

2023 Annual Report

October 1, 2022 to September 30, 2023



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, and 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 and 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 2023 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, 2022, to September 30, 2023.

The West Perrine CRA Board shall consist of not fewer than five or more than nine commissioners. As of the end of this reporting period, the CRA Board of Commissioners consisted of Leviticus L. Gilliard (Chair), Tyreke Spann (Vice-Chair), Willie L. Carpenter, Rhonda Richardson-Comer, Taj C. Echoles, Veronica Thompkins, and Lieutenant Kevin Richardson.

Miami-Dade County professional staff from the Office of Management and Budget (OMB) provide administrative support to the Agency. The effort is led by Vivian Cao, OMB Assistant Director, assisted by Jason E. Rodriguez, Business Analyst Manager and Nicole Jordan, Business Analyst. The County Attorney's office provided legal counsel through Assistant County Attorneys Terrence A. Smith and Richard Appleton.

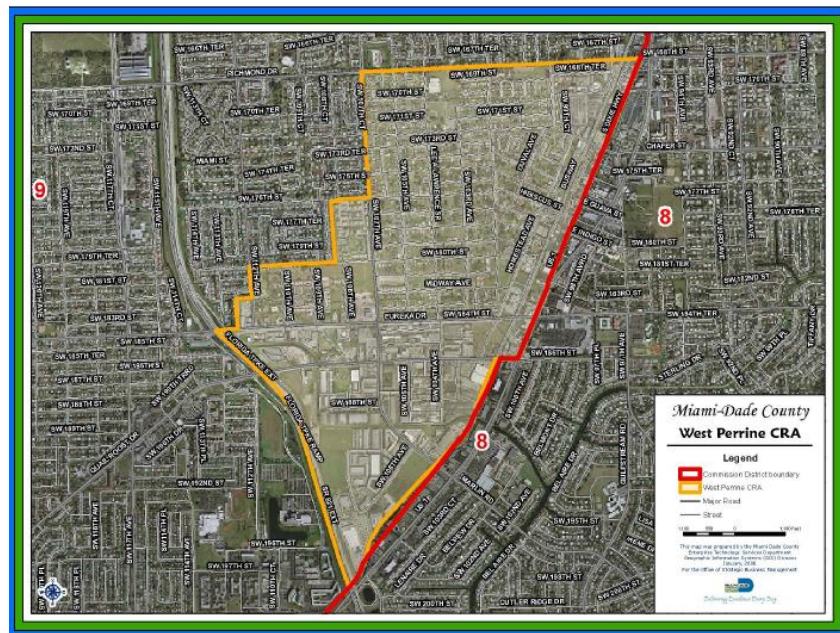
CRA at a Glance

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)
- R-551-23 – Approving Interlocal Agreement with Miami-Dade County (June 21, 2023)
- R-553-23 – Directing competitive selection of consultant to prepare finding of necessity study to determine whether the existing boundaries of the redevelopment area should be expanded (June 21, 2023)

Plan Implementation

Historic Preservation Assistance

The Agency exercised the third 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 with 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 third 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.

**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:	\$268,772,983	
	<u>Taxable Value</u>	<u>Percentage Difference</u>
2021 Taxable Assessment	\$619,775,200	
2022 Taxable Assessment	\$700,092,580	62 Percent Increase from Base Year
2022 Increment Increase	\$ 80,317,380	13 Percent Increase from 2021 Assessment

Budget for Fiscal Year 2022-23

Revenues - \$4,336,796

The Agency's proposed budget for FY 2022-23 is \$4,336,796. Revenues include a countywide tax increment revenue payment of \$1,152,078, an unincorporated area tax increment payment of \$476,021, carryover funding \$2,688,697 and projected interest earnings \$20,000.

Expenditures - \$4,336,796

Administrative Expenses - \$143,241

1. Audits (\$25,241)

Florida law requires that the Agency's revenues and expenses be audited annually by an external auditor to ensure compliance with section 163.387(6) and (7), Florida Statutes.

2. Advertising, Notices & Printing Materials (\$5,500)

Set aside for any advertising, printing, and mailing materials that may be required as a result of the Agency's activities.

3. Grants Software (\$2,500)

The Agency's grant programs will be integrated within a web-based software for ease access by the public and staff processing. This allocation covers the software annual fee.

4. Meeting Rooms (5,000)

Cover cost associated with the logistics relating to conducting CRA Board meetings.

5. Travel (\$5,000)

Travel the annual Florida Redevelopment Association Conference, and events geared towards economic development that provide access to investors and developers to market the redevelopment area.

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

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.

County Administrative Charge - \$24,421

1. County Administrative Charge (\$24,421)

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 \$143,241

and represent less than 20 percent of total expenditures.

Operating Expenses - \$2,106,925

1. Membership and State Fee (\$1,375)

The Agency is required by the State of Florida to pay a Special District fee (\$175). The Agency is also a member of the Florida Redevelopment Association and pays annual dues (\$1,200).

2. Contractual Services (\$100,000)

For professional services to conduct a Finding of Necessity Study for a possible expansion of the redevelopment area and amend the Agency's Redevelopment Plan.

3. Infrastructure Improvements (\$200,000)

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

4. Landscape Enhancement & Ground Maintenance (\$500)

For ground maintenance and litter removal from Agency's vacant lot.

5. Marketing (\$50,000)

A marketing and branding study is essential to identify how best to promote the Area for target further redevelopment, as well as creating a website to highlight the Agency's programs and the redevelopment opportunities in the redevelopment area.

6. Legal Services (\$30,000)

For legal services pertaining to the County Attorney's Office's review and/or preparation of documents, resolutions, contracts, and representation of the Agency.

7. Residential Redevelopment Grant Program (\$300,000)

The Agency created a Residential Rehabilitation Program in 2011. 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.

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

The Agency created a Commercial Rehabilitation Program in 2011. The program provides funding for upgrades to existing structures or commercial property in the Area. 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.

9. 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.

10. 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.

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

This amount provides for maintenance and operational support to the Historic Bethel House Museum and the Richmond Perrine Optimist Club; per the Agency's grant agreements adopted by Resolution Nos. CRA-1-20 and CRA-2-20, respectively. Both agreements provided for a two one-year option to renew. Fiscal Year 2022-23 is the last year for the grant agreements with both non-profit organizations.

12. 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.

13. Innovative Community Policing (\$200,000)

For the implementation of a community policing program to reduce crime in the area through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

14. Special Lighting District (\$50)

Payment of non-ad valorem assessment on the Agency's vacant land at the corner of SW 182nd Street and SW 102nd Court, folio number: 30-5032-014-0210.

Reserve \$2,062,209

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.



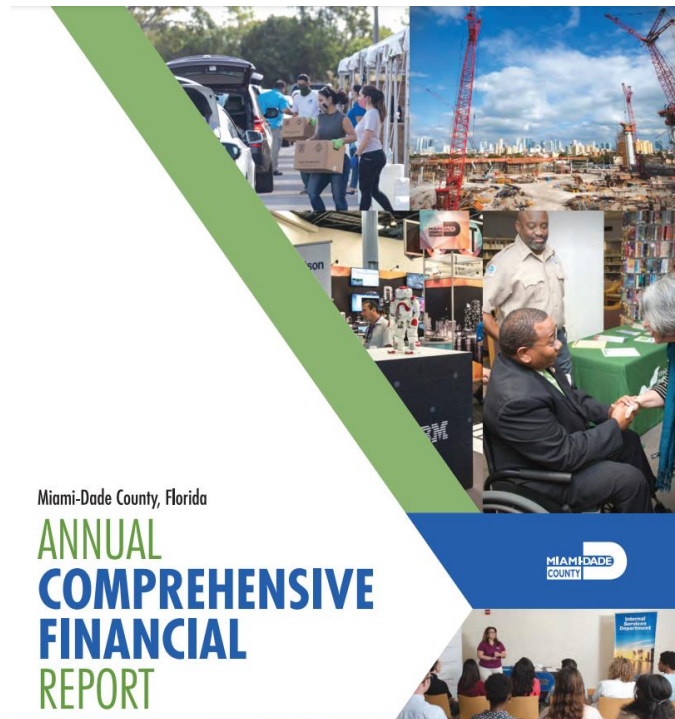
Financial Report * Not Audited

Statement of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year Ended September 30, 2023*

Revenues	
Taxes	\$1,628,099
Investment Income	\$ 122,644
Total Revenues	\$1,750,743
Expenditures	
General Government	\$ 159,466
Debt Service	\$ -
Capital Outlay	\$ -
Total Expenditures	\$ 159,466
Excess/Deficiency of Revenues Over Expenditures	\$ 1,591,277
Other Financing Sources	\$ -
Operating Transfer In	\$ -
Operating Transfer Out	\$ -
Total Other Financing Sources	\$ -
Fund Balance Beginning	\$2,688,696
Fund Balance End	\$4,279,973

AUDIT FINANCIAL REPORT



The Agency's 2022 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/cafr2022-complete.pdf>

MOVING FORWARD

With a citizens Board of Commissioners appointed to serve the redevelopment area, the Agency has established goals to address in the immediate future including adequate housing for all segments of the community, attraction of private development, rehabilitation of owner-occupied homes, commercial rehabilitation of businesses, beautification of the common areas, code compliance and community policing



CONTACT INFORMATION

Ms. Vivian Cao, Assistant Director
Miami-Dade County, Office of Management and Budget
111 NW 1st Street, Suite 2210, Miami, FL 33128
(305) 375-5123, Office * (305) 375-5168, Fax
Vivian.Cao@miamidade.gov

For additional information visit:

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