

NW 79th Street

CORRIDOR
COMMUNITY
REDEVELOPMENT
AGENCY

Northside

ANNUAL REPORT FISCAL YEAR 2025

CREATED | 2009

- 1 Chair's Welcome Message
- 2 Executive Director's Message
- 3 What is a CRA?
- 4 CRA History & Boundaries
- 5 Boundary Expansion & Redevelopment Plan
- 6 CRA Board of Commissioners & Staffing
- 7 Finances
- 8 Financials & Tax Roll Growth
- 9 Strategic Planning
- 10 Small Business Support
- 11 CRA Calendar & Accomplishments
- 12 A Look Ahead



Rhenie Dalger
RHENIE DALGER, MBA
Chair

On behalf of the Board of Commissioners, I am pleased to present the NW 79th Street Corridor Community Redevelopment Agency's (CRA) Fiscal Year (FY) 2024–2025 Annual Report.

This past year represented an important step in our ongoing commitment to revitalizing the NW 79th Street redevelopment area and strengthening the communities that call it home. Guided by our Redevelopment Plan, and shaped by the voices of residents, business owners, and community partners, the Agency remained focused on setting clear priorities that support economic opportunity, enhance public spaces, and promote sustainable growth.

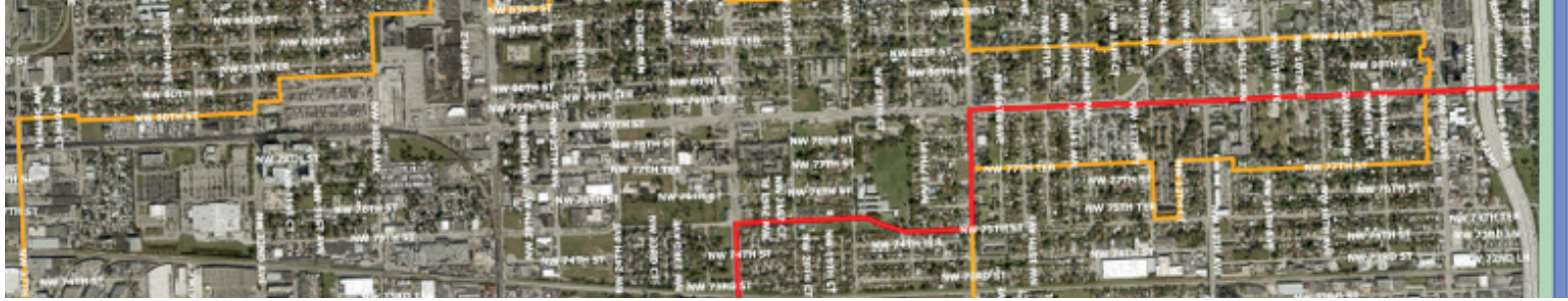
During FY 2024–2025, the CRA welcomed a seasoned redevelopment professional as its Executive Director. Since his appointment, the Agency has taken meaningful steps to strengthen its programs, build new partnerships, and lay the groundwork for initiatives that will support local businesses, improve infrastructure, and create a safer, more vibrant corridor. These efforts reflect our belief that redevelopment must be inclusive, intentional, and responsive to the needs of the community.

The Board remains committed to advancing initiatives that improve the appearance and safety of the corridor, support local businesses, and attract new investment to the district. We understand that meaningful redevelopment requires collaboration, and we will continue working closely with Miami-Dade County, community stakeholders, residents, and business owners to move the NW 79th Street corridor forward.

I would like to thank my fellow Board members, our Executive Director, and all of our community partners for their continued dedication and support. As you review this Annual Report, we invite you to look ahead with confidence as the CRA enters a more active phase focused on implementation and delivering visible, lasting improvements for the community we serve.

Together, we are building the foundation for a stronger, more vibrant, and more resilient NW 79th Street corridor.

Table of Contents



Executive Director's Message



Fiscal Year 2024–2025 represented a period of transition and renewed direction for the NW 79th Street Corridor Community Redevelopment Agency. Since assuming the role of Executive Director in May, my focus has been on strengthening the Agency's operational foundation, evaluating existing programs, and positioning the CRA to move forward with a more strategic and results-driven approach to redevelopment.

While much of this fiscal year was dedicated to planning, program development, and organizational alignment, this work was essential to ensure that future investments along the NW 79th Street corridor are intentional, impactful, and consistent with the long-term vision established in the Agency's Redevelopment Plan and updated Action Plan. Redevelopment is most effective when guided by clear priorities, and this year provided the opportunity to refine those priorities and prepare for a more active phase of implementation.

A major focus moving forward will be the implementation of meaningful programs and the strengthening of partnerships that help uplift the community and attract new investment to the NW 79th Street corridor. The Agency is advancing initiatives that support local businesses, improve the appearance and safety of the corridor, and encourage responsible redevelopment. Through targeted programs, strategic collaboration, and careful planning, the CRA is positioning itself to create visible and lasting improvements that benefit residents, property owners, and businesses alike.

The CRA also remains committed to strong collaboration with Miami-Dade County, community stakeholders, property owners, and local businesses. The success of the redevelopment effort depends on coordinated action, and the Agency will continue working closely with its partners to advance projects that support economic growth, improve infrastructure, and enhance quality of life within the redevelopment area.

I would like to express my appreciation to the Miami-Dade County Board of County Commissioners, as well as the Community Redevelopment Agency Board, for their guidance and continued support. Their leadership and oversight play a critical role in ensuring that the Agency remains accountable, transparent, and focused on delivering meaningful results for the community.

The coming year will mark the beginning of a more implementation-focused phase for the Agency. With updated programs, clearer priorities, and a strong commitment to responsible financial stewardship, the CRA is well positioned to move forward with initiatives that will bring lasting and visible improvements to the NW 79th Street corridor.

Together, we are laying the groundwork for a stronger, more vibrant, and more resilient community.

Casneve 'Khass' Oupelle
Casneve 'Khass' Oupelle, MPA,
FRA-RA
Executive Director



What is a Community Redevelopment Agency?

Community Redevelopment Agencies (**CRAs**) in the State of Florida are special-purpose local government districts/entities established by counties or municipalities under the authority of Chapter 163, Part III, Florida Statutes. Their primary mission is to address conditions of blight and promote revitalization within designated redevelopment areas. Once created, a CRA operates under an adopted community redevelopment plan that outlines specific goals, projects, and strategies tailored to the unique needs of the area. These plans often focus on improving infrastructure, encouraging private investment, expanding economic opportunities, and enhancing the overall quality of life for residents and businesses.

A key economic development tool used in Florida, CRAs, utilize tax increment financing (TIF), which allows a portion of future increases in property tax revenues within the redevelopment area, to be reinvested locally. As property values rise due to redevelopment efforts, the incremental tax revenue generated above the established base year is allocated to the CRA to fund eligible projects.

TIF funds are commonly used for:

- Infrastructure & Public Improvements: Construction or reconstruction of streets, utilities, sidewalks, water/sewer systems, and street lighting.

- Property Rehabilitation: Grants or loans for facade improvements, structural upgrades, and commercial/residential renovations that support small businesses.
- Site Preparation: Demolition of unsafe structures and clearance of land.
- Affordable Housing: Funding, loans, and grants for projects to increase affordable housing inventory.
- Public Amenities: Development of parks, playgrounds, and community spaces.
- Economic Development: Land acquisition and business retention programs.
- Operational Costs: Administrative expenses, including hiring staff or consultants to manage the redevelopment plan.
- Community Policing: Implementing innovations designed to reduce crime within the area.

Florida's CRAs are also designed to promote collaboration and accountability. They operate under the oversight of their governing bodies and are subject to public Sunshine meeting laws, financial reporting requirements, and regular audits to ensure transparency.

Many agencies actively engage residents, business owners, and community stakeholders in planning and decision-making processes to ensure redevelopment efforts reflect local priorities.

Through strategic planning, fiscal stewardship, and community engagement, CRAs play a vital role in revitalizing neighborhoods, reducing disparities, and fostering sustainable development across Florida's communities.

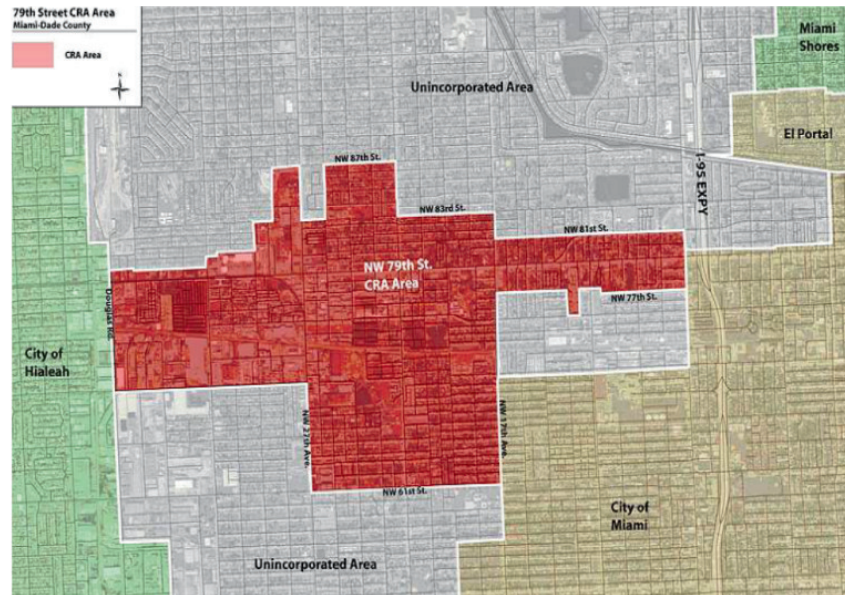
The CRA is a legal entity, separate, distinct, and independent from the Board of County Commission (BCC). Pursuant to Chapter 163 of the Florida Statutes, the NW 79th Street CRA must file with its governing body, Miami-Dade County (County), on or before March 31st of each year, a report of its activity for the preceding fiscal year. This report includes a complete financial statement setting forth the assets, liabilities, income, and operating expenses as of the end of the prior fiscal year (September 30, 2025).

This Annual Report will be available for review in the Miami-Dade County Clerk of the Court and Comptroller, 20 NW 1st Avenue, Miami, Florida 33128, 305-275-1155, and/or online at:

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



Our History & Boundaries



Commission Districts:
Marlene Bastien, District 2
Keon Hardemon, District 3

In accordance with the Community Redevelopment Act of 1969, the NW 79th Street CRA was created by the County on May 5, 2009, when the BCC adopted Resolution R-566-09, establishing the boundaries of the redevelopment area, declaring the Redevelopment Area to be slum and/or blighted, and approving the selection of a consultant to prepare a plan for the redevelopment of the Area in order to carry out the community redevelopment purposes of Chapter 163.

Additionally, the BCC adopted the following creation legislation:

- Ordinance No. 11-52, dated July 19, 2011, established the redevelopment trust fund, pursuant to Chapter 163, Florida Statutes, for deposit of tax increment revenues generated from the Redevelopment Area;
- Ordinance No. 11-55, dated July 19, 2011, appointed the members of the CRA Board;
- Resolution 604-11, dated July 19, 2011, approved the CRA Redevelopment Plan (Plan); and
- Resolution No. 95-12, dated January 24, 2012, approved execution of the Interlocal Agreement between the BCC and the CRA.

The Redevelopment Area (Area) is located in the west-central portion of Miami-Dade County (West Little River, Gladeview and Arcola Lakes). It extends approximately 2 miles from NW 7th Avenue at the east end to NW 37th Avenue on the west end.

At the west end, it includes only those parcels fronting on NW 79th Street on the north side, but extends south for about one third of a mile to include an industrial section centered around the FEC railroad tracks running approximately parallel to 79th Street.

The center portion, between NW 17th and NW 27th Avenues, widens considerably to extend to NW 61st Street on the south to NW 87th Street on the north, a distance of about one mile. The east end, east of NW 17th Avenue, is less than a thousand feet wide, and centered on 79th Street. The overall Area encompasses approximately 1,485 acres.

The CRA completed its sixteenth year of operation in Fiscal Year 2024-25.



Note: a larger map can be found at:
www.miamidade.gov/redevelopment/library/reports/79-street-cra-fon-final-report.pdf

Proposed Boundary Expansion & Redevelopment Plan

In order to increase the TIF in the Area, PMG Associates, Inc. was contracted to initiate a Finding of Necessity (FON) study for four contiguous areas adjacent to the existing CRA district. The CRA unanimously approved acceptance of the study and asked that the report be forwarded to the BCC for approval to initiate a revised Redevelopment Plan (Plan) to include both the original boundary and the four additional areas detailed below. If all four areas are approved for expansion, an additional 1,424 acres will be added to the CRA – almost doubling its current acreage.

The expansion areas are as follows:

AREA 1 (229.70 acres) - north by NW 77th Terrace/NW 77th Street, south by NW 71st Street, east by NW 7th Avenue, and west by NW 17th Avenue

AREA 2 (605 acres) - north by NW 71st Street, south by NW 53rd Lane, east by NW 27th Avenue, and west by NW 35th Avenue/NW 37th Avenue

AREA 3 (571.60) - north by NW 95th Street, south by NW 80th Street, east by NW 27th Avenue, and west by East 11th Avenue

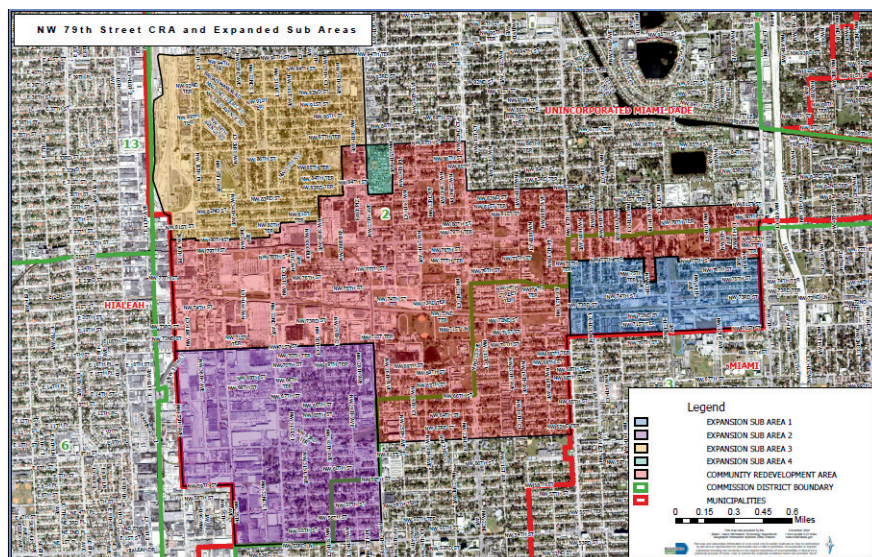
AREA 4 (21 acres) - north by NW 87th Street, south by NW 83rd Street, east by NW 25th Avenue, and west by NW 27th Avenue

The current redevelopment area consists of 1,485.12 acres, equivalent to 2.32 square miles. The expansion areas total 2,912.42 acres, which is equivalent to 4.55 square miles. If the expansion is approved, it would almost double the size of the CRA.

The original CRA boundaries and these expansion areas are located within County Commission District 2, represented by Commissioner Marlene Bastien and County Commission District 3, represented by Commissioner Keon Hardemon.

The Redevelopment Plan is the guiding blueprint for a CRA's work. It serves as a roadmap, outlining the specific goals and strategies for revitalizing a designated area. The Plan typically addresses issues like blight, lack of affordable housing, or economic stagnation. It details the overall vision for the community's future and lays out specific projects, such as infrastructure improvements, business development initiatives, or public space creation. The Plan can also establish financing mechanisms, often utilizing TIF dollars, to fund these projects and achieve the desired transformation. Regularly reviewed and updated, the Plan ensures the CRA's efforts are targeted, transparent, and aligned with the community's evolving needs.

As the CRA addresses the issues identified in the Redevelopment Plan, it will be reviewed and updated as the community changes, resources increase, additional partnerships are brokered, and new projects are identified by the CRA.



Note: a larger map can be found at: www.miamidade.gov/redevelopment/librar y/reports/79-street-cra-fon-final-report.pdf

Board of Commissioners & Staffing

GILBERT ST. JEAN,
PhD
Vice-Chairman



**TANISHA "WAKUMI"
DOUGLAS, MSW**
Board Secretary



RHENIE DALGER,
MBA
Chairwoman



NADEGE VILSAINT,
RCSWI, MSW
Board Member



SANDY LILA, MPA
Treasurer



The Ordinance which created the CRA provided the legal basis for the CRA to carry out redevelopment activities in the designated slum or blighted areas identified in the FON. Specifically, it delegated certain powers authorized by State statute to the new agency and set the framework for governance and oversight consistent with State law and Miami-Dade County Code requirements. Further, it established that the CRA Board of Commissioners consist of not fewer than five (5) or more than nine (9) commissioners.

The NW 79th Street CRA Board of Commissioners is comprised of volunteer professionals from the community with subject matter expertise in varying fields. The Agency's By-laws, which established operating guidelines for the Citizens board of commissioners, the composition, purpose, powers, meeting notice requirements and administrative procedures, were adopted by the Board on December 5, 2011.

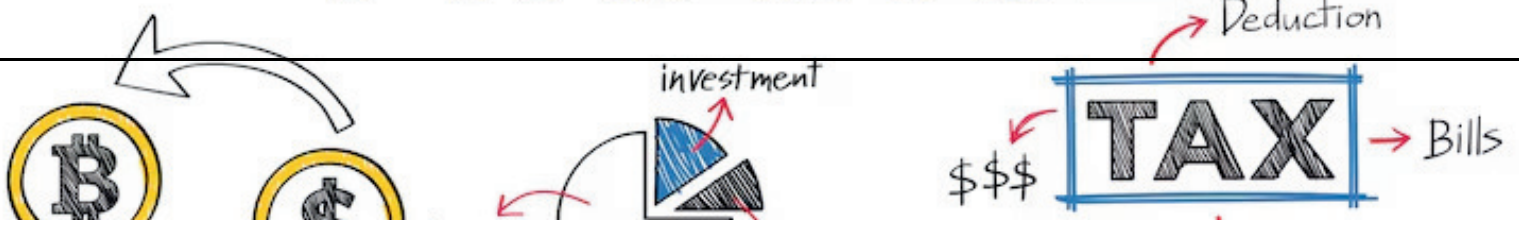
On June 1, 2022, former Commissioner Jean Monestime (District 2) appointed Aaron McKinney and Parmalyn Jacob to the Board through Resolution No. R-551-22. On October 6, 2022, Gilbert St. Jean, Jr., PhD (Vice-Chair) and Nadege Vilsaint were appointed through Resolution Nos. 965-22 and 968-22, respectively. On November 15, 2022, through Resolution No. 1133-22, Commissioner Monestime appointed Tanisha "Wakumi" Douglas and designated Aaron McKinney as Chair. Sandy Lila and Rhenie Dalger, were appointed by Commissioner Marlene Bastien on February 2, 2025 and July 1, 2025, respectively. On June 30, 2025, Aaron McKinney resigned from the Board. Parmalyn Jacob resigned on July 9, 2025. Through Resolution No. R 678-25, Rhenie Dalger was designated as Chair. As of September 30, 2025, five (5) of the nine (9) Board seats were filled.

In May 2025, the CRA hired a full-time Executive Director, Casneve "Khass" Oupelle, MPA, FRA-RA, to oversee day-to-day operations management. Consulting teams were also engaged to manage the CRA's grants program and economic development services.

On July 1, 2025, through Ordinance 25-60, the BCC authorized the CRA to employ their own agency staff, agents, other employees and legal counsel.

During the fiscal year, the CRA Board was staffed on a part-time basis by Miami-Dade County professional staff. The Office of Management and Budget (OMB): Vivian Cao, Assistant Director, Chimene Y. Graham, Business Manager and Nicole Jordan, Business Analyst. Legal assistance was provided by Miami-Dade County, Assistant County Attorney Terrence A. Smith.

FINANCE



Finances Adopted FY 2024-2025 Budget

CRA's play a critical role in driving tax base growth by focusing on revitalizing underdeveloped or neglected areas, which leads to increased property values and expanded economic activity. Through targeted investments in infrastructure, housing, and commercial development, the CRA helps attract new businesses and residents, creating a more vibrant and attractive community. As properties are redeveloped and improved, the overall tax base grows, generating additional revenue that can be reinvested into furthering community development initiatives. This growth not only strengthens the overall local economy, but also enhances the CRA's financial capacity to fund future redevelopment projects, ensuring long-term sustainability and prosperity for the entire community.

In addition, the CRA will focus on building awareness and promotion of redevelopment in the Area through business education, training support and economic programs by engaging community stakeholders, initiating valuable public-private partnerships, also known as P3s, and other organizations interested in the CRA's redevelopment Area.

The CRA's FY 2024-25 budget of **\$13,941,849**, was approved by the Agency on October 30, 2024 (CRA-05-2024) and by the BCC on June 3, 2025 (Resolution No. R-533-25).

The budget includes **revenue** sources of:

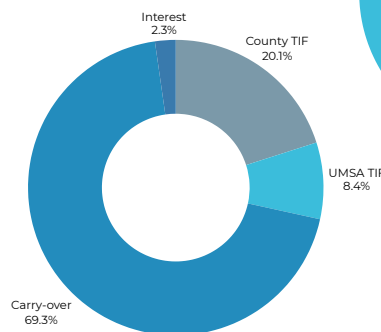
- County Tax Increment Financing (TIF) revenue, \$2,797,159
- Unincorporated Municipal Service Area (UMSA) TIF revenue, \$1,167,790
- Carry-over from prior years, \$9,661,726
- Interest earnings, \$315,174

The budget includes the following **expenses**:

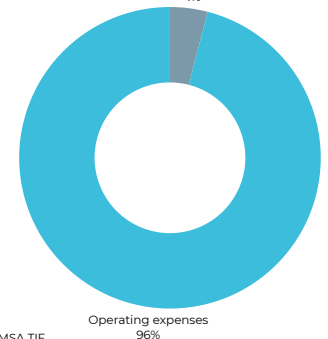
- Administrative expenditures of \$562,023 --
 - direct support from County staff, \$212,549
 - contractual services for an Executive Director, \$150,000
 - rent and utilities, \$55,000
 - procurement/sourcing support, \$30,000
 - audits and studies, \$25,000
 - travel including educational conferences and seminars, \$10,000
 - advertising, mail services and notices, \$5,000
 - printing/publishing, \$5,000

- CRA staff office supplies, \$4,000
- contractual services for web-based software program, \$3,000
- clerk and meeting costs, \$3,000
- Operating expenditures of \$13,379,826 --
 - \$9,020,826, land appraisals, acquisitions, development, corridor/infrastructure improvements, landscaping/streetscaping, and housing
 - \$1,000,000, 18th Avenue improvements
 - \$1,000,000, Business Attraction & Relocation Grant Prog.
 - \$500,000, Revitalization & Rehabilitation Grant Prog.
 - \$500,000, Residential Rehabilitation Grant Prog.
 - \$250,000, Business Incubator Partnership
 - \$250,000, Small Business Technology & Innovation Grant Prog.
 - \$190,000, contractual services, Economic Development/Market Analyst
 - \$175,000, contractual services, Grant Administrator
 - \$150,000, job training partnerships
 - \$100,000, contractual services, Finding of Necessity/Expansion/Program Assistant
 - \$100,000, innovative community policing/solid waste/code enforcement
 - \$50,000, business services & outreach
 - \$50,000, legal services
 - \$25,000, printing, publishing and social media
 - \$15,000, professional development (conferences/training/seminars)
 - \$4,000, membership and state fees

Revenues
FY 2024-25



Administrative
expenses
4%



Expenses
FY 2024-25



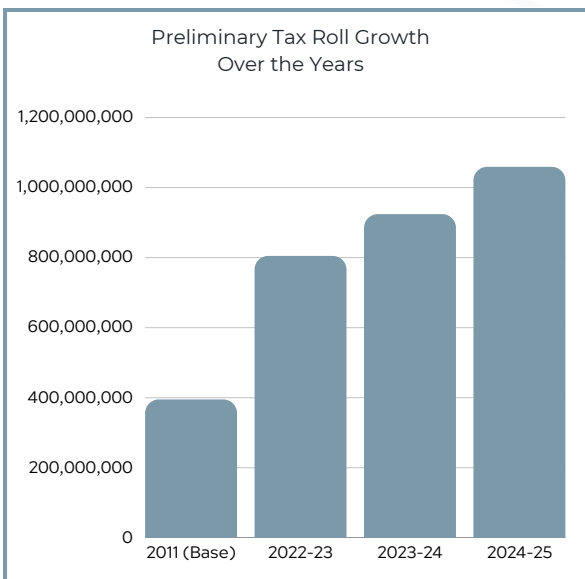
Financials & Tax Roll Growth

The NW 79th Street CRA financial statement for Fiscal Year 2024–2025 reflects the NW 79th CRA’s continued commitment to sound fiscal management, transparency, and accountability.

The table to the right provides a summary of revenues, expenditures, and fund balances, demonstrating the Agency’s prudent use of TIF to advance redevelopment priorities. Consistent with its mission, the CRA has aligned its financial resources with strategic investments in infrastructure, economic development, and community enhancement initiatives, while maintaining strong internal controls and compliance with all applicable regulatory requirements. These statements underscore the Agency’s capacity to responsibly manage public funds and position the corridor for sustained, long-term growth.

The 2011 base year taxable value for the CRA was \$395,158,830. However, due to declining property values in the Area, the CRA did not receive any TIF funding, as the tax roll did not grow beyond the 2011 base year, until FY 2016-2017.

Northwest 79 th Street Corridor Community Redevelopment Agency (A Component Unit of Miami-Dade County, Florida) Statement of Revenues, Expenditures and Change in Fund Balance As of September 30, 2025	
Revenues:	General Fund
Tax Increment Financing Revenue	\$3,964,949
Investment and Other Income	\$403,316
Total Revenues	\$4,368,265
Expenditures:	
Community Redevelopment	\$736,394
Total Expenditures	\$736,394
Changes in Net Position	\$3,631,871
Fund Balance - Beginning	\$9,708,338
Fund Balance - Ending	\$13,340,209



For FY 2024-25, the Preliminary Tax Roll for the Area was \$1,059,284,720, a healthy 14.6% increase over the 2023-2024 Preliminary Tax Roll (\$924,250,215) and a 168% increase over the 2011 base value.

This is the ninth straight year of positive TIF growth for the CRA.

Strategic Planning & 2025 Action Plan Update

The CRA is committed to advancing sustainable growth, improving residents' quality of life, and revitalizing underdeveloped areas throughout the community. During FY 2024–2025, the CRA continued its partnership with MHCP COLAB, LLC (COLAB) to advance strategic planning and economic development initiatives designed to accelerate redevelopment within the NW 79th Street corridor.

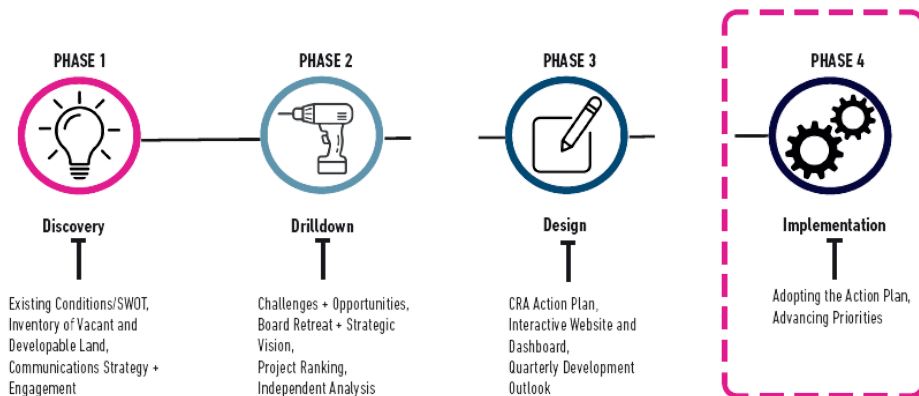
Throughout the fiscal year, COLAB spearheaded the completion, and Board approval, of the 2025 Action Plan Update, a comprehensive roadmap that replaces the outdated 2019 framework. By utilizing a four-phased approach—Discovery, Drilldown, Design, and Implementation—COLAB provided the CRA Board with a database of existing conditions, including ArcGIS mapping that revealed a corridor composed of 45% commercial land and 15% vacant parcels. This foundational work has allowed the Agency to identify exactly where slum and blight are most concentrated and where intervention is most needed. Further, it included a comprehensive assessment of existing conditions and neighborhood needs, identification of priority redevelopment areas, and establishment of short-, mid-, and long-term objectives that support robust economic redevelopment.

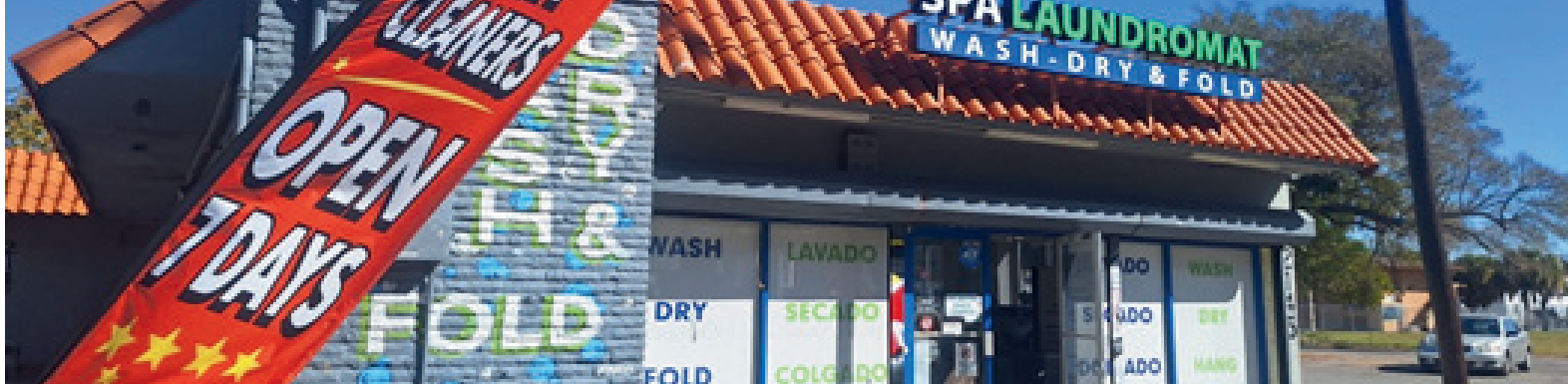
Using the four-phased approach, the consultant first guided all stakeholders through the “discovery” phase to understand existing conditions through extensive mapping, stakeholder interviews and community workshops.

Next, the consultant completed the “drilldown” phase to analyze the base information and present overall findings at a half-day Board retreat. Here the Board identified a broad grouping of projects and areas of focus that were most important to the CRA.

In “design” the consultant created a preliminary Action Plan and began building an interactive dashboard and website to create transparency and share materials and findings with the community. After focus group meetings with property owners, business owners, residents and Board Members, the projects and priorities were further modified. Delivery and acceptance of the Action Plan update was Phase 3, while the final Phase, Implementation, will be occurring over the next three to five years.

After the Board Retreat, the CRA's Action Plan was finalized and approved by the Board. Through active collaboration with local stakeholders, businesses, and residents, the CRA directly worked to implement a unified development strategy that leverages CRA resources and assets, strengthens infrastructure, supports business growth, and encourages meaningful public engagement. The Action Plan, which serves as a companion to the CRA's Redevelopment Plan, helps guide the Board's overall strategic planning objectives and economic goals.





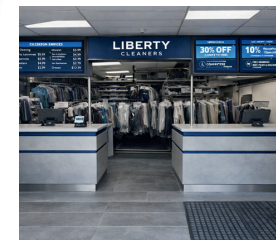
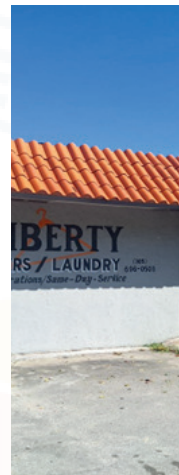
Small Business Support

In 2024-25, the CRA also continued its engagement with Neighbors and Neighbors Association, Inc. (NANA), as the grants administrator to launch their new grant programs. This partnership supported the CRA's Work Program by strengthening small business assistance, accelerating business growth, advancing redevelopment projects, and coordinating infrastructure planning with key partners. These efforts are designed to attract new investment and generate employment opportunities within the CRA Area. Through targeted outreach, technical assistance, and a user-friendly application process, NANA helped local businesses access capital to improve properties, modernize operations, and strengthen long-term viability within the redevelopment area.

For FY 2024-25, the CRA's grant program inaugural year, the Agency allocated a total of \$2,250,000. Nine grants, totaling \$323,250, were awarded, supporting small business expansion, corridor revitalization, and property rehabilitation projects, and representing an injection of capital into the CRA's small business ecosystem. By providing administrative support and technical assistance, NANA ensured that local entrepreneurs could successfully navigate the application process for the CRA's Area Improvement and Redevelopment Grant (AIRGP) programs. Grant opportunities included the: Revitalization & Rehabilitation Grant (RRG), up to \$75,000; Business Attraction & Relocation Grant (BARG), up to \$100,000; and the Small Business Technology & Innovation Grant (SBTIG), up to \$10,000.

Further, NANA implemented a digital grants application portal, streamlining the submission process and reducing the time-to-award for local business owners. NANA also strengthened the program's reach through expanded community engagement (free community Radio advertisements) and collaboration with other redevelopment agencies and economic development partners. NANA also employed a multi-lingual outreach and technical and print support campaign (English, Creole and Spanish) to help businesses successfully apply for funding. These implementations reflect "best practices" used by other Florida redevelopment agencies, which utilize façade improvement grants, business attraction incentives, and capacity-building programs to stimulate private investment and enhance commercial corridors.

In due time, the CRA's grant programs will evolve into a critical redevelopment catalyst, as the funding will support property improvements, business retention and commercial revitalization.





CRA Calendar & Accomplishments

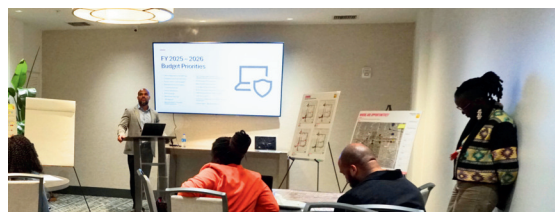
In 2025, the most significant accomplishment was the hiring of a full-time executive director, Casneve 'Khash' Oupelle, with Vantage Solutions, LLC, to oversee day-to-day management and operations and spearhead refinement of the CRA's primary objective of serving as a catalyst for impactful economic community renewal.

For the year, additional accomplishments were the following:

1. Employed professional consultants in the urban development and grants management areas
2. Hosted several community visioning workshops to garner feedback from business owners and residents for an update and delivery of the Agency's 2025 Action Plan
3. Awarded nine (9) business grants for a total amount of \$323,250
4. Established the Neighborhood Improvement program (NIP) in support of residential facade and beautification improvements
5. Approved Infrastructure and Tax Increment Financing Incentive Program guidelines
6. Hosted a successful Strategic Planning Retreat and refined the strategic planning documents
7. Created an inventory of existing conditions, including: vacant land, unsafe structures, land ownership/value, land use and zoning, neighborhood services and amenities, transit and transportation and properties lacking sewer connections
8. Networked at the annual state-wide Florida Redevelopment Association (FRA) and International Economic Development Council (IEDC) conferences
9. Liaised with multiple community partners, including private business owners, residents, developers, Florida Department of Transportation, Miami-Dade County Sheriff's Office and Miami-Dade County departments (Commission offices; planning; water and sewer; transit/public works; code enforcement and housing)

2024-2025 CRA Calendar

- October 1st
- October 22nd - 25th (FRA Conference)
- October 30th
- December 11th
- January 29th
- February 6th (Focus Groups)
- February 8th (Focus Group)
- March 12th
- April 16th
- May 28th
- June 25th
- July 30th
- August 29th (Board Retreat)
- September 14th - 17th (IEDC Conference)
- September 30th



Looking Ahead

Fiscal Year 2024–2025 represented another step forward in transforming the NW 79th Street CRA Area into a resilient, thriving community that honors its history while embracing future opportunity. Through disciplined planning, transparent governance, community-driven priorities, and collaborative partnerships, the Agency remains steadfast in its mission to eliminate slum and blight, stimulate economic vitality, and improve quality of life for all who live, work, visit and invest within our Redevelopment Area.

As the NW 79th Street CRA prepares for the next fiscal year, the focus turns from vision to sustained implementation and measurable impact. The coming year will emphasize delivering visible improvements along the corridor, accelerating capital projects, and strengthening partnerships that leverage public investment to attract private redevelopment. Strategic use of tax increment financing will continue to support infrastructure upgrades, commercial revitalization, housing stability initiatives, and public realm enhancements that create safer, more walkable, and economically vibrant neighborhoods.

In the year ahead, the CRA will also deepen its commitment to small business support, workforce opportunity, and equitable development to ensure that long-term residents and entrepreneurs benefit from the Corridor's growth. Continued collaboration with community stakeholders, institutional partners and local and State governmental departments, will be essential to advancing catalytic projects and positioning the Area for sustainable reinvestment.

Specifically, major goals targeted for the upcoming Fiscal Year may include:

1. Drive redevelopment and strategic growth
 - Focus on redevelopment of key parcels and underutilized sites

- Use mapping analysis (land use, zoning, property values) to guide investment decisions
 - Support transit-oriented development (TOD) and corridor-wide planning
2. Strengthen economic development and business activity
 - Promote business development and attraction along the corridor
 - Encourage industrial hub growth and job creation
 - Explore partnerships (e.g., chambers, potential medical uses) to bring new employers and services
 3. Improve quality of life for residents
 - Partner for a community policing initiative
 - Create more walkable neighborhoods
 - Enhance overall livability and neighborhood conditions
 4. Support housing affordability and community stability
 - Promote affordable housing opportunities
 - Ensure redevelopment benefits existing residents, not just new investment
 - Balance growth with preservation of the current community
 5. Advance sustainable and coordinated planning
 - Plan for long-term, sustainable growth across the corridor
 - Align land use, infrastructure, and economic strategies
 - Incorporate data-driven planning and community input into decision-making
 6. Foster community engagement and safety
 - Increase community participation and stakeholder involvement
 - Build a safe, thriving neighborhood environment
 - Use outreach and engagement to guide implementation

Building on this momentum, the NW 79th Street CRA remains committed to delivering results that are both visible and lasting. By aligning strategic investments with community priorities, the CRA will continue to transform underutilized spaces into assets that reflect the Corridor's identity and potential. With a clear focus on accountability and long-term sustainability, the CRA is well-positioned to foster a redevelopment pattern that not only attracts new opportunities but also preserves and uplifts the existing community. Together with, you, our partners and stakeholders, the CRA looks ahead with confidence, dedicated to ensuring that progress along NW 79th Street translates into meaningful and enduring benefits for generations to come.

**NW 79th Street Corridor Community
Redevelopment Agency**
Miami, Florida

CRA Mission:

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.