type="checkbox"/>	(Yes)	_____	(No)	



MEMORANDUM

(Revised)

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

DATE: June 3, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(5)

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)(5)
6-3-25

RESOLUTION NO. _____ R-536-25

RESOLUTION APPROVING THE FISCAL YEAR 2024-2025
BUDGET FOR THE NARANJA LAKES COMMUNITY
REDEVELOPMENT AGENCY AND THE NARANJA LAKES
COMMUNITY REDEVELOPMENT AREA IN THE TOTAL
AMOUNT OF \$38,096,723.00

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

WHEREAS, the Agency has adopted its Fiscal Year 2024-2025 budget for the Naranja Lakes Redevelopment Area (“redevelopment area”) through Resolution No. CRA-07-2024; 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 \$38,096,723.00 for the Agency and the redevelopment 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 are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2024-2025 budget for the Naranja Lakes Community Redevelopment Agency and the Naranja Lakes Community Redevelopment Area in the total amount of \$38,096,723.00, in substantially the form attached hereto as Attachment “1” and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Kionne L. McGhee** , 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
Sen. René García	nay	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	nay	Eileen Higgins	absent
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of June, 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

Naranja Lakes Community Redevelopment Agency

FISCAL YEAR 2023-24 PROJECTED END OF YEAR EXPENDITURES
FISCAL YEAR 2024-25 PROPOSED BUDGET

	FY 2023-24 ADOPTED BUDGET R-749-24	FY 2023-24 PROJECTED BUDGET 09-30-24	FY 2024-25 PROPOSED BUDGET
REVENUES			
Carryover	17,821,067	17,848,330	23,946,936
TIF Revenues - Original Area			
UMSA Tax Increment Revenue	1,002,007	1,002,007	1,259,467
County Tax Increment Revenue	2,400,421	2,400,421	3,018,126
TIF Revenues - Expanded Area			
UMSA Tax Increment Revenue	1,586,597	1,586,597	2,760,245
County Tax Increment Revenue	3,801,082	3,801,082	6,611,949
Interest	300,000	924,000	500,000
Revenue Total	26,911,174	27,562,437	38,096,723
EXPENDITURES			
Administrative Expenses			
Audit	40,000	16,500	18,000
Advertising and Notices	5,000	-	24,000
Postage			8,000
Office Supplies			2,500
Printing & Publishing	5,000	-	6,000
Contractual Services (Executive Director)	-	-	120,000
Contractual Services (Economic Dev. Coord.)	-	-	80,000
Training /Workshop/Classes			10,000
Membership Dues			2,500
Travel	5,000	3,000	15,000
Information Technology			45,000
Other Administrative Expenses	5,000	-	5,000
Direct County Support	200,000	200,000	100,000
Subtotal Administrative Expenses	260,000	219,500	436,000
County Administrative Charge (1.5%)	131,852	131,852	204,747
(A) Subtotal Admin and Admin Charge	391,852	351,352	640,747
Operating Expenses			
F.R.A. Membership and State Fee	5,000	2,670	2,670
Grant Web-based Software	5,000	875	-
Outreach & Business Development			20,000
Community Center Building	60,000	55,000	-
Building / Grounds Maintenance			100,000
Insurance	30,000	20,000	50,000
Legal Services	50,000	40,000	200,000
Procurement Services	15,000	-	30,000
Community Policing and Security	1,600,000	-	1,600,000
Contractual Services (Executive Director)	120,000	-	-
Contractual Services (Redevelopment Plan, FON)	200,000	25,000	600,000
Contractual Services (Grant Coordinator)	200,000	-	-
Contractual Services (Economic Dev. Coord.)	80,000	-	-
Business Development/Job Creation	200,000	-	-
Outreach & Strategic Redevelopment Initiatives	90,000	75,000	-
Commercial Improvement Grants	3,000,000	-	500,000
Transportation / Infrastructure / Landscape Enhancement	150,000	-	461,267
Housing Projects (Includes Rebuilding Together)	3,000,000	-	300,000
Land Acquisition	-	-	15,200,000
Major Development Project Planning	9,000,000	-	15,062,768
Committed Development Funding (Redland Market Village)	5,000,000	-	
Site Work / Demolition & Environmental			1,000,000
Debt Payments	379,000	379,000	379,000
Smart Plan Projects Reserve *	2,666,604	2,666,604	950,271
Reserves	668,718	-	1,000,000
(B) Subtotal Operating Expenses & Reserves	26,519,322	3,264,149	37,455,976
Expenditures Total (A+B)	26,911,174	3,615,501	38,096,723
Revenues Less Expenditures Total	-	23,946,936	-



Community Redevelopment Agency

FISCAL YEAR 2024/2025 BUDGET

Board Members:

Kenneth Forbes, Chair

Stuart Archer, Vice Chair

Danny Olgetree

Derrick Lordeus

Erick Caceres

Corneilus Shiver

naranjalakescra.com 



Date: November 21, 2024

To: Chairman Kenneth Forbes and Members of the Naranja Lakes Board of Commissioners

From: Krystal Patterson, MPA, FRA-RA

Subject: Naranja Lakes Redevelopment Agency Fiscal Year 2024-25 Budget

It is recommended that the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency (Board) adopt the proposed fiscal year (FY) 2024-25 budget for the Naranja Lakes Community Redevelopment Area. It is further recommended that the Board authorize the Office of Management and Budget to submit the budget to the Miami-Dade County Board of County Commissioners for its approval.

TAX ROLL

Area	2023 Roll	2024 Roll	Increase	Percent Increase
Original Area	693,051,233	816,229,961	123,178,728	17.77 Percent
Expansion Area	1,378,299,958	2,053,134,960	674,835,002	48.96 Percent
TOTAL	2,071,351,191	2,869,364,921	798,013,730	38.52 Percent

REVENUES

For FY 2024-25 the estimated countywide tax increment payment into the trust fund in the “**Original Area**” is \$3,018,126, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$1,259,467. The countywide tax increment payment into the trust fund in the “**Expanded Area**” is \$6,611,949, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$2,760,245.

As of September 30, 2024, the Agency projected carryover funds in the amount of \$23,946,936 and is estimated to gain approximately \$500,000 in interest for total projected revenues of \$38,096,723.

EXPENSES

The expenses outlined in the budget narrative below are based on the Agency's redevelopment activities, including funding for initiatives developed in consultation with H.E.R.S. Consulting. Administrative support projected total is \$436,000 and the administrative reimbursement to the County is \$204,747. The proposed operating expenses for the Agency total \$37,455,976. The Agency's proposed budget includes a contingency reserve of \$1,000,000.

Proposed Budget for Fiscal Year 2024-2025

Administrative Expenses - \$436,000

1. Direct County Support (\$100,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including fiscal management, budgeting, and Board administration.

2. Advertising, Office Supplies, Printing, Postage (\$40,500)

Expenses relating to advertisement seeking proposals for CRA annual initiatives, informing residents and business owners of programs, printing and mail services.

3. Audit (\$18,000)

External audit to determine compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.

4. Contractual Services (\$200,000)

Cost to pay administrative staff to run the day-to-day operation. This includes an Executive Director and support staff.

5. Training, Membership Dues, Travel, Other Administrative Expenses (\$32,500)

Travel to conferences and professional development classes and/or workshops with emphasis on economic development and access to investors and developers to market and develop the Naranja Lakes redevelopment area.

6. Information Technology (\$45,000)

Cost to purchase and implement grant management software, enhanced website, maintenance, security, and domain.

County Administrative Charge - \$204,747

1. County Administrative Charge (\$204,747)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$640,747 and represent less than 20 percent of total expenditures.

Operating Expenses - \$37,455,976

1. Membership and State Fee (\$2,670)

Required State of Florida Special District fee and annual membership dues to the Florida Redevelopment Association

2. Outreach and Business Development (\$20,000)

Costs to educate the community about redevelopment programs and Agency offerings. This includes photography, graphic design and media.

3. Buildings/Grounds Maintenance (\$100,000)

This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for water and sewer, alarm services, and waste collection services for CRA owned properties to include the Community Center. Costs to cover right-of-way clean ups and Agency owned property maintenance.

4. Contractual Services (\$600,000)

For contracting professional services, technical advisors, and other experts to assist with prioritizing the Agency's economic and redevelopment mission, initiatives, and implementation of the Area's redevelopment plan; including conducting economic development and market analysis for the redevelopment area and proactively engaging with developers seeking Agency funding to ensure proposed project meet Agency's guidelines for potential funding and redevelopment partnership.

5. Legal Services (\$200,000)

The Agency receives legal representation from the law firm Taylor English Duma, LLP. The Agency Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents the Agency in land acquisitions and meetings with vendors and staff.

6. Procurement Services (\$30,000)

The Agency's interlocal agreement requires that the Agency adopts procurement requirements established by Miami-Dade County. This allocation provides for the services of the County's Strategic Procurement Department to issue solicitation packets on behalf of the Agency.

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

Expenses to collaborate with the MDPD to bring off duty police details to the redevelopment area. Additionally, to fund programs and initiatives that will reduce slum and blight.

8. Commercial Improvement Grants (\$500,000)

The Agency's adopted Action Plan establishes the need to create business assistance grant programs. To that end, a Commercial Improvement Grant and a Technology & Equipment Grant has been established to support the improvement of the Area's business community.

9. Housing Projects (\$300,000)

Through an agreement, the Agency will partner with *Rebuilding Together* to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners. In partnership with the Naranja Lakes Community Action Committee, *Rebuilding Together* will identify homes within the CRA boundaries that need rehabilitation. The Agency contribution covers costs associated with project management, purchase and storage of materials, trash disposal, and volunteer support. Additionally, the Agency will explore partnering with Non-for-Profit entities to develop permanently affordable housing.

10. Major Development Project Planning (\$15,124,035)

Funds would be used to partner with developers or to develop within the redevelopment area as approved by the redevelopment plan and approved by the Board.

11. Land Acquisition (\$15,200,000)

Funds to assemble and purchase land/property within the redevelopment area to encourage development and reduce slum and blight.

12. Insurance (\$50,000)

Insurance payments include property, liability, and special events insurance for the Community Center and other Agency owned properties.

13. Debt Service Payments (\$379,000)

Financing of the Primary Redevelopment Project was possible by two \$5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, and the County refinanced the remaining \$4.8 million balance with a 20-year loan.

14. Transportation, Infrastructure and Landscape Enhancement (\$400,000)

The Action Plan identified areas where redevelopment through beautification of public spaces can be enhanced to invigorate the area's appeal to attract businesses and developers. Enhanced gateway signs, landscape and lighting are priorities. The Agency may partner with Miami-Dade Parks, Recreations and Open Spaces to apply for a Florida Department of Transportation Highway Beautification Council Grant for median beautification along the U.S. 1 Corridor in the Area: subject to State funding availability.

15. Site Work/Demolition & Environmental (\$1,000,000)

Funds used for site plans, demolition and relevant inspections or repairs necessary at sites owned by the Agency.

16. SMART Plan Projects Reserve (\$950,271)

The First Amendment to the Interlocal Cooperation Agreement with the County, which the Agency executed in 2018, requires that the Agency annually set aside twenty five percent reserve from the tax increment generated within the expansion area for projects related to the Strategic Miami Area Rapid Transit (SMART) Plan. This funding will be used for SMART Plan Projects within the Area.

Reserves - \$1,000,000

The reserves set aside for this fiscal year will be used for future debt service payments and for projects within the redevelopment area identified by the Economic Development Coordinator and approved by the Board.