

2022 Annual Report

October 1, 2021 to September 30, 2022



Overview

West Perrine is a census designated place located in unincorporated south Miami-Dade County, Florida. The community is located south of the City of Miami and north of the City of Homestead with a rich agricultural and early twentieth century railroad history. The Miami-Dade Board of County Commissioners (Board) established the West Perrine Community Redevelopment Agency (Agency) to address slum and blight conditions identified in the West Perrine Community Redevelopment Area (Area), in accordance with Chapter 163 of the Florida Statutes. The Area is best described as comprising four distinct subareas which include residential neighborhoods, agricultural transitional, commercial alongside Dixie Highway and light industrial uses, such as warehouses, and large-scale regional retail establishments. The Area also consists of many vacant parcels. The Area lies within County Commission District 9, represented by Commissioner Kionne L. McGhee.

The Agency was established in 2007 for a ten-year period. However, after the third year of operation, the property values in the area decreased below the base year value for five consecutive years impacting the funding needed to implement the main initiatives identified in the Redevelopment Plan. Once signs of economic recovery materialized by generating a modest increase in the area's property values, the Board reconsidered the Agency's sunset provision and extended it until 2046 to allow funding, development of strategic initiatives and long-term time frame for their respective implementations.

Reporting Requirement, Commissioners and Staffing

Florida Statutes governing redevelopment areas require Agency's to provide an annual report to its Governing Body by March 31st. This 2022 Annual Report contains an unaudited Financial Statement and a summary of undertaken activities for the Agency's fourteen year of operation, covering the period from October 1, 2021 to September 30, 2022.

On May 3, 2022, the Board adopted Ordinance Number O-22-46 creating the Agency as a public body corporate and political. However, as of the end of this reporting period, a Board of Commissioners to the Agency was not yet appointed. Therefore the CRA Board of Commissioners during the reporting period consisted of Jose "Pepe" Diaz (Chairman), Oliver G. Gilbert III (Vice Chairman), Senator René Garcia, Keon Hardemon, Sally A. Heyman, Danielle Cohen Higgins, Eileen Higgins, Joe A. Martinez, Kionne L. McGhee, Jean Monestime, Raquel A. Regalado, Rebeca Sosa, and Senator Javier D. Souto.

Miami-Dade County professional staff from the Office of Management and Budget (OMB) provides administrative support to the Agency. The effort is led by Rasha Cameau., OMB Assistant Director, assisted by Jason E. Rodriguez, Senior Business Analyst. The County Attorney's office provided legal counsel through Assistant County Attorney Terrence A. Smith.

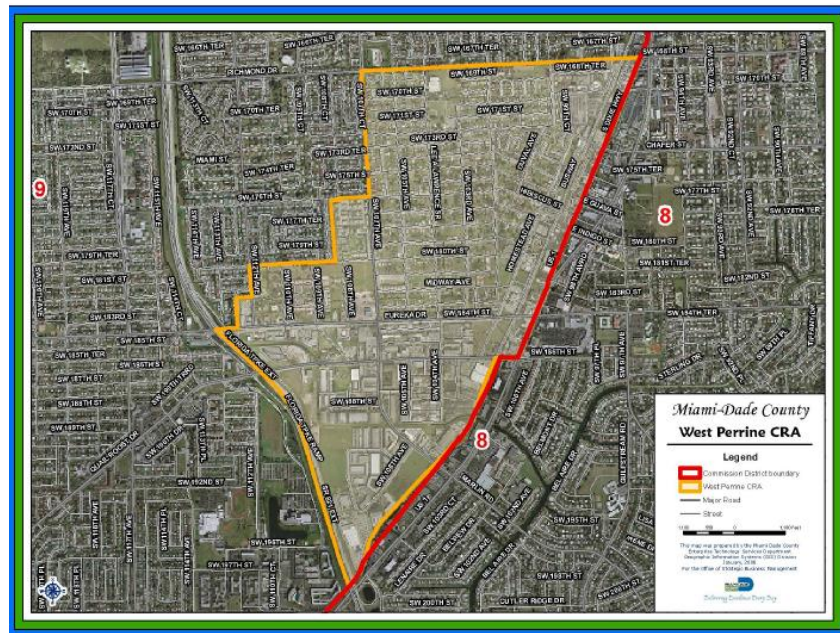
CRA at a Glance

Area: 1050 Acres

Base Year: 2006

Sunset Year: 2046

General Boundaries: On the north SW 168 Street, on the East & Southeast State Road 5 (US -1, South Dixie Highway), on the west & southwest State Road 821(Homestead Extension - Florida's Turnpike)



Administrative Ordinances & Resolutions

- R-212-05 - Finding of Necessity declaring area slum & blighted (March 1, 2005)
- R-744-07 - Redevelopment Plan (June 5, 2007)
- O-07-79 - Trust Fund Established (June 5, 2007)
- R-745-07 - Appointed Board of County Commissioners as Board of CRA (June 5, 2007)
- R-598-12 - Granting all redevelopment powers to the BCC as the CRA Board (July 3, 2012)
- O-16-92 – Extending Trust Fund Until 2046 (June 7, 2016)
- O-22-46 – Creating the Agency as a public body corporate and politic (May 3, 2022)

Plan Implementation

Historic Preservation Assistance

The Agency exercised the second option to renew the CRA-1-20 grant agreement, which provided funding in an amount not to exceed \$75,000 to Mz. Goose, Inc., a Florida not for Profit corporation, for operational and maintenance support to the Historic Bethel House Museum (Bethel House); a historical structure that celebrates the Bahamian roots of the West Perrine Community. Miami-Dade County's Historic Preservation Board designated Bethel House a historic site in 1996, which enabled the relocation and preservation of the structure. With assistance from Miami Habitat for Humanity that donated the lot the cottage presently occupies and support from Miami-Dade County, the cottage was moved two blocks to the west of its original location. A restoration program was created with a vision that included the use of both interior and outdoor areas for educational demonstrations.



The grant provides funding for operational and maintenance support, as well as, accessible funding to address unforeseen maintenance issues due to the natural deterioration of a wooden structure in the Florida climate. The funding to Bethel House is in line with the Agency's mission of preserving historical dwellings that promote cultural and educational programs in the Perrine community. These programs are available to residents, students and tourists interested in learning about the Bahamian American immigrants who settled in the Area in the early 1900s.

Mz. Goose, Inc. is dedicated to retelling the story of Bethel House. The organization prides itself in preserving a piece of history that was almost lost to the Perrine community, even as the sturdy little house withstood the destructive force of Hurricane Andrew in 1992. Through financial contributions from corporate sponsors and the organization's board members, Mz. Goose, Inc. has met the operational and maintenance needs to keep the Bethel House open to the public. However, due to sparse financial contributions in recent years the Agency awarded a grant to address necessary operational and maintenance expenses. The Bethel House is the only historic cultural facility serving the underprivileged youth in the redevelopment area. MZ Goose, Inc. also has an outreach program with community schools, senior centers and churches to bring visitors to tour and learn about Bahamian-American culture.

Social & Educational Programs

The Agency also exercised the second option to renew the CRA-2-20 grant agreement, which awarded funding in an amount not to exceed \$500,000 to the Richmond-Perrine Optimist Club, Inc. of Miami, Florida, which is a Florida not for profit corporation and a 501(c)(3) organization (Optimist Club), for which \$150,000 are allocated for program and operational support and \$350,000 for capital improvements.

The Optimist Club serves the Perrine and south Miami-Dade community since 1971. The organization operates in the heart of the Perrine neighborhood, which is located within the boundaries of the Area. The main objective of the Optimist Club is to serve disadvantaged members of the community through several programs that target the youth and elderly. Although organized sports activities have always been at the core of the Optimist Club's mission, the Optimist Club also provides social service programs such as youth counseling, guidance, employability skills training classes, and crime prevention. The Optimist Club provides these different programs through a Youth Activity Center in the Area. The center houses the administration of an alternative school for at risk students. The Optimist Club uses sports to build teamwork, discipline and confidence through its youth diversion programs.



The Optimist Club needs to address several capital improvements relating to aging equipment and usage, such as various air conditioning units and the main entrance door. Other capital improvements are the result of vandalism in the Area, such as broken fences and inoperable parking light fixtures. Addressing these capital improvements is vital to the Optimist Club's ability to foster a safe educational and recreational environment. The grant also assists the Optimist Club in covering the cost of operational and maintenance expenses not covered by other funding sources.

The Agency's Redevelopment Plan provides for, among its redevelopment strategies, assistance in the funding of programs that promote neighborhood stability through the provision of social services and education. Awarding this grant allows the Agency to participate in the effort to prevent social instability in the Area.

**TAX INCREMENT REVENUES
& FISCAL YEAR BUDGET**



Tax Increment Revenue Comparison

Base Year (2006) Taxable Assessment: \$431,319, 597
 Current Year to Base Year Increment Value: \$188,455,603

	<u>Taxable Value</u>	<u>Percentage Difference</u>
2020 Taxable Assessment	\$569,207,475	
2021 Taxable Assessment	\$619,775,200	44 Percent Increase from Base Year
2021 Increment Increase	\$50,567,725	9 Percent Increase from 2020 Assessment

Budget for Fiscal Year 2021-22

Revenues - \$2,875,737

The Agency’s proposed budget for FY 2021-22 is \$2,875,737. Revenues include a countywide tax increment revenue payment of \$804,131 an unincorporated area tax increment payment of \$332,256, carryover funding \$1,737,350 and projected interest earnings \$2,000.

Expenditures - \$2,875,737

Administrative Expenses - \$76,050

1. Direct County Support (\$75,000)
 This line item covers expenses incurred by the County’s Office of Management and Budget relating to operations of the Agency, including preparing meeting agendas, overseeing the Agency’s Trust Fund, processing invoices and coordinating with County Departments to implement the Agency’s initiatives.

2. Advertising Notices & Printing Materials (\$1,050)
 Set aside for any advertising and printing materials that may be required as a result of the Agency’s activities.

County Administrative Charge - \$17,046

1. County Administrative Charge (\$17,046)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$76,050 and represent less than 20 percent of total expenditures.

Operating Expenses - \$1,601,545

1. Membership and State Fee (\$1,545)

All community redevelopment agencies are required by the State of Florida to pay a Special District fee of \$175. The Agency is also a member of the Florida Redevelopment Association, the dues for FY 2021-22 are \$1,370.

2. Infrastructure Improvements (\$200,000)

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

3. Marketing (\$25,000)

A marketing and branding study is essential to identify how best to promote the Area for target further redevelopment.

4. Residential Redevelopment Grant Program (\$200,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Residential Rehabilitation Program. The program is intended to provide financial assistance to qualified resident-owners of detached single-family homes, townhomes and duplexes located within the boundaries of the Agency area contracting for necessary repairs to their homes. In prior years, the Agency has partnered with Rebuilding Together to provide repairs to homes in the area. Rebuilding Together has identified four homes that can benefit from rehab and which meet the Agency's guidelines for funding.

5. Commercial Redevelopment Grants (\$300,000)

On June 7, 2011, the Agency adopted Resolution CRA-2-11 creating the Commercial Rehabilitation Program. The program provides funding for upgrades to existing structures or commercial property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act.

6. Grant Coordinator (\$75,000)

The Agency will enter into an agreement with a not-for-profit agency to administer the grant programs being offered to the community. This allocation will fund their activities in conjunction with the program.

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

This amount will be set aside to award grants to non-profit organizations which provide services to the low income and elderly population of the CRA. Services may include after school activities, tutoring and learning, and programs aimed at improving the quality of life of CRA residents.

8. Beautification Grants (\$250,000)

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

9. Community Space (\$100,000)

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

Reserve \$1,131,096

The Agency is placing this revenue in reserve for a future redevelopment opportunity.

PLAN PERFORMANCE DATA

Redevelopment Activities

The Agency undertook two redevelopment activities, achieving goals set out in its community redevelopment plan, as detailed on the *Plan Implementation* description on pages 3-4.

- Historic Preservation, Plan Reference: Sec. III C. p. III-3
 - Funding grant - Bethel House Bahamian Museum for operational & maintenance expenses
- Social & Educational Programs, Plan Reference: Sec. V. F. p. V-21
 - Funding grant – Richmond Perrine Optimist Club for recreational programs, operational and maintenance expenses

While the Agency did not spend funding on affordable housing for low-income and middle-income residents, the Agency continues to explore the possibility of partnering with developers in the future to address affordable housing need.



Financial Report * Not Audited

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year Ended September 30, 2022*

Revenues

Taxes	\$1,136,387
Investment Income	<u>\$12,584</u>
Total Revenues	\$1,148,971

Expenditures

General Government	\$183,732
Debt Service	\$0
Capital Outlay	<u>\$0</u>
Total Expenditures	\$183,732

Excess/Deficiency of Revenues

Over Expenditures	\$965,239
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Other Financing Sources

Operating Transfer In	\$0
Operating Transfer Out	<u>\$0</u>
Total Other Financing Sources	\$0

Net Change in Fund Balance	\$965,239
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Fund Balance Beginning	\$1,723,457
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Fund Balance End	\$2,688,696
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AUDIT FINANCIAL REPORT



FOR THE
FISCAL YEAR ENDED
SEPTEMBER 30, 2021



The Agency's 2021 Audit Financial Report can be viewed through the Miami-Dade County Comprehensive Annual Financial Report at the following link, by searching for "WPCRA," <https://www.miamidade.gov/finance/library/cafr2021-complete.pdf>

MOVING FORWARD

As the values in the area continue to grow, the Agency will be uniquely positioned to make sizeable investments pursuing innovative projects in line with the strategic initiatives identified in the redevelopment plan. With its unique location in south Dade, the Area will be able to take advantage of its strategic location between two major transit corridors and its connectivity to the County's Bus Rapid Transit System to attract developers to assist in Transit Oriented Developments. Seeking partners to leverage resources, finances and community interests will continue to be a beacon to create a vibrant, safe and esthetically appealing community.



CONTACT INFORMATION

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For additional information visit:

<https://www.miamidade.gov/global/government/boards/west-perrine-cra.page>