



REGULAR MEETING OF THE NARANJA LAKES BOARD OF COMMISSIONERS
NARANJA LAKES COMMUNITY CENTER
27555 SW 140th Avenue Naranja, FL. 33032
Thursday February 12th, 2026
7:00 PM – 8:30 PM

I. Meeting Call to Order **Chairman Shiver**

II. Approval of February Agenda **Chairman Shiver**

III. Reasonable Opportunity for the Public to be Heard **Chairman Shiver**

IV. Approval of Minutes **Chairman Shiver**

1. January 15th, 2026

V. Consent Agenda: *UNLESS A MEMBER OF THE CRA BOARD WISHES TO REMOVE A SPECIFIC ITEM FROM THIS PORTION OF THE AGENDA, TAB VI CONSTITUTES THE CONSENT AGENDA. THIS ITEM IS SELF-EXPLANATORY AND IS NOT EXPECTED TO REQUIRE ADDITIONAL REVIEW OR DISCUSSION. THIS ITEM WILL BE RECORDED AS INDIVIDUALLY NUMBERED ITEMS, ADOPTED UNANIMOUSLY BY THE FOLLOWING MOTION.*

1. RESOLUTION OF THE BOARD APPROVING THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT FOR FISCAL YEAR 2024-2025 IN ACCORDANCE WITH F.S. 163.371.

VI. Action Items:

1. RESOLUTION APPROVING A \$3,500,000 GRANT AND A TAX INCREMENT FUND (TIF) REBATE IN THE AMOUNT OF \$3,500,000 TO HTG ARTISAN POINTE, LTD FOR FUNDING ASSISTANCE OF ARTISAN POINTE AFFORDABLE MULTIFAMILY RENTAL HOUSING, LOCATED AT 26115 SOUTH DIXIE HIGHWAY IN SOUTH DADE.
2. RESOLUTION APPROVING A \$4,200,000 GRANT TO PONCECAT MANDARIN, LLC FOR THE DEVELOPMENT OF NARANJA LAKES COMMUNITY CENTER, LOCATED AT NORTHWEST CORNER OF SW 280TH STREET AND SW 152 AVENUE; PORTION OF FOLIO NUMBER 30-6933-008-0120 IN SOUTH DADE.

VII. Discussion Items:

VIII. Proposed Next Meeting Date & Adjournment

- March 26, 2026

Regular Board Meeting Minutes – January 17, 2026 – 7:00 P.M.
Naranja Lakes Community Center
27555 SW 140th Avenue, Naranja, FL

Meeting Call to Order, Roll Call, Chairman Remarks

Chairman Shiver called the meeting to order at **7:00 P.M.** Roll Call was as follows:

- Present: Stuart Archer, Rev. Dr. Alphonso Jackson, Sr., Derrick Lordeus, James E. McDonald, Ryan Mosely, Danny Olgetree, Robert K. Parson, Cornelius Shiver, and Derek Sippio
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Office of Management and Budget (OMB); and Chester Rodriguez, Clerk of the Board
- CRA Staff Present: Krystal Patterson, Executive Director, Steve Zelkowitz - CRA Attorney, Taylor Duma LLP, Jeremy Larkin, NAI Miami Property Management

Chairman Shiver announced that the Board of County Commissioners (BCC) will be considering legislative items that will impact the Naranja Lakes CRA. He stated that one legislation will impact the extension of the life of the CRA and the capacity to issue bonds, and the other will impact the existence of the CRA. He read from a December 18, 2025, memorandum from Miami-Dade County Mayor Daniella Levine Cava to the BCC relating to CRAs, noting that the memo asks for a moratorium on extending the lives of any CRA. He stated that this proposal is based on the current uncertainty of the County's fiscal environment. Chairman Shiver stated that the proposed Naranja Lakes CRA expansion is still pending consideration by the BCC and, if approved, the expansion can bring \$268 million to the area in addition to the \$100 million that bonding could bring.

In response to a question from Mr. Sippio, Chairman Shiver stated that the County thinks they can manage the Agency funding better than the CRA itself.

Approval of Agenda

Chairman Shiver moved to add an action item to the agenda giving the Executive Director authority to retain lobbying services not to exceed \$150,000.

Ms. Patterson stated that Consent Agenda item number one needed to be removed since the lease with Keg South was not completed, as per the Property Management.

Mr. Parson moved to approve the meeting Agenda, as amended. The motion was seconded by Mr. Mosley. Motion passed unanimously.

Open Forum for Public Comments

Mr. Steven Meyers, offer his services to the Board to provide Economic Development Services, emphasizing his experience in real estate and economic development. He shared his experiences

in Pittsburgh, Pennsylvania addressing economic development and twenty years with Miami-Dade County.

Chairman Shiver noted that Lt Ferguson was not in the Agenda to provide a report, so he invited him to provide an update. Lt. Ferguson , Sheriff's Office stated that the area is down in crimes.

Approval of Minutes

Mr. Sippio moved to approve the minutes for the December 4, 2025, Regular Board Meeting. The motion was seconded by Mr. Parson. Motion passed unanimously.

Consent Agenda

Mr. Zelkowitz stated that the items in the Consent Agenda do not have to be read into the record. He indicated the appropriate motion is to move to approve items 2, 3, 4, 5, and 6 in the consent agenda.

Mr. Parson moved to approve the Consent Agenda. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Action Items

1. Mr. Zelkowitz read the title of the resolution.

RESOLUTION AUTHORIZING STAFF TO PREPARE AND PUBLISH NOTICE OF INTENT TO DISPOSE OF PROPERTIES LOCATED AT 27501 SOUTH DIXIE HIGHWAY AND 27525 SOUTH DIXIE HIGHWAY

In response to a question from Vice Chairman McDonald, Mr. Zelkowitz stated that disposition of property follows Florida Statute prior to leasing or selling property. He clarified that this item authorizes publishing a notice that the CRA wants to dispose of this property. He stated that during a 30 days period, following notice, anyone can provide a proposal as to what they would do with the property, noting that those proposals will come back to the Board for consideration.

Chairman Shiver indicated that this opens the process to determine what is the best course of action to take on those properties based on the responses.

Mr. Parson moved to approve the resolution as presented. The motion was seconded by Mr. Sippio. Motion passed unanimously.

2. Mr. Zelkowitz read the title of the resolution.

RESOLUTION APPROVING A \$3,500,000 GRANT AND A TAX INCREMENT FUND (TIF) REBATE IN THE AMOUNT OF \$3,500,000 TO LEGACY 5 DEVELOPERS FOR FUNDING

ASSISTANCE FOR PHASE I OF THE MAGNOLIA POINT MIXED-USE/MIXED-INCOME,
TRANSIT-ORIENTED DEVELOPMENT IN SOUTH DADE

In response from a question from Chairman Shiver, property developers Luis Murillo and Jose Guillen stated that they can proof they own the property.

Vice Chairman McDonald stated that the Executive Director and CRA attorney have been working with the applicants and since they are recommending approval of the funding, the Board must consider that these questions have already being clarified and therefore is inappropriate for Chairman Shiver to ask them by cross examining the developers.

Mr. Zelkowitz stated that the grant applicant's attorney sent a letter of intent indicating that the grantee will be a company named *296 Legacy LLC*. He stated that, if approved, the resolution authorizes staff to work on drafting an agreement and that no fund will be disbursed.

Ms. Patterson stated that post to making the recommendation for approval it was discovered that the property is not currently under the control of *296 Legacy LLC*, noting that the contract reviewed during the application process was dated 2022 and no closing has occurred, so there is no site control.

Vice Chairman McDonald stated that approving this item is subject to the parties providing evidence to the CRA staff and attorney that the legal issues with respect to ownership are satisfied.

Mr. Zelkowitz stated that there are many preconditions that would need to be satisfied before any funding is disbursed.

Ms. Patterson stated that the site in question is owned by *Yaza 1019 LLC*. She affirmed that this shell company is the applicant.

Mr. Zelkowitz explained that the resolution provides incentives to an entity known as *296 Legacy LLC*. He stated that their attorney provided a letter of intent, and that Mr. Murrillo and Mr. Guillen owned the property and are going to convey it as part of the partnership into the LLC. Mr. Zelkowitz stated that they are not getting any funding until they close on the property, get their development approvals, get their construction financing and ready to put a shovel into the ground. He stated that it may be a year before all these conditions are met.

Mr. Sippio moved to approve the resolution as presented. The motion was seconded by Mr. Mosley. Motion passed 8-1. Chairman Shiver voted No.

3. Mr. Zelkowitz read the title of the resolution.

RESOLUTION APPROVING A \$3,500,000 GRANT AND A TAX INCREMENT FUND (TIF) REBATE IN THE AMOUNT OF \$3,500,000 TO BAUER PARC SOUTH, LLC FOR FUNDING ASSISTANCE OF BAUER PARC SOUTH MIXED-USE/MIXED-INCOME, TRANSIT-ORIENTED DEVELOPMENT LOCATED AT 13755 SW 262ND LN IN SOUTH DADE.

Mr. R.J. Devorna, CFO of Bauer Parc South, made a brief presentation stating that the project has financial commitment from Motion Bank. The project is shovel-ready consisting of 237 residential affordable housing units on three stories. The project is ready to proceed with funding assistance of the CRA. A person who did not identify herself on the record stated that they have been in Naranja over 20 years. She

noted this project financing began in 2024, closing in 2025, and met challenges; increase labor and construction material cost in addition to rent reduction. She stated that a minimum of \$5 million is needed to get started.

Chairman Shiver moved to recommend that the resolution be amended to provide \$5 million in cash and \$2 million in TIF.

Mr. Parson moved to approve the resolution as amended. The motion was seconded by Mr. Olgetree. Motion passed 8-1. Mr. Archer voted No.

4. Ms. Patterson read the title of the resolution.

RESOLUTION APPROVING A \$3,500,000 GRANT AND A TAX INCREMENT FUND (TIF) REBATE IN THE AMOUNT OF \$3,500,000 TO LALI II, LLC FOR FUNDING ASSISTANCE OF LUXE GROVE APARTMENT DEVELOPMENT IN SOUTH DADE

Chairman Shiver noted that Ms. Adele Valencia, land counsel to the applicant, had previously addressed the Board. He stated that the project consists of 300 work force housing units.

In response to a question from Vice Chairman McDonald, the applicant explained that the project will have green spaces, and the plans call for outside improvements, such as sidewalks around the development.

In response to a question from Mr. Mosley, Ms. Valencia stated that the land at the failed avocado grove has been reclassified to industrial due to the inability to be farmable. The applicant stated that they have obtain a clean phase one environmental report.

Mr. Sippio moved to approve the resolution as presented. The motion was seconded by Mr. Mosley. Motion passed unanimously.

5. Chairman Shiver read a motion for an added item.

Resolution Authorizing the Executive Director to retain lobbying with the scope of services to address the ordinance repealing or dissolving the Naranja Lakes CRA as well as advocate in the efforts to extend the life of the CRA, in an amount not to exceed \$150,000.00

In response to a question from Vice Chairman McDonald, Mr. Zelkowitz stated that he had not conducted research regarding spending TIF dollars to lobby the BCC on an ordinance for their consideration. Vice Chairman McDonald expressed concern with spending funds to go against one of their own County Commissioners representing Naranja.

Mr. Lordeus stated that the money would be well spent; noting that if the County takes over, places like Naranja are going to be overlook when spending the money; which is the same reason as to why there is slum and blight in the area.

Mr. Mosley stated that the Board's work should stand on its own and expressed concern about the optics of hiring a lobbyist to go over a commissioner when there are two commissioners over the CRA.

Chairman Shiver stated that is a way of business to spend money to get people in a room together and come into an agreement.

Mr. Archer expressed opposition to spend TIF money to lobby the BCC.

Mr. Parson and Rev. Jackson expressed support to hiring a lobbyist.

Mr. Sippio moved to approve the resolution as presented. The motion was seconded by Mr. Mosley. Motion passed 6-3. Vice Chairman McDonald, Mr. Archer and Mr. Mosley voted No.

Discussion Items

There were no discussion items.

Proposed Next Meeting Date & Adjournment

Ms. Patterson stated that the regular Board meeting will be on Thursday, February 12th. She stated that the workshop is scheduled for January 24th at 9:00 a.m. at the CRA Community Center.

The meeting was adjourned at 8:16 P.M.

RESOLUTION NO. CRA-11- 2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2024-2025 ANNUAL REPORT OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE ANNUAL REPORT TO THE LISTED TAXING AUTHORITIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.371(2), Florida Statutes, requires a community redevelopment agency to file with its governing body and publish on its website, not later than March 31 of each year, an annual report of its fiscal activities for the preceding fiscal year and other matters as required by Section 163.371(2)(a), (b) and (c), Florida Statutes; and

WHEREAS, in order to comply with the statutory requirement, the Commissioners of the Naranja Lakes Community Redevelopment Agency (“NLCRA”) desires to approve the FY 2024-2025 Annual Report of the Naranja Lakes Community Redevelopment Agency attached hereto as Exhibit “A” and to transmit the Annual Report to the listed taxing authorities.

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 of Annual Report.** The Fiscal Year 2024-2025 Annual Report of the Naranja Lakes Community Redevelopment Agency (“Annual Report”) attached hereto as Exhibit “A” is hereby approved.

Section 3. **Transmittal of Annual Report to Listed Taxing Authorities.** The Executive Director is hereby authorized to transmit the Annual Report to the listed taxing authorities.

Section 4. **Effective Date.** This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 12th day of February, 2026.

Cornelius “Neil” Shiver
Chair

ATTEST:

Board Member

APPROVED AS TO LEGAL SUFFICIENCY

Taylor Duma LLP
NLCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Cornelius "Neil" Shiver	_____ (Yes)	_____ (No)
Vice Chair James E. McDonald	_____ (Yes)	_____ (No)
Board Member Stuart H. Archer	_____ (Yes)	_____ (No)
Board Member Reverend Dr. Alphonso Jackson, Sr.	_____ (Yes)	_____ (No)
Board Member Derrick Lordeus	_____ (Yes)	_____ (No)
Board Member Ryan Mosely	_____ (Yes)	_____ (No)
Board Member Danny Olgetree	_____ (Yes)	_____ (No)
Board Member Robert K. Parson	_____ (Yes)	_____ (No)
Board Member Derek Sippio	_____ (Yes)	_____ (No)



ANNUAL REPORT

FY 2024-2025



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Overview

The Naranja Lakes Community Redevelopment Area (Area) continues its long-standing mission of addressing slum and blight, enhancing economic opportunity, and improving neighborhood conditions throughout South Dade. Established by the Miami-Dade County Board of County Commissioners in 2002, the Naranja Lakes Community Redevelopment Agency (Agency) was created in response to post-Hurricane Andrew devastation and has since supported community stabilization, housing redevelopment, and infrastructure improvements.

During Fiscal Year 2024–2025, the Agency entered a renewed phase of progress following the engagement of H.E.R.S. Consulting to provide independent Executive Director services. Additionally, the Board of County Commissioners appointed a new Chairman, Vice Chairman and three (3) new board members for a total of nine (9) board members. This strengthened governance structure allowed the Agency to advance redevelopment activities, ensure compliance with statutory obligations, and begin implementing priorities defined in the Redevelopment Plan.

A major milestone of the reporting period was the approval of the 2025 Redevelopment Plan, prepared by BusinessFlare, Inc., which expanded the CRA boundaries to approximately 5,039.62 acres and extended the Agency’s authorized life to 2043. These changes significantly increase the Agency’s long-term capacity to deliver redevelopment projects and address evolving community needs. Note: While the 2025 plan has been approved by the NLCRA board it is pending approval of the Board of County Commissioners.

Throughout the year, the Agency made substantial investments toward eliminating blight, preserving housing, and preparing key properties for redevelopment. These efforts include expanded home rehabilitation services through a renewed partnership with Rebuilding Together Miami-Dade, strategic land acquisitions along the South Dixie Highway corridor, and enhanced public-safety initiatives in partnership with the Miami-Dade Police Department.

The NLCRA remains committed to leveraging public resources, building strong partnerships, and creating long-term value for the residents and businesses within the Area. The progress achieved during FY 2024–2025 provides a strong foundation for continued growth and revitalization.

Reporting Requirement, Commissioners, and Staffing

Florida Statutes governing community redevelopment agencies require the submission of an annual report to the governing body by March 31st of each year. This FY 2024–2025 Annual Report provides a summary of redevelopment activities and an unaudited financial statement for the fiscal year covering October 1, 2023, through September 30, 2024.

Planning, Compliance, and Extension of Life The NLCRA Board has approved a strategic extension of life for the Agency to ensure the continued revitalization of the district. Please note that this extension, while approved by the NLCRA Board, is currently pending final approval by the Board of County Commissioners (BCC) in accordance with the Interlocal Agreement (ILA).

The Naranja Lakes CRA Board may consist of up to nine members. During this reporting period, the Board operated with a full slate of appointed commissioners:

- Cornelius Shiver (Chairman)
- James E. McDonald (Vice Chairman)
- Robert K. Parson (Board Member)
- Rev. Dr. Alphonso Jackson (Board Member)
- Derrick Lordeus (Board Member)
- Derek J. Sippio (Board Member)
- Danny Olgetree (Board Member)
- Ryan Mosley (Board Member)
- Stuart H. Archer (Board Member)

General legal counsel is provided by Taylor English Duma LLP, under the leadership of Attorney Steven W. Zelkowitz.

The Agency’s Executive Director services are provided by H.E.R.S. Consulting, led by Krystal Patterson, MPA, FRA-RA.



Cornelius Shiver Chairman

Cornelius Shiver is an accomplished executive and attorney with more than 30 years of experience in community redevelopment, law, and public administration. He has an extensive background in designing and implementing large-scale redevelopment initiatives, leading strategic partnerships, and driving economic revitalization within historically underserved communities. Throughout his career, he has successfully negotiated multi-million-dollar development agreements, directed housing and infrastructure projects, and overseen long-term community planning efforts that balance growth with anti-displacement strategies. His leadership reflects a deep commitment to equitable development, fiscal accountability, and public-private collaboration.

James E. McDonald Vice Chairman



James E. McDonald is an accomplished attorney and public servant with extensive experience in law, government, and community leadership. He currently serves as Of Counsel to McLuskey, McDonald & Hughes, where he brings decades of legal and public policy expertise to his practice. Mr. McDonald has held a number of distinguished positions throughout his career, including service as a Congressional Staff Attorney for several committees, Counsel to the Governor of Florida, and Assistant U.S. Attorney. Earlier in his career, he also served as an FBI Agent, demonstrating his lifelong commitment to justice and public service.

In addition to his legal and federal service, Mr. McDonald has been deeply involved in local governance, having served as both a Council Member and Vice Mayor for the Village of Pinecrest.

He holds an A.B. degree from Fairfield University, a J.D. degree from The Catholic University of America, and a Certificate from the Harvard Kennedy School.



Robert K. Parson

Board Member

Robert K. Parson is a seasoned workforce and economic development professional with over 25 years of experience advancing employment opportunities and community growth in Miami-Dade County. He currently serves as Assistant Director of Programs at CareerSource South Florida, overseeing key workforce initiatives and strategic partnerships. His career includes leadership roles with the Miami-Dade Economic Advocacy Trust, Small Business Development, and the Miami-Dade Aviation Department. He also spent more than two decades with the Greater Miami Service Corps supporting youth through education and career pathways. Mr. Parson holds a Bachelor of Science in Business Management from Morris Brown College, along with certifications in Workforce Development and Miami-Dade County Supervisor Training.



Rev. Dr. Alphonso Jackson

Board Member

Alphonso Jackson Sr. is a longtime spiritual leader with over 40 years of ministry experience. He is the Senior Pastor of Second Baptist Church in Richmond Heights and deeply involved in the community. He led the development of an 79-unit apartment complex through the church's Community Development Corporation to provide safe, affordable housing for seniors. He also serves as Chairman of the Children's Learning Center board, is President of the Richmond Heights Community Alliance, and Moderator of the Seaboard Baptist Association, fostering collaboration and spiritual growth among regional churches. His heart for service continues to uplift both church and community.



Derrick Lordeus

Board Member

With over 20 years of experience in education and athletics, Derrick L. Lordeus is a dedicated educator and coach committed to inspiring students to excel both in the classroom and on the field. He currently serves as a Physical Education teacher at Winston Park K-8 and has previously taught at several Miami-Dade schools, fostering a lifelong appreciation for health, teamwork, and discipline.

Mr. Lordeus holds a Master of Educational Leadership from Barry University and a Bachelor of Science in Physical Education from Bethune-Cookman College. Beyond education, he has served in numerous coaching and leadership roles across South Florida and remains deeply active in the community through organizations such as Omega Psi Phi Fraternity, Inc., the NAACP South Dade Branch, and the Naranja Lakes Community Redevelopment Agency (CRA).



Derek J. Sippio

Board Member

Derek Sippio is an award-winning healthcare executive and consultant with experience supporting leading medical device and biotech companies through strategic planning, operational excellence, and revenue growth. A Miami native and graduate of Florida International University, he also serves as Community Events Chairman for the Southeast Florida Chapter of the National Association of Neonatal Nurses (SEFANN), advancing education and engagement for neonatal professionals and families. Known for his ability to build bridges between people, businesses, and community organizations, Derek is committed to fostering economic development and civic collaboration. Outside of his professional work, he enjoys time with family, serving alongside his church community in Princeton, and contributing to initiatives that uplift South Dade residents.



Danny Olgetree

Board Member

Danny Olgetree is a law enforcement officer and community leader dedicated to service, integrity, and progress. With experience in public safety, higher education advising, and government, he brings a strong background in leadership and community engagement. As a Naranja Lakes CRA Board Member, he works to support redevelopment, strengthen neighborhoods, and promote economic growth. Danny is also active in mentoring, faith-based leadership, and youth development, reflecting his commitment to giving back and building stronger communities.



Ryan Mosley

Board Member

Ryan Moseley is a dedicated public servant and experienced real estate professional with more than a decade of expertise in property valuation, asset management, and community redevelopment. Before joining Miami-Dade County's Office of Real Estate Development, he spent ten years with the Miami-Dade Property Appraiser's Office, specializing in valuation, agricultural classification, and government operations. In his current role as Real Estate Officer, he oversees and repurposes County-owned assets to support essential housing, economic development, and public-private partnerships. Ryan also serves as a Goodwill Ambassador for the Miami-Dade County Office of the Mayor and the Orange Bowl Committee, promoting civic engagement and regional collaboration. He brings to the Naranja Lakes CRA a results-driven, transparent, and community-focused approach to sustainable redevelopment.



Stuart H. Archer

Board Member

Stuart H. Archer is a retired Air Force Colonel and commercial airline pilot with a distinguished career spanning over four decades in military and civilian aviation. He earned a Bachelor of Science in Mechanical Engineering from the University of Miami in 1956, graduating second in his class and completing the ROTC program. In the Air Force, he flew large transport aircraft worldwide on active duty and conducted rescue missions in the Reserves, ultimately retiring as a Colonel in 1986.

In his civilian career, Colonel Archer piloted commercial aircraft for Pan American Airlines and Delta Airlines, including the 707, 727, and 747, flying across South America, Europe, and the Pacific. A dedicated community leader, he has been actively involved with the Naranja Lakes Condominium Associations since the 1970s, leading disaster recovery efforts after Hurricane Andrew and serving as one of the original members of the Naranja Lakes Community Redevelopment Agency, where his leadership continues to benefit the community.

Our Team



Krystal Patterson, MPA, FRA-RA

Executive Director



Steven W. Zelkowitz

General Legal Counsel

Administrative Ordinances & Resolutions

According to last year's NLCRA Annual Report (FY 2023–2024), the Administrative Ordinances & Resolutions section was structured as a simple list under the heading BOARD OF COUNTY COMMISSIONERS, containing the foundational legislative actions approved by the governing board in accordance with the Interlocal Agreement.

BOARD OF COUNTY COMMISSIONERS

- Resolution: R-847-98 – Finding of Necessity declaring the area slum & blighted (July 21, 1998)
- Ordinance: O-02-216 – Appoints Agency's board members and delegates authority to prepare a Redevelopment Plan (October 22, 2002)
- Resolution: R-418-03 – Adoption of the original Redevelopment Plan (May 6, 2003)
- Ordinance: O-03-106 – Establishes the Redevelopment Trust Fund (May 6, 2003)
- Resolution: R-855-03 – Interlocal Agreement between Miami-Dade County and the Agency (July 22, 2003)
- Resolution: R-187-16 – Updated Finding of Necessity declaring 3,060 acres slum & blighted (March 8, 2016)
- Resolution: R-13-18 – Amended Redevelopment Plan expanding the redevelopment area and modifying the Interlocal Agreement to require a SMART Plan funding set-aside
- Resolution: R-350-19 – Corrects boundary descriptions for the expanded Community Redevelopment Area and amends prior resolutions and the Interlocal Cooperation Agreement

FY 2024–2025 Accomplishments & Plan Implementation

The Naranja Lakes Community Redevelopment Agency is currently executing a multi-year strategy focused on institutional growth and aggressive site revitalization. By establishing a specialized professional team and modernizing its brand identity, the Agency has transitioned into an implementation-focused phase to meet the goals of the community.

Accomplishments

Reorganization and Strategic Planning

- **Specialized Team Assembly:** Established a dedicated team of four professional entities to lead:
 - Executive Leadership (H.E.R.S. Consulting)
 - Legal Counsel (Taylor Duma LLP)
 - Economic Development (Ambassador Consulting)
 - Miami Dade County Office of Management and Budget continues to partner with agency in managing the financials
- **Agency Rebranding:**
 - Launched a modern CRA community logo
 - Created a companion website to increase transparency and stakeholder engagement
 - www.naranjalakescra.com
- **Digital Presence:**
 - Initiated monthly newsletter distributions
 - Rebranded social media platforms to provide real-time updates on Agency projects
 - IG (@naranjalakescra)
 - FB (@naranjalakescra)
- **Planning, Compliance & Extension of Life:** Secured Board approval for:
 - Finding of Necessity expanding the boundaries of the redevelopment area
 - Updated Redevelopment Plan, ensuring the Agency’s life and mission are extended to meet long-term community needs
 - Assessment of Needs extending the sunset date of the redevelopment area
- **Strategic Site Acquisition:**
 - Successfully completed the acquisition of 27525 S. Dixie Highway, laying the groundwork for subsequent demolition and environmental remediation as part of the Agency’s revitalization strategy.

Accomplishments

Community Impact & Housing Preservation

The NLCRA formed a partnership with Rebuilding Together Miami-Dade (RTMD) to fund home repairs and accessibility improvements for low-income, elderly, and veteran homeowners within the redevelopment area. This collaboration directly reduces slum and blight while improving living conditions, safety, and neighborhood aesthetics.

Program Impact - FY 2024-2025:

- 13 homes completed and 16 homeowners on the waitlist for the next phase.
- Average cost of repairs per home: \$18,999 — representing 54.5% of the homeowners’ annual income.
- Homeowner demographics:
 - 69% of households headed by women
 - 62% of homes include a resident with a disability
 - 77% of participants are over age 62
- Income levels served: 30%–80% AMI households, with average income at \$34,891.



BEFORE



AFTER



BEFORE



AFTER

COMMON REPAIRS COMPLETED

- Roof and fascia stabilization
- Electrical system upgrades and smoke detector installation
- Accessibility modifications (bathroom conversions, ramps, and handrails)
- Exterior painting, driveway repair, and landscaping improvements

SURVEY RESULTS (POST-REPAIR FEEDBACK):

- 100% of participants were “extremely satisfied” with the repairs.
- 85% reported feeling more proud and confident in their homes.
- 100% indicated they are “extremely likely” to remain in their homes as they age.

Accomplishments

Property Acquisitions and Blight Removal

In accordance with the Agency's mission to eliminate slum and blight, the NLCRA acquired two key parcels along the U.S. 1 corridor.

- **27501 S. Dixie Highway:** Following acquisition, the Agency successfully completed the full demolition of the blighted structure in 2025.
- **27525 S. Dixie Highway:** Following acquisition, the agency immediately began exterior improvements.
- **Immediate Impact:** This critical step removed persistent safety hazards and visual blight, creating a clean site ready for future corridor enhancement.
- **Long-Term Vision:** These parcels create opportunity for future development aligned with the CRA's plan and goals for high-quality gateway revitalization.



27501 S. Dixie Highway
BEFORE

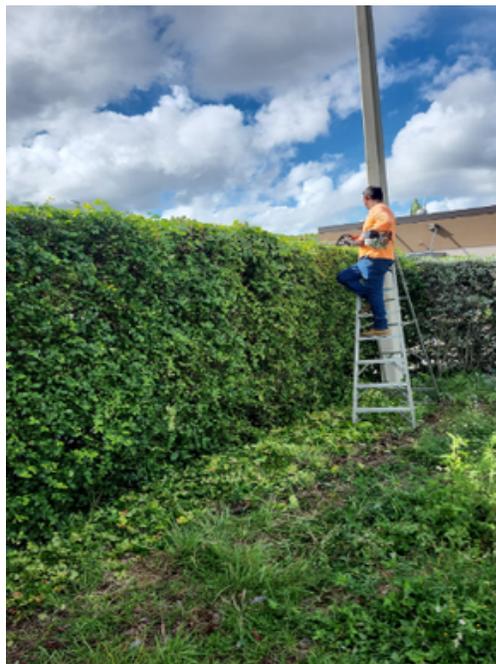


27501 S. Dixie Highway
AFTER

Accomplishments

Commercial Revitalization & Asset Management

In 2025, the Naranja Lakes Community Redevelopment Agency (NLCRA) prioritized the revitalization of its commercial asset located at 27525 S. Dixie Highway. NAI Property Management, the Agency’s Board-approved property manager, successfully implemented a comprehensive site improvement plan focused on enhancing safety, improving aesthetics, and strengthening tenant stability. As a revenue-generating asset, all revenues and expenditures associated with this property are administered by NAI Property Management through a dedicated non-TIF trust account, ensuring financial transparency and accountability.



Accomplishments

Commercial Revitalization & Asset Management



Accomplishments

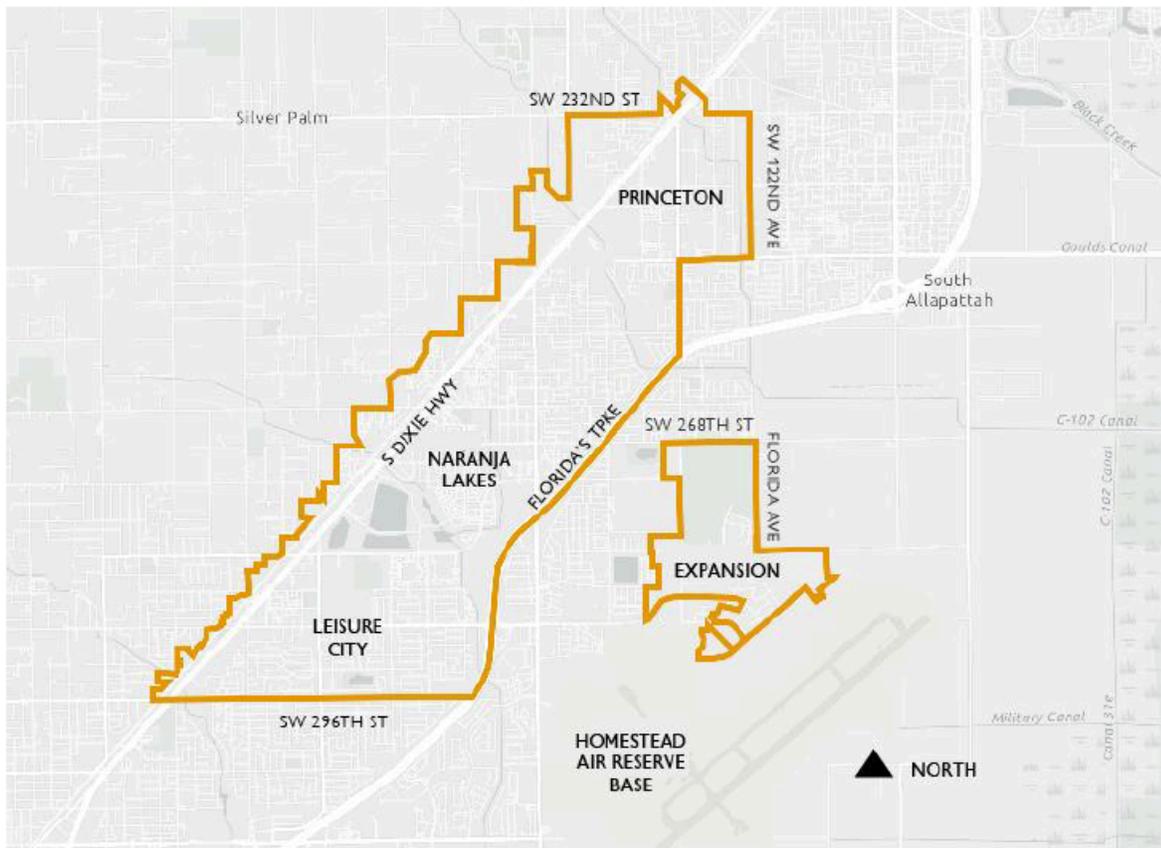
Expanded Boundaries, Updated Redevelopment Plan & Extension of CRA Life

FY 2024–2025 marked a major milestone for the NLCRA with the completion of an updated Redevelopment Plan, prepared in partnership with BusinessFlare, Inc. and approved by the NLCRA board. (Board of County Commissioners approval still pending).

Plan Achievements:

- Expanded CRA boundaries to approximately 5,039.62 acres across Districts 8 and 9.
- Amended the Redevelopment Plan to include 14 priority projects addressing housing, small business support, agri-tourism, public safety, and infrastructure.
- Assessment of need extending the life of the CRA to 2043, ensuring long-term funding capacity and project continuity.

This updated plan establishes a strategic framework for sustained redevelopment, leveraging public-private partnerships and community input to guide investment over the next two decades.



Looking Ahead

The NLCRA remains committed to advancing equitable redevelopment and enhancing the quality of life for all residents. Priorities for the upcoming fiscal year include:

Priorities for the next fiscal year include:

- **Affordable Housing Expansion:** Prioritizing the development of high-quality, attainable housing. The Board has recently approved major residential projects, including Bauer Parc, Magnolia Point, and Luxe Grove. These projects represent a significant commitment to low-to-middle-income residents.
- **Residential Rehabilitation:** Continuing the partnership with Rebuilding Together Miami-Dade to provide critical home repairs and accessibility modifications for seniors and veterans within the district.
- **U.S. 1 Corridor Revitalization:** Advancing the redevelopment phase for the newly acquired and cleared properties along S. Dixie Highway.
- **Community Engagement:** Leveraging the new NLCRA brand and digital platforms to increase public participation in the redevelopment process.

Through these efforts, the NLCRA continues to turn vision into action — transforming neighborhoods, empowering residents, and building a stronger, more resilient South Dade.



Bauer Parc

Statutory Reporting & Goal Achievement

In accordance with Florida Statute 163.371, the Naranja Lakes Community Redevelopment Agency provides the following report on projects, fiscal expenditures, and property value assessments for the FY 2024–2025 reporting period. These figures reflect the Agency's ongoing commitment to transparency and the strategic growth of the South Dade corridor.

- **Total Projects Started and Completed:** During this fiscal year, while a couple of unsolicited proposals were presented, no projects were finalized or approved for funding. The Agency's focus was dedicated to reorganization, strategic planning, governance modernization, and the acquisition of future development sites.
- **Redevelopment Trust Fund Expenditures:** Detailed total expenditures for the fiscal year are contained within the FY 2024–2025 Audited Financial Statements, which are incorporated into this report by reference.
- **Original Assessed Real Property Values (Base Year):**
 - Original Area (2002 Base Year): \$131,292,949
 - Expansion Area (2017 Base Year): \$493,525,205
- **Current Total Assessed Real Property Values:** As of January 1, 2025, the total assessed real property value within the Agency's boundaries is \$3,322,938,427.
- **Affordable Housing Expenditures:** The Agency began formal review and due diligence for three major residential developments (Bauer Parc, Magnolia Point, and Luxe Grove) to benefit low-to-middle-income residents; however, no approvals were finalized during this reporting period.
- **Summary of Plan Goal Achievement:** The NLCRA successfully achieved its core administrative and planning milestones for the year. This includes securing Board approval for the Agency's extension of life and transitioning into an implementation phase for key affordable housing sites. These actions directly support the long-term goal of eliminating slum and blight through sustainable residential growth.

References & Data Sources:

Taxable Value Data: [Miami-Dade County Property Appraiser 2024 Preliminary Certification of Taxable Value](#).
Base Year Assessments: [Miami-Dade County Legislative Item 181585](#) (Original & Expansion Areas).
Statutory Compliance: [Florida Statutes Section 163.371](#) (CRA Annual Reporting Requirements).
Agency Actions: [2025 Naranja Lakes CRA Plan Update](#)

Independent Accountant's Report

Board of Commissioners
Naranja Lakes Community Redevelopment Agency
Miami, Florida

We have examined the Naranja Lakes Community Redevelopment Agency (the CRA), a component unit of Miami-Dade County, Florida's compliance with *Sections 218.415, 163.387(6) and 163.387(7), Florida Statutes*, Local Government Investment Policies and the redevelopment trust for the period from October 1, 2023 to September 30, 2024. Management of the CRA is responsible for the CRA's compliance with the specified requirements. Our responsibility is to express an opinion on the CRA's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the CRA complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the CRA complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the CRA's compliance with the specified requirements.

In our opinion, the CRA complied, in all material respects, with *Sections 218.415, 163.387(6) and 163.387(7), Florida Statutes*, Local Government Investment Policies and the redevelopment trust for the period from October 1, 2023 to September 30, 2024.

This report is intended solely for the information and use of the Florida Auditor General and the Board of Commissioners and management of the CRA, and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Miami, Florida
June 16, 2025

THE POWER OF BEING UNDERSTOOD
ASSURANCE | TAX | CONSULTING

RSM US LLP is the U.S. member firm of RSM International, a global network of independent assurance, tax, and consulting firms. Visit rsmus.com/aboutus for more information regarding RSM US LLP and RSM International.

Tax Increment Revenues

The following analysis illustrates the sustained appreciation of the Naranja Lakes tax base, providing a year-over-year comparison between FY 2024 and FY 2025. This data serves as a direct indicator of the Agency's success in stimulating private-sector investment and market confidence along the South Dixie Highway corridor. By comparing current rolls against the 2002 and 2017 base years, we can measure the long-term fiscal impact of the CRA's redevelopment initiatives.

Comparison of Taxable Values

Area	Base Year Taxable Value	2023 Tax Roll	2024 Tax Roll	Increase	Percent Increase
Original Area	131,292,949 (2002)	693,051,233	\$816,229,961	123,178,728	17.77%
Expansion Area	\$493,525,205 (2017)	1,378,299,958	2,053,134,960	674,835,002	48.96%
Total	—	2,071,351,191	2,869,364,921	798,013,730	38.52%

The taxable values within the Naranja Lakes Community Redevelopment Area increased by \$798,013,730 during FY 23/24, representing a 38.52 percent overall increase. Growth remained strong across both the original and expansion areas, with the expansion area experiencing the highest percentage gain at 48.96 percent. These increases are indicative of improved market conditions and continued confidence in the South Dade corridor. The resulting rise in taxable values will provide additional tax-increment revenue to support future redevelopment activities.

Data Source: Miami-Dade County Property Appraiser 2024 Preliminary Certification of Taxable Value.

Financial Report – (Fiscal Year Ended September 30, 2024)

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS For Fiscal Year Ended September 30, 2024

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

The table below summarizes the statement of net position fiscal years ended September 30, 2024 and 2023:

	2024	2023
Current assets	\$ 24,032,481	\$ 17,879,146
Capital assets, net	780,965	803,382
Total assets	24,813,446	18,682,528
Current liabilities	54,344	30,816
Total liabilities	54,344	30,816
Net position:		
Net investment in capital assets	780,965	803,382
Restricted for redevelopment projects	23,978,137	\$ 17,848,330
Total net position	24,759,102	18,651,712
	2024	2023
General revenues:		
Tax increment financing revenues	\$ 8,790,107	\$ 6,928,620
Investment and other income	916,386	506,540
Total revenues	9,706,493	7,435,160
Expenses:		
Community redevelopment	595,499	552,041
Total expenses	595,499	552,041
Increase in net position before transfers	9,110,994	6,883,119
Transfers out to other County fund	(3,003,604)	(125,000)
Change in net position	6,107,390	6,758,119
Net position beginning of year	18,651,712	\$ 11,893,593
Net position end of year	24,759,102	18,651,712

There was an increase in tax increment financing revenues in the current year due to an increase in property values within the CRA District. This resulted in an increase in net position.

Adopted Budget

The Miami-Dade County Board of County Commissioners approved the Naranja Lakes Community Redevelopment Agency’s Fiscal Year 2025–2026 Budget on September 11, 2025. The adopted budget includes the projected Countywide and UMSA tax increment contributions generated from both the original and expanded community redevelopment areas. Additional sources include estimated interest income, non-tax revenue from CRA-owned property, and carryover funding of \$22,971,569 from the prior fiscal year. These revenues support the Agency’s administrative functions, redevelopment programs, and long-term planning initiatives within the Area.

Revenues (FY 2024–2025 Adopted Budget)

Carryover	23,946,936
Taxes (Original Area – Countywide & UMSA)	4,277,593
Taxes (Expanded Area – Countywide & UMSA)	9,372,194
Interest Income	\$500,000
Total Revenues	38,096,723



CONTACT INFORMATION

H.E.R.S Consulting LLC

ATTN: Ms. Krystal Patterson, MPA, FRA-RA, CRA Executive Director

(954) 825-0448

krystal@hersconsult.com



Email: info@naranjalakescra.com



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



Website: www.naranjalakescra.com



Instagram: [NaranjaLakesCRA](https://www.instagram.com/NaranjaLakesCRA)

RESOLUTION NO. CRA-12-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING A \$3,500,000 GRANT AND \$3,500,000 TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT TO HOUSING TRUST GROUP, LLC FOR FUNDING ASSISTANCE FOR ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT 26115 S. DIXIE HIGHWAY, IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT WITH HOUSING TRUST GROUP, LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the Naranja Lakes Community Redevelopment Agency (“NLCRA”) is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, to remain efficient and effective and fulfill its housing initiative requirements, the NLCRA desires to support the development by Housing Trust Group, LLC of Artisan Point affordable multi-family rental housing development located at 26115 S. Dixie Highway, in South Dade (the “Project”), which support is in the form of a Grant of Three Million Five Hundred Thousand Dollars (\$3,500,000) and a Tax Increment Recapture Incentive of Three Million Five Hundred Thousand Dollars (\$3,500,000) for the development of the Project; and

WHEREAS, the Board of Commissioners of the NLCRA desires to (a) approve the funding to Housing Trust Group, LLC in the form Tax Increment Recapture Incentive of a Grant of Three Million Five Hundred Thousand Dollars (\$3,500,000) and a Tax Increment Recapture Incentive of Three Million Five Hundred Thousand Dollars (\$3,500,000) and (b) authorize the Executive Director and NMCRA attorney to negotiate, finalize and execute a Grant and Tax Increment Recapture Incentive Agreement with Housing Trust Group, LLC to provide the funding for the development of the Project.

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 of Funding. The funding by the NLCRA in the form of a Grant of Three Million Five Hundred Thousand Dollars (\$3,500,000) and a Tax Increment Recapture Incentive of Three Million Five Hundred Thousand Dollars (\$3,500,000) for the development of the Project by Housing Trust Group, LLC or an affiliate is hereby approved.

Section 3. Negotiation and Finalization of a Grant and Tax Increment Recapture Incentive Agreement. The Executive Director and NLCRA Attorney are hereby authorized to negotiate and finalize a Grant and Tax Increment Recapture Incentive Agreement with Housing Trust Group, LLC or an affiliate to provide funding as set forth above for the development of the Project.

Section 4. Execution of Grant and Tax Increment Recapture Incentive Agreement. The Executive Director is hereby authorized to execute the Grant and Tax Increment Recapture Incentive Agreement with Housing Trust Group, LLC or an affiliate to provide funding as set forth above for the development of the Project.

Section 5. Implementation of Grant and Tax Increment Recapture Incentive Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the Grant and Tax Increment Recapture Incentive Agreement and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 6. Effective Date. This resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 15th day of January, 2026.

Cornelius “Neil” Shiver
Chair

ATTEST:

Board Member

APPROVED AS TO LEGAL SUFFICIENCY

Taylor Duma LLP

NLCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Chair Cornelius "Neil" Shiver	_____ (Yes) _____ (No)
Vice Chair James E. MacDonald	_____ (Yes) _____ (No)
Board Member Stuart H. Archer	_____ (Yes) _____ (No)
Board Member Reverend Dr. Alphonso Jackson, Sr.	_____ (Yes) _____ (No)
Board Member Derrick Lordeus	_____ (Yes) _____ (No)
Board Member Ryan Mosely	_____ (Yes) _____ (No)
Board Member Danny Olgetree	_____ (Yes) _____ (No)
Board Member Robert K. Parson	_____ (Yes) _____ (No)
Board Member Derek Sippio	_____ (Yes) _____ (No)



TO: CRA Chairman & Board of Commissioners
Naranja Lakes CRA

FROM: Krystal Patterson, CRA Executive Director

DATE: February 12, 2026

TITLE: RESOLUTION APPROVING A \$3,500,000 GRANT AND A TAX INCREMENT FUND (TIF) REBATE IN THE AMOUNT OF \$3,500,000 TO DEVELOPERS, HOUSING TRUST GROUP (HTG) FOR THE DEVELOPMENT OF ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING, LOCATED AT 26115 S DIXIE HIGHWAY, IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL RELATED INSTRUMENTS; AND DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO TAKE ALL NECESSARY ACTIONS TO ADVANCE AND COMPLETE THE DEVELOPMENT OF THE PROJECT.

Recommendation

Staff recommends that the Community Redevelopment Agency (CRA) Board of Commissioners approve a \$3,500,000 Grant and a Tax Increment Fund (TIF) rebate in the amount of \$3,500,000 to HTG Artisan Pointe, Ltd., an affiliate of Housing Trust Group for funding assistance in the development of a 115 high quality, affordable housing multi-family rental units for families earning between 30% to 70% of the Miami Dade County Area Median Income (AMI). Staff further recommends authorizing the Executive Director to execute any and all related instruments and delegating authority to the Executive Director to take all necessary actions in furtherance of the project's development.

Background

Artisan Pointe

As one of Florida's top ranked affordable housing developers, HTG has delivered 1,497 affordable housing units in Miami-Dade County. Their extensive work in the area is highlighted by the

delivery of projects like The Veranda Senior, Princeton Park, and Naranja Grand Phase I and II, totaling 569 units within the CRA boundaries. In addition to projects already completed, HTG has more communities in the planning and pre-development phase. Artisan Pointe was originally planned to be a market rate community of 275 units contained within five buildings in one phase. However, due to the successful submission of a Florida Housing Finance Corporation (FHFC) 9% Low Income Housing Tax Credit (LIHTC) application, through Request For Applications (RFA) 2025-203, the one phase 275-unit project was modified to the now 115-unit project that will be the first phase of the originally planned 275-unit development.

The project will be financed using the awarded 9% FHFC equity to be syndicated by Raymond James. A conventional construction loan will be provided by JPMorgan Chase Bank, which will convert to a permanent loan upon project completion. Total project cost for phase I will be \$53.4 million or \$464k per unit. Hard construction cost is expected to be \$28 million or \$250k per unit. Site work will cost an additional \$2 million with a contingency of \$1.4 million for a total hard cost of construction at \$32.2 million or \$280k per unit.

Project Description

- Size: 4+ acres, 115-units, 60 one bedrooms and 55 two bedrooms - Phase I
- Affordable Housing: 30% -70% AMI, LIHTC (60% AMI avg.), 10% work force housing
- Community room, playground
- Computer room, offices
- Planned 115 Parking Spaces
- Potential 6,982 commercial Space

Project Budget

Artisan Pointe – Construction Sources & Uses

Construction Sources		Uses	
JPMorgan	\$32,000,000.00	Hard Costs	\$30,821,981.00
FHFC – Raymond James	\$16,717,889.00	Contingency	\$4,668,599.00
Deferred Dev Fee	\$971,599.00	Financing Cost	\$3,412,506.00
Local Gov Sub-Surtax/CRA	\$7,000,000.00	Developer Fee	\$6,207,148.00
		Development Cost	\$1,907,439.00
Other -		Land Acquisition Costs	\$8,050,000.00
		Soft Cost	\$1,234,149.00
		Reserve Accounts	\$387,666.00
Total	\$56,689,488	Total Dev Costs	\$56,689,488

Strategic Connections to the CRA Plan

Expanding Affordable Housing:

- Addresses urgent demand for affordable & workforce housing in South Dade
- Helps mitigate rising housing costs and supports economic mobility

Transit-Oriented & Mixed-Use Development:

- Walkable, high-density project near South Dade Transit Way Corridor
- Reduces car dependency & traffic congestion

Job Creation & Local Hiring Commitment:

- 30% of construction jobs & 25% of permanent jobs targeted for CRA residents
- Community Benefits Agreement to ensure local hiring goals are met

Sustainability & Energy Efficiency:

- Energy-efficient appliances, daylight sensors, smart thermostats to reduce carbon footprint & lower resident utility costs

Economic Growth & Entrepreneurship:

- Retail & co-working spaces to support small business innovation
- Workforce development programs and financial literacy training for residents

Community Impact:

- Proximity to essential services (grocery, healthcare, transit, entertainment)
- Designed to foster long-term economic growth & upward mobility

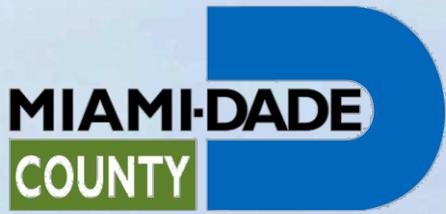
Exhibit 1

Exhibit 2

Exhibit 3

Exhibit 4

Exhibit 5



ARTISAN POINTE



\$3,500,000 Grant and

\$3,500,000 Tax Increment Fund (TIF) Rebate

February 3, 2026

Request

DEVELOPMENT TEAM

DEVELOPMENT & MANAGEMENT:

Housing Trust Group, LLC and
HTG Management, LLC



ARCHITECT:

Palenzuela & Hevia Design Group, Inc.



ENGINEERING:

SRS Engineering, Inc.



LEGAL COUNSEL:

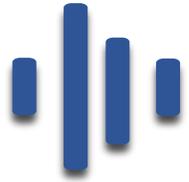
Stearns Weaver Miller Alhadeff &
Sitterson, P.A



GREEN CONSULTANT:

Abney + Abney Green Consultants





HOUSING TRUST GROUP

UNMATCHED EXPERIENCE AND CAPACITY

- Formed in 1997, HTG has completed **70+** multifamily developments totaling **9,000+ units**.
- Our goal is to create **vibrant, attractive, mixed-income communities**, where people of all economic strata, races and cultures **live, work** and **play**.
- HTG has over **28 years** of experience in partnering with **local municipalities, public housing authorities** and **nonprofit organizations** to provide quality affordable housing and resident services.

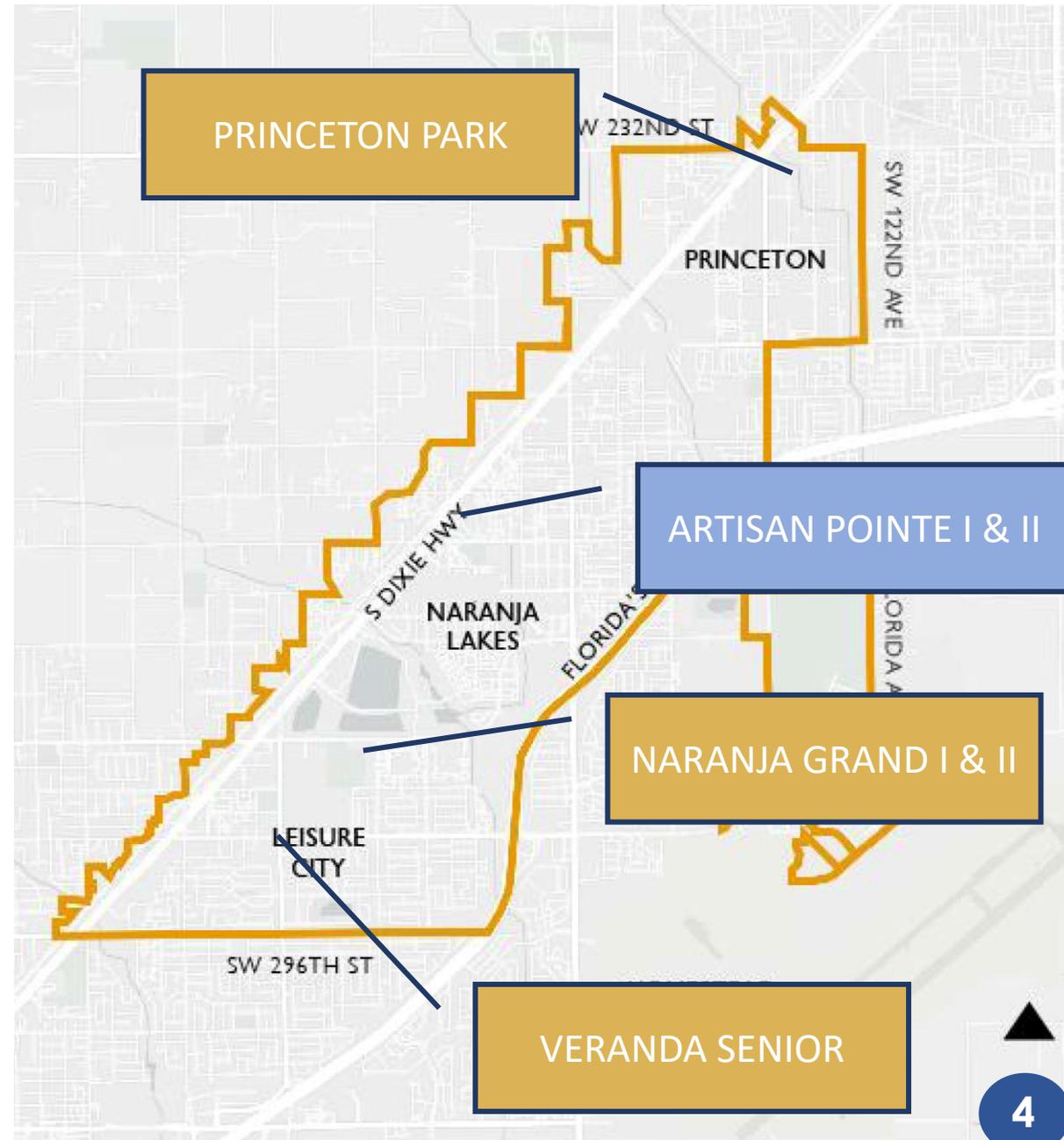




CRA IMPACT

UNMATCHED EXPERIENCE

- By the end of 2025, HTG will have delivered a total of **569 affordable multifamily rental units** (219 for those aged 55+ and 350 non-age restricted) to the CRA which total **\$170M+** in development activity and **\$739K** annual property tax revenue. **Artisan Pointe Phase I will deliver an additional 115 units. Its Phase II has the potential to deliver an additional 160+ affordable units.**
- In Miami-Dade County, HTG has delivered a total of **1,497 affordable units** with numerous other communities in planning and predevelopment.
- **HTG is a top-ranked affordable and workforce housing development company in Florida and ranked in the top 20 in the country.**



AFFORDABLE COMMUNITY HIGHLIGHTS



PRINCETON PARK	MAX'S LANDING	TUCKER TOWER	NARANJA GRAND I & II
Naranja CRA	Kendall, FL	Cutler Bay, FL	Naranja CRA
Units: 150	Units: 76	Units: 120	Units: 320
Completion: January 2018	Completion: June 2021	Completion: February 2024	Completion: Nov/Dec 2025
<p>Community Features:</p> <ul style="list-style-type: none"> • Resort style swimming pool • Clubhouse • Fitness center • Walking trail • Dog park • Playground 	<p>Community Features:</p> <ul style="list-style-type: none"> • Resort style swimming pool • Conference Room • Business Center • Fitness center • Package locker room • Electric Car Charing Stations • Commercial retail space 	<p>Community Features:</p> <ul style="list-style-type: none"> • Multi-purpose room • Resort Style Swimming Pool • Fitness center • Business center • Electric Car Charing Stations 	<p>Community Features:</p> <ul style="list-style-type: none"> • Multi-purpose room • Resort Style Swimming Pool • Fitness Center • Movie Theater • Community center • Game Room

AERIAL VIEW – ARTISAN

**MIAMI-DADE
COUNTY
TRANSIT**
BUSWAY STATION
SW 264 ST
(7 MIN WALK)

ARTISAN
POINTE PHASE I
& II



SW 264 ST

Walmart

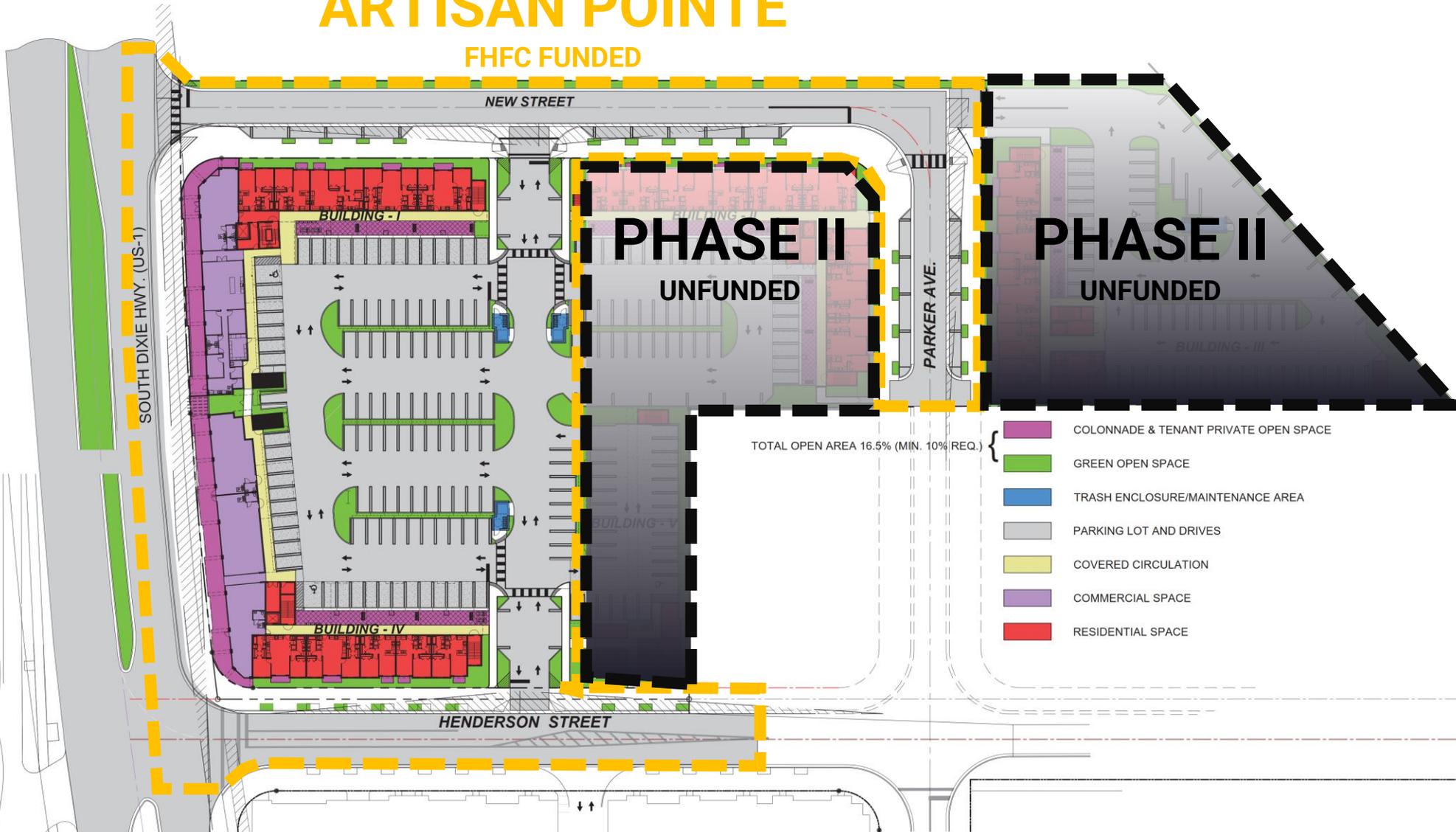
PLAY & LEARN
CHILD CARE
CENTER



NARANJA PUBLIC
POOL AND PARK
(10 MIN WALK)

ARTISAN POINTE

FHFC FUNDED



ARTISAN POINTE OVERALL PLAN

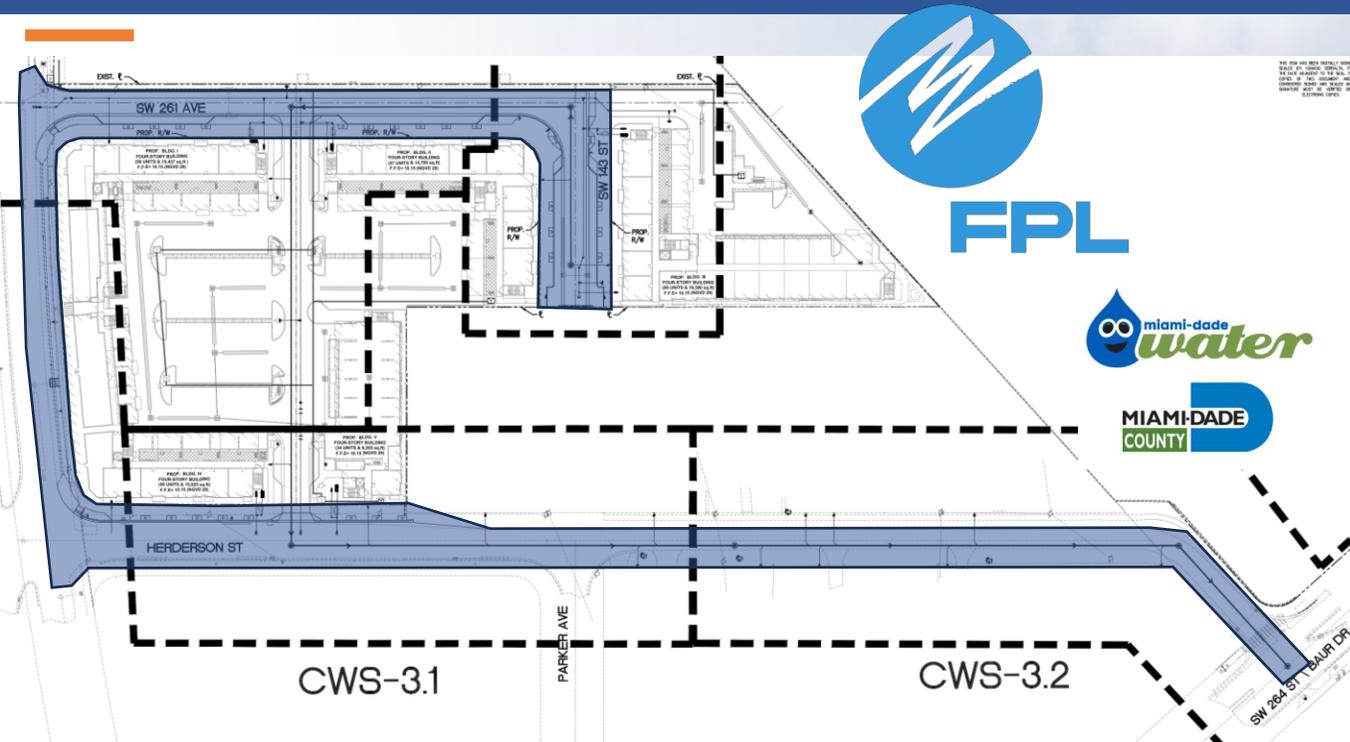
115

new residential units funded by FHFC with approved permits

160

potential residential units in future Phase II

Artisan Pointe currently has building permit approval to begin construction which gave it a preference and ultimately an award in its FHFC applications in 2025. **The future Phase II currently has ASPR approval for 160 affordable units that HTG is preparing to submit in 2026 FHFC RFAs in August.**



PUBLIC IMPROVEMENT

Miami-Dade County public improvements to the roadway and its utility infrastructure have been required as part of the approved plans which are estimated to cost in excess of **\$3,000,000**.

Based on the approved plans and our experience in the area, the \$2,000,000 investment will fund the following improvements:

1. Water and Sewer Infrastructure (Est. \$2,000,000):

- Upgrade water and sewer systems along Henderson Street, from S Dixie Highway to SW 264th Street, to support future development in the area.
- Install new water and sewer infrastructure on SW 261st Avenue and SW 143rd Street, enabling future growth and improving mobility.

2. Right-of-Way Enhancements (Est. \$500,000):

- Improve the right-of-way on Henderson Street and S Dixie Highway to enhance accessibility and prepare for upcoming development.
- Build new roads (SW 261st Ave and SW 143rd St) for the neighborhood, enabling future growth.

3. Underground Power Lines (Est. \$500,000): Underground FPL power lines along S Dixie Highway, which will improve walkability and contribute to the beautification of the neighborhood.



SUSTAINABILITY FEATURES

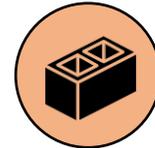


- Energy-efficient lighting fixtures and appliances



- Efficient heating & cooling systems

- Water-saving plumbing fixtures



- Maximize natural light & ventilation

- Prioritizes Locally-Sourced Materials



- Prioritizes Native Landscape



- Access to Public Transportation

- Bicycle Storage



- Social Sustainability via Supportive Programs

like adult literacy, computer training & financial management.



Phase II

Phase I





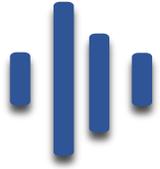




ARTISAN POINTE

UNIT MIX & SET ASIDES

Unit Type	# of Units	Rent Limit AMI	Unit SF	2025 Rent Minus UA
1 bed/1 bath	9	30%	626	\$610
1 bed/1 bath	27	60%	626	\$1,307
1 bed/1 bath	24	70%	626	\$1,626
2 bed/1 bath	3	30%	933	\$734
2 bed/1 bath	5	60%	933	\$1,570
2 bed/1 bath	10	70%	933	\$1,951
2 bed/2 bath	6	30%	944	\$734
2 bed/2 bath	11	60%	944	\$1,570
2 bed/2 bath	20	70%	944	\$1,951
	115	60%	89,295	



ARTISAN POINTE

PROJECT SUMMARY

60% - 70% AMI - 97 UNITS

INCOME RANGE		\$52,080 - \$86,730	
UNIT TYPE	2025 RENTS	MARKET RENTS	
1 BED/ 1 BATH	\$1,394	\$1,813	
2 BED/ 1 BATH	\$1,672	\$2,089	
2 BED/ 2 BATH	\$1,672	\$2,089	

≤30% AMI - 18 UNITS

INCOME RANGE		\$26,040 - \$37,170	
UNIT TYPE	RESTRICTED RENTS (2025)	MARKET RENTS	
1 BED/ 1 BATH	\$697	\$1,813	
2 BED/ 1 BATH	\$836	\$2,089	
2 BED/ 2 BATH	\$836	\$2,089	

Artisan Pointe Phase I will promote diversity of economic lifestyles and income levels by creating **115 units for families.**



Artisan Pointe will generate over **\$7 million** in rental income benefits to the local community over 10 years thanks to the rental restrictions (the difference between estimated market rents vs rent restricted rents of Miami-Dade County). Lower living costs creates more disposable income to be spent in the surrounding area and increased ability to save.

FINANCING

ARTISAN POINTE – PHASE I

- Artisan Pointe will deliver 115 affordable housing units for families earning between 30% and 70% of the Miami-Dade County AMI which has the potential to generate **\$7M+ of rental income benefits** for the area while redeveloping a currently vacant, underutilized, large plot of land near a busway stop into affordable housing.
- Aside from monetary benefits, Artisan Pointe’s first phase will translate into an estimated **363 construction jobs** being created and **3 permanent jobs** that will help the local economy.

USES	AMOUNT (USD)	% OF TOTAL
Hard Costs	\$33,934,712	61.07%
<i>Site Work</i>	\$3,000,000	5.40%
General Development Costs	\$8,330,160	14.99%
Legal Fees	\$448,085	0.81%
Financing Costs	\$3,725,726	6.70%
Taxes and Insurance	\$522,412	0.94%
Purchase Price	\$8,050,000	14.49%
ODR	\$387,666	0.70%
Soft Cost Contingency	\$171,452	0.31%
TOTAL USES	\$55,570,213	100.00%
SOURCES	AMOUNT (USD)	% OF TOTAL
Permanent Loan	\$15,968,000	28.73%
Tax Credit Equity	\$31,156,065	56.07%
TOTAL SOURCES	\$47,124,065	84.80%
FINANCING GAP	\$8,446,148	15.20%

TOTAL FINANCING GAP: \$8,446,148 (\$73k/unit)

TOTAL CRA GRANT REQUEST: \$3,500,000 (\$33k/unit)

TOTAL CRA TIF REBATE REQUEST: \$3,500,000 (\$33k/unit)

NARANJA GRAND

LOCAL & MBE BUSINESS HIRING

- An estimated 363 temporary construction jobs, 2 permanent management positions, and 1 permanent maintenance position will be created by Artisan Pointes' construction and management.
- **Local hiring** commitment:
 - **30%** of all new hires;
 - **25%** of construction related contracts; and
 - **3%** of professional service contracts.
- **MBE** hiring commitment:
 - **20%** of contracts.
- **Job training** and placement opportunities, including special groups like **veterans, persons with disabilities, the homeless and persons who are in recovery from addiction.**
- **Job Fairs** for **local construction workers.**

366

**Estimated
Local Jobs**



**COMMUNITY-BASED
RESOURCES**



BENEFITS PROVIDED

CRA BENEFITS (WITHIN 10 YRS)	TOTAL
Roadway, Drainage, and W&S Improvements	\$3,000,000
Real Estate Property Taxes (\$164k/year or 4.71% annual return on \$3,500,000 TIF contribution)	\$1,647,933
Disposable Income Reinvested into Local Economy	\$7,641,241
Section 3 and MBE Contract Commitment	\$7,761,416
TOTAL BENEFITS LOCAL AREA RECEIVES	\$20,050,590

ADDITIONAL BENEFITS TO THE COMMUNITY

1. Significant **streetscape improvement** on all frontages
2. **Intergenerational Housing** (non-age restricted)
8. **115 Affordable Housing Units** for the Community with potential for a Phase II that can bring an additional 160 units
4. **Beautification** along the S Dixie corridor
5. Provide for **traffic calming** with tree canopy planting and on-street parking – See Traffic Congestion Reduction Strategies on next slide
6. Green Certified **NGBS** housing
7. **366 Potential Jobs** Created in Phase I
8. **FPL Undergrounding of Powerlines** along S Dixie frontage

CRA ROI = 286%*

*\$20,050,590/\$7,000,000



Community Redevelopment Agency



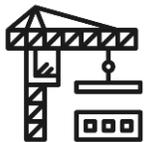
Artisan Pointe has building permit approvals and, due to its financing commitment from FHFC, must financially close and start construction before September 2026.

Artisan Pointe Phase II is not currently an awarded project but, HTG will apply this Phase II in the 2026 FHFC application funding rounds. If Artisan Pointe can successfully close, this will drastically improve the chances that the future Phase II can be developed.

ARTISAN POINT PHASE I DEVELOPMENT TIMELINE

ACTIONS/ ITEMS	ESTIMATED START	ESTIMATED FINISH
ARTISAN POINTE PHASE I		
Building Permit Plan Approval	7/22	10/25
FHFC Application Submitted	11/25	11/25
FHFC Application Report	11/25	1/26
Bid and Execute GC Contract	11/25	3/26
Execute Lender Term Sheets	11/25	3/26
FHFC Award & Invitation	1/26	3/26
Start and Complete FHFC Underwriting	3/26	5/26
Financial Closing	3/26	6/26
Construction Activities to TCO	6/26	12/27
Lease-up Activities to 100% Occupancy	12/27	3/28

Already Completed	
Pending Completion	





ARTISAN POINTE

Artisan Pointe a community that is ready to begin construction and deliver much-needed affordable housing to the CRA.

HTG already has a tax credit award from FHFC that it is leveraging to develop Artisan Pointe yet, there is still a **funding shortfall due to a recent reduction in Miami-Dade Tax Credit pricing and substantial costs related to required on and offsite infrastructure improvements**. Initially, Artisan Pointe anticipated at least \$0.87 per tax credit but, recent market fluctuations have caused pricing to be closer to \$0.82. The sitework required for this community is estimated at \$3M.

With the CRA's assistance of a **\$3,500,000 grant** and **\$3,500,000 Tax Increment Fund (TIF) Rebate**, HTG can ensure the success of Artisan Pointe and provide 115 of the highest quality multifamily residential units, deliver **\$20 million in local economic impact**, and secure a future phase that would bring 160 more affordable housing units to the CRA.

