

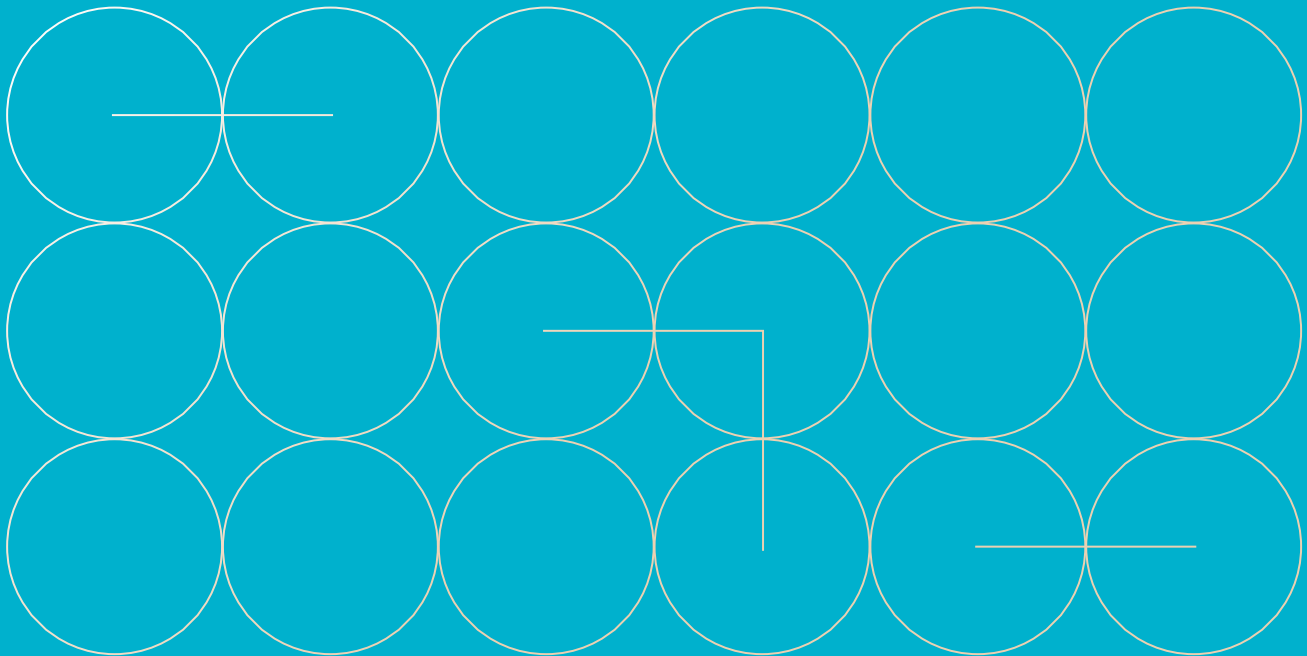


NW 79TH STREET

COMMUNITY REDEVELOPMENT AGENCY

FISCAL YEAR 2025-2026

PROPOSED BUDGET NARRATIVE



Overview

For Fiscal Year 2025-2026, the NW 79th Street CRA is advancing its redevelopment strategy through targeted investments in housing rehabilitation, commercial corridor revitalization, infrastructure improvements, small business support, and new development opportunities. The budget reflects a balance between operational capacity, visible corridor upgrades, and long-term development incentives to transform the NW 79th Street area into a more vibrant, economically resilient community.

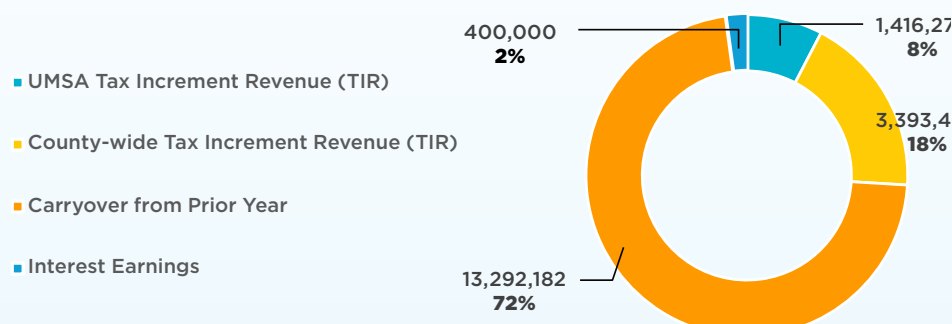
Revenues

CRA revenues are generated by Tax Increment Financing (TIF), which captures the growth in ad valorem property taxes beyond the base year values within the district. Carryover funds represent previously budgeted programs in progress and strategic reserves for acquisition and infrastructure.

- **UMSA Tax Increment Revenue (TIR) - \$1,416,270**
Contribution from the Unincorporated Municipal Service Area portion of the CRA.
- **Countywide Tax Increment Revenue (TIR) - \$3,393,408**
Contribution from the Countywide portion of the tax increment generated within the CRA boundary.
- **Carryover from Prior Year - \$13,292,182**
Reflects unspent allocations from prior fiscal years, including funds reserved for major capital and redevelopment initiatives.
- **Interest Earnings - \$400,000**
Anticipated interest income on CRA-held balances.

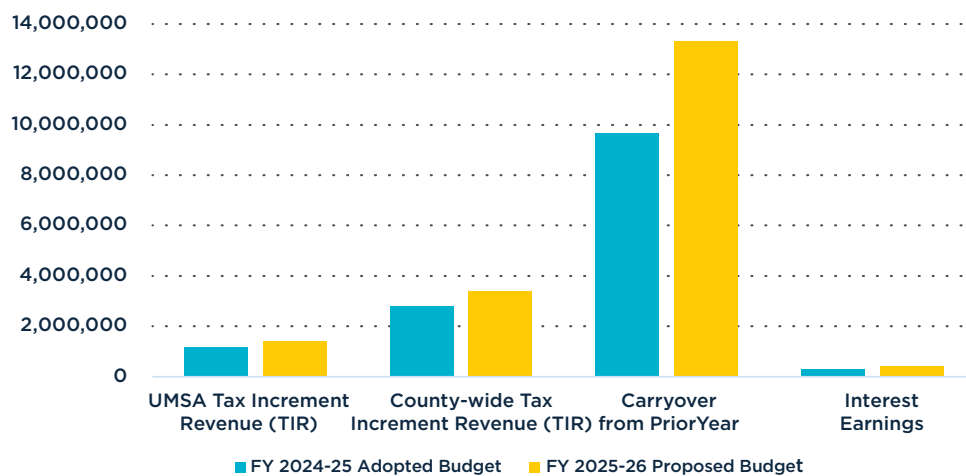
Total Revenues: \$18,501,860

TAX INCREMENT REVENUE SOURCE	AMOUNT
UMSA Tax Increment Revenue (TIR)	1,416,270
County-wide Tax Increment Revenue (TIR)	3,393,408
Carryover from Prior Year	13,292,182
Interest Earnings	400,000
TAX INCREMENT REVENUE TOTAL	18,501,860

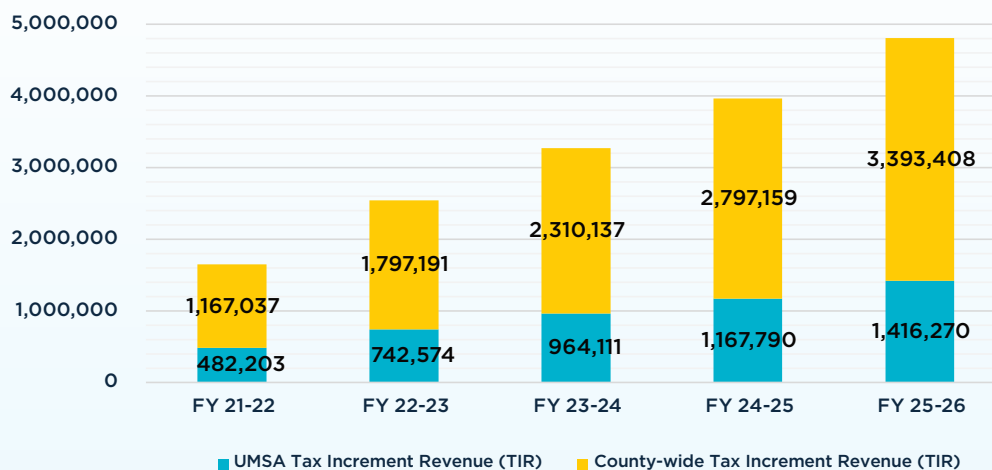


Revenue Growth Analysis: FY 25 vs. FY 26

REVENUES	FY 2024-25 Adopted Budget	FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)	1,167,790	1,416,270
County-wide Tax Increment Revenue (TIR)	2,797,159	3,393,408
Carryover from Prior Year	9,661,726	13,292,182
Interest Earnings	315,174	400,000
Revenue Total	13,941,849	18,501,860



REVENUES	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
UMSA Tax Increment Revenue (TIR)	482,203	742,574	964,111	1,167,790	1,416,270
County-wide Tax Increment Revenue (TIR)	1,167,037	1,797,191	2,310,137	2,797,159	3,393,408
Total	1,649,240	2,539,765	3,274,248	3,964,949	4,809,678



Key Initiatives for FY 2025-26

The NW 79th Street CRA has identified the following key initiatives for the upcoming fiscal year. These priorities reflect the board's direction, commissioner guidance, and the CRA Plan, and are designed to deliver both visible community improvements and long-term redevelopment outcomes.

Residential Stabilization & Homeownership

- Launch the Residential Rehabilitation Grant Program to assist homeowners with property repairs, safety upgrades, and exterior enhancements that improve neighborhood quality of life.
- Introduce a Homeownership Program to support residents seeking to purchase homes within the redevelopment area, promoting stability and long-term community investment.

Commercial Corridor Revitalization

- Implement a Block-by-Block Commercial Incentive Program focused on key nodes along the corridor to create visible clusters of revitalized businesses.
- Deploy the Clean Team for daily litter removal, pressure cleaning, and landscaping to maintain an inviting business environment.
- Advance gateway projects, landscaping, and wayfinding improvements to strengthen corridor branding and create a cohesive identity.
- Launch the Innovation Center to provide space for entrepreneurship, business incubation, and workforce development.

Catalytic Redevelopment & Land Strategy

- Allocate \$9M for acquisition opportunities and development incentives to assemble parcels and attract catalytic private-sector redevelopment.

Public Safety & Code Enforcement

- Support Innovative Community Policing initiatives in collaboration with local law enforcement to improve safety and activate public spaces.
- Strengthen Code Enforcement efforts to address property maintenance issues and reduce blight.

Mobility & Infrastructure Improvements

- Allocate funding for 18th Avenue Improvements to enhance a key north-south corridor. The scope of improvements will be identified through planning and stakeholder input during FY 25-26.
- Launch a Community Shuttle Service to improve mobility and support residents, workers, and businesses with local transportation.
- Enhance the public realm through streetscape, landscaping, and gateway projects that promote connectivity and district identity.

Workforce & Business Support

- Expand Workforce Training Programs to prepare residents for jobs in trades, construction, and emerging industries.
- Provide technical assistance and outreach to small businesses through consultant support and strategic partnerships.

CRA Office & Operational Efficiency

- Establish a dedicated CRA office to maximize operational efficiency, improve service delivery, and strengthen the agency's independent capacity to manage redevelopment initiatives.

Proposed Administrative Expenditure

The FY 2025–26 proposed budget for the NW 79th Street Community Redevelopment Agency reflects the agency's focus on building administrative capacity, ensuring compliance, and creating the infrastructure necessary to deliver major redevelopment initiatives. These expenditures cover the CRA's administrative needs, technology, compliance reporting, and staff support.

- **Rent & Utilities (\$75,000)**
Funds lease payments, electricity, water, internet, and other utilities required to operate a fully functional office environment.
- **Furniture, Fixtures & Equipment (FF&E) (\$45,500)**
Provides workstations, furniture, and IT equipment to support staff productivity and CRA operations.
- **Web-Based Grants Program (\$7,000)**
Pays for the implementation and maintenance of an online grants management platform to streamline program applications, compliance reporting, and reimbursements.
- **Executive Director (\$150,000)**
Compensation for the Executive Director responsible for day-to-day management, board relations, and program implementation per interlocal agreement.
- **Procurement & Sourcing Support (\$30,000)**
Provides professional services to support solicitation processes, vendor sourcing, and contract administration in compliance with County procurement standards.
- **Audits (\$20,000)**
Covers the statutorily required annual independent financial audit, ensuring compliance with Florida Statutes and CRA standards.
- **Office Supplies (\$7,500)**
General administrative materials such as paper, toner, pens, and folders to support daily operations.
- **Clerk & Meeting Costs (\$3,000)**
Supports agenda preparation, transcription, public notices, and clerical services for board meetings.
- **Advertising, Mail Services & Notices (\$5,000)**
Covers legally required public notices, direct mailings, and advertising for CRA programs and meetings.
- **Operating Supplies (\$7,500)**
Allocated for consumables and day-to-day operational items not classified as office supplies.
- **Website Development & Maintenance (\$25,000)**
Ensures the hosting, ADA compliance, upgrades, and ongoing content management of the CRA's website.
- **Direct County Support (\$125,000)**

Reflects indirect administrative support services provided by Miami-Dade County, including finance, HR, and procurement.

- **County Administrative Fee – \$72,145**

A required 1.5% fee assessed by Miami-Dade County on the tax increment contribution.

Total Administrative & County Charge: \$572,645

Proposed Operating Expenditure

The FY 2025–26 operating budget funds the CRA’s direct redevelopment efforts and program delivery. Expenditures emphasize corridor beautification, business growth, residential stabilization, public safety, and catalytic land acquisition projects that advance the NW 79th Street Redevelopment Plan.

- **Employee Salary & Fringe (\$250,000)**

Provides staffing support for program management, reporting, and daily CRA operations.

- **Conferences & Training (\$18,000)**

Enables staff and board members to attend redevelopment conferences, FRA trainings, and other professional development opportunities.

- **Memberships & State Fees (\$7,677)**

Covers required Florida DEO special district fees and professional association memberships that provide training, networking, and compliance support.

- **Legal Services (\$150,000)**

Provides for CRA legal counsel to draft resolutions, review contracts, ensure compliance, and advise on redevelopment transactions and negotiations.

- **Printing & Publishing (\$22,000)**

Funds printed collateral for meetings, community outreach, signage, and program guidelines.

- **Business Services & Outreach (\$50,000)**

Supports business engagement activities, stakeholder meetings, marketing, and communications.

- **Professional Services – Contractual (\$616,542)**

Engages consultants for redevelopment planning, real estate advisory, architectural review, permitting support, program management, and community engagement.

- ▶ **Real Estate & Market Analysis Consultant:**

Provides property valuation, market absorption studies, and redevelopment feasibility to guide negotiations for land acquisition.

- ▶ **Urban Design / Landscape Architecture Consultant:**

Develops corridor streetscape concepts, gateway designs, and public realm activation plans to tie into branding and wayfinding.

- ▶ **Small Business Technical Assistance Provider:**

Offers direct one-on-one support to grantees (bookkeeping, marketing, business planning), often through partnerships with SBDC, CDFIs, or chambers.

- ▶ **Transportation / Mobility Consultant:**
Designs and plans the shuttle service, complete streets strategies, and last-mile transit solutions.
- ▶ **Grants Program Coordinator Consultant:**
Manages application intake, processing, and compliance monitoring for the CRA's commercial incentive, ensuring timely disbursement, documentation, and performance tracking.
- ▶ **Economic Development Consultant:**
Provides strategic guidance on redevelopment opportunities, business retention and attraction, and incentive structuring. Supports site feasibility analyses, developer engagement, and ROI modeling to advance catalytic projects aligned with the CRA Plan.
- ▶ **Communications Consultant:**
Develops and implements a communications strategy to raise visibility of CRA programs and projects. executes public messaging, branding, social media, website updates, and outreach collateral to ensure transparency and consistent stakeholder engagement.
- ▶ **Information Technology Services Consultant:**
Maintains CRA's digital infrastructure, including website hosting, system upgrades, cybersecurity, and cloud-based records management, ensuring transparency, ADA compliance, and operational continuity.
- ▶ **Permit Expeditor:**
Assists CRA-funded projects in navigating local permitting processes, expediting approvals to reduce delays and support on-time completion of façade, rehabilitation, or infrastructure improvements.
- ▶ **Commercial Rehabilitation Inspector:**
Conducts inspections and progress assessments for CRA-funded commercial improvements to confirm code compliance, validate construction milestones, and authorize reimbursement of grant funds.
- **Workforce Training (\$500,000)**
Supports workforce development programs designed to prepare local residents for employment opportunities in construction, trades, and other growth sectors.
- **Innovative Community Policing (\$100,000)**
Funds community-oriented policing initiatives in partnership with law enforcement, including surveillance support and public safety activations.
- **Code Enforcement (\$50,000)**
Enhances enforcement capacity to address property maintenance, zoning compliance, and slum/blight conditions.
- **Residential Rehabilitation Grant Program (\$1,784,996)**
Provides grants to homeowners for essential property repairs, health and safety upgrades, and exterior improvements that stabilize neighborhoods.
- **Commercial Incentive Program (\$2,100,000)**
Offers matching grants to businesses for façade improvements, building rehabilitation, signage upgrades, and commercial revitalization.
- **Carryover Budgeted Commercial Projects (\$323,250)**
carryover funds for previously approved commercial incentive projects still in progress.

- **Innovation Center (\$350,000)**
Funds the development of a hub to support small business incubation, entrepreneurship, and technology access in the district.
- **18th Avenue Improvements (\$1,000,000)**
Supports infrastructure and beautification upgrades along 18th Avenue to strengthen its role as a key corridor within the CRA boundary.
- **Streetscape Improvements – Landscaping & Wayfinding (\$1,000,000)**
Funds public realm improvements, including tree planting, median enhancements, branded signage, gateway features, and wayfinding elements to establish a strong corridor identity. These projects will serve as highly visible improvements that create a sense of place and reinforce the CRA's branding strategy along NW 79th Street.
- **Clean Team – Maintenance Services (\$306,750)**
Contracts with a third-party provider for daily litter removal, pressure cleaning, and general upkeep to maintain a clean and attractive district.
- **Community Shuttle Services (\$300,000)**
Provides operating support for a shuttle program designed to improve local mobility and connect residents and workers to commercial nodes.
- **Land Acquisition & Development Incentives (\$9,000,000)**
Reserves funds for acquiring strategic parcels and offering financial incentives to attract catalytic private development aligned with the CRA Plan.

Total Operating Expenditures: \$17,929,215

REVENUES	FY 2025-26 Proposed Budget
UMSA Tax Increment Revenue (TIR)	1,416,270
County-wide Tax Increment Revenue (TIR)	3,393,408
Carryover from Prior Year	13,292,182
Interest Earnings	400,000
Revenue Total	18,501,860
EXPENDITURES	
A - Administrative Expenditures:	
Rent and Utilities	75,000
Furniture Fixture & Equipment (FF&E)	45,500
Contractual Services , Web-based Grants program	7,000
Contractual Services, Executive Director	150,000
Procurement/Sourcing Support	30,000
Audits	20,000
Office Supplies	7,500
Clerk & Meeting Costs	3,000
Advertising, Mail Services & Notices	5,000
Travel	
Operating Supply	7,500
Website Development & Maintenance	25,000
Other Administrative Expenses (Direct County support)	125,000
County Administrative Fee/Charge at 1.5%	72,145
A - Subtotal Administrative Expenses & County Charge	572,645
B - Operating Expenditures:	
Employee Salary & Fringes	250,000
Conferences & Training	18,000
Memberships & State Fees	7,677
Legal Services	150,000
Printing & Publishing	22,000
Business Services & Outreach	50,000
Professional Services	616,542
Workforce Training	500,000
Innovative Community Policing	100,000
Code Enforcement	50,000
Residential Rehabilitation Grant Program	1,784,996
Commercial Incentive Program	2,100,000
Carryover Commercial Budgeted Projects	323,250
Innovation Center	350,000
18th Avenue Improvements	1,000,000
Streetscape Improvements (Landscaping + Wayfinding)	1,000,000
Clean Team	306,750
Community Shuttle Services (Transportation)	300,000
Land Acquisition & Development Incentives	9,000,000
B - Subtotal Operating Expenses	17,929,215
Expenditure Total (B+C)	18,501,860

NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY

REVENUES	FY 2024-25 Adopted Budget	FY 2024-25 Projections	" FY 2025-26
UMSA Tax Increment Revenue (TIR)	1,167,790	1,167,790	1,416,270
County-wide Tax Increment Revenue (TIR)	2,797,159	2,797,159	3,393,408
Carryover from Prior Year	9,661,726	9,708,337	13,292,182
Interest Earnings	315,174	408,399	400,000
Revenue Total	13,941,849	14,081,685	18,501,860
EXPENDITURES			
Administrative Expenditures:			
Rent and Utilities	55,000	-	75,000
Furniture Fixture & Equipment (FF&E)			45,500
Contractual Services , Web-based Grants program	3,000		7,000
Contractual Services, Executive Director	150,000	62,500	150,000
Procurement/Sourcing Support	30,000	-	30,000
Audits	25,000	16,500	20,000
Office Supplies	4,000		7,500
Printing & Publishing	5,000		
Clerk & Meeting Costs	3,000		3,000
Advertising, Mail Services & Notices	5,000		5,000
Travel	10,000	5,635	
Operating Supply			7,500
Website Development & Maintenance			25,000
Other Administrative Expenses (Direct County support)	212,549	212,549	125,000
(A) Subtotal Administrative Expenses	502,549	297,184	500,500
County Administrative Fee/Charge at 1.5%	59,474	59,474	72,145
(B) Subtotal Administrative Expenses & County Charge	562,023	356,658	572,645
Operating Expenditures:			
Employee Salary & Fringes			250,000
Conferences & Training	15,000		18,000
Memberships & State Fees	4,000	2,845	7,677
Legal Services	50,000	50,000	150,000
Printing & Publishing	25,000		22,000
Business Services & Outreach	50,000		50,000
Professional Services			616,542
Contractual Services, Grants Administrator	175,000	190,000	
Contractual Services, Econ Dev/Market Analyst	190,000	190,000	
Contractual Services, Marketing & Promotion	-		
Contractual Services, FON/Expansion Program Asst.	100,000		
Workforce Training	150,000		500,000
Innovative Community Policing	100,000		100,000
Code Enforcement			50,000
Residential Rehabilitation Grant Program	500,000		1,784,996
Commercial Incentive Program			2,100,000
Carryover Commercial Budgeted Projects			323,250
Small Business Technology & Innovation Grant Program	250,000		
Revitalization & Rehabilitation Grant Program	500,000		
Business Attraction & Relocation Grant Program	1,000,000		
Innovation Center	250,000		350,000
18th Avenue Improvements	1,000,000		1,000,000
Streetscape Improvements (Landscaping + Wayfinding)	9,020,826		1,000,000
Clean Team			306,750
Community Shuttle Services (Transportation)			300,000
Land Acquisition & Development Incentives			9,000,000
(C) Subtotal Operating Expenses	13,379,826	432,845	17,929,215
(D) Reserve	-	-	
Expenditure Total (B+C+D)	13,941,849	789,503	18,501,860
Cash Position (Rev-Exp)	(0)	13,292,182	0

N.W. 79th Street Corridor
Community Redevelopment Agency
FY 2025-26

Beginning October 1, 2025

	FY 2024-25 Adopted Budget	FY 2024-25 Projections	FY 2025-26 Proposed
REVENUES			
UMSA Tax Increment Revenue (TIR)	1,167,790	1,167,790	1,416,270
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Interest Earnings	315,174	408,399	400,000
Revenue Total	13,941,849	14,081,685	18,501,860
EXPENDITURES			
Administrative Expenditures:			
Rent and Utilities	55,000	-	75,000
Furniture Fixture & Equipment (FF&E)			45,500
Contractual Services , Web-based Grants program	3,000		7,000
Contractual Services, Executive Director	150,000	62,500	150,000
Procurement/Sourcing Support	30,000	-	30,000
Audits	25,000	16,500	20,000
Office Supplies	4,000		7,500
Printing & Publishing	5,000		
Clerk & Meeting Costs	3,000		3,000
Advertising, Mail Services & Notices	5,000		5,000
Travel	10,000	5,635	
Operating Supply			7,500
Website Development & Maintenance			25,000
Other Administrative Expenses (Direct County support)	212,549	212,549	125,000
(A) Subtotal Administrative Expenses	502,549	297,184	500,500
County Administrative Fee/Charge at 1.5%	59,474	59,474	72,145
(B) Subtotal Administrative Expenses & County Charge	562,023	356,658	572,645
Operating Expenditures:			
Employee Salary & Fringes			250,000
Conferences & Training	15,000		18,000
Memberships & State Fees	4,000	2,845	7,677
Legal Services	50,000	50,000	150,000
Printing & Publishing	25,000		22,000
Business Services & Outreach	50,000		50,000
Professional Services			616,542
Contractual Services, Grants Administrator	175,000	190,000	
Contractual Services, Econ Dev/Market Analyst	190,000	190,000	
Contractual Services, Marketing & Promotion	-		
Contractual Services, FON/Expansion Program Asst.	100,000		
Workforce Training	150,000		500,000
Innovative Community Policing	100,000		100,000
Code Enforcement			50,000
Residential Rehabilitation Grant Program	500,000		1,784,996
Commercial Incentive Program			2,100,000
Carryover Commercial Budgeted Projects			323,250
Small Business Technology & Innovation Grant Program	250,000		
Revitalization & Rehabilitation Grant Program	500,000		
Business Attraction & Relocation Grant Program	1,000,000		
Innovation Center	250,000		350,000
18th Avenue Improvements	1,000,000		1,000,000
Streetscape Improvements (Landscaping + Wayfinding)	9,020,826		1,000,000
Clean Team			306,750
Community Shuttle Services (Transportation)			300,000
Land Acquisition & Development Incentives			9,000,000
(C) Subtotal Operating Expenses	13,379,826	432,845	17,929,215
(D) Reserve	-	-	-
Expenditure Total (B+C+D)	13,941,849	789,503	18,501,860
Cash Position (Rev-Exp)	(0)	13,292,182	0