

WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS

LOCATION: SOUTH DADE GOVERNMENT CENTER
10710 SW 211TH - Conference Room 104 - Cutler Bay, FL 33189

Wednesday, January 25, 2023 - REGULAR MEETING AGENDA
5:30 PM – 7:00 PM

- | | | |
|-------------|---|------------------------------------|
| I. | Meeting Call to Order, Roll Call | Chairman Gilliard / Rasha Comeau |
| II. | Reasonable Opportunity for the Public to be Heard | Chairman Gilliard / Rasha Comeau |
| III. | Approval of Agenda | |
| IV. | Commission on Ethics Staff Presentation | |
| | a. Sunshine Law, Public Records, Conflict of Interest | Robert A. Thompson |
| V. | Office of Management & Budget Presentation | |
| | a. Board Orientation – Florida Redevelopment 101 | Rasha Comeau |
| VI. | Action Items | |
| | a. Approval Agency’s Fiscal Year 2022-23 Budget | Rasha Comeau / Terrence Smith |
| | b. Conveyance of property: 18051 Homestead Avenue | Terrence Smith / Chairman Gilliard |
| VII. | Next Meeting Dates & Adjournment | |
| | a. TBD | |



MIAMI-DADE COMMISSION ON ETHICS & PUBLIC TRUST

*Building trust & confidence
in local government*

The Mission

The mission of the Ethics Commission is to ensure the integrity of both the governmental decision-making process and the electoral process, to restore public confidence in government, and to serve as the guardian of the public trust.

The Commission performs three primary functions: Advice-giving, Education and Outreach, and Enforcement.

Advice-Giving

Anyone within the jurisdiction of the Ethics Commission may ask for an interpretation or the applicability of ordinances within the Ethics Commission's purview.

A Request for Opinion is a formal written question based on a specific situation. The circumstances and applicability are discussed and ruled on at an open meeting of the Ethics Commission. All opinions are binding.

Inquiries are informal advisory opinions rendered by the Legal staff and reviewed by the Executive Director. An inquiry is answered only when the issue is one that the Ethics Commission has formerly addressed in previous opinions or within the plain meaning of the Code.



ETHICS COMMISSION
INDEPENDENCE. TRUTH. FAIRNESS.

Enforcement

The Ethics Commission is empowered to subpoena, audit and investigate all facts and persons subject to non-compliance with the ethics laws.

Anyone may file a complaint by submitting a written notarized form that can be downloaded at www.ethics.miamidade.gov

The complaint must allege a violation within the jurisdiction of the Ethics Commission, be based on substantial personal knowledge, and include as much evidence as possible. Information and tips may also be left anonymously online at www.ethics.miamidade.gov or on the Ethics Hotline: 786-314-9560.

Once the staff confirms a complaint is legally sufficient and the Commission finds there is Probable Cause, the matter can be set for public hearing. The Advocate is also authorized to initiate complaints on his own. The Ethics Commission does not hear complaints that allege violations of state or federal law.

If the Commission finds a violation has been committed, members will issue an order imposing a penalty which may include fines, public reprimands, letters of instruction or other actions.



ETHICS COMMISSION
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Education and Outreach

The Ethics Commission is committed to informing the public, candidates, elected and appointed officials, advisory board members and government employees on proper standards of conduct through a variety of efforts:

Model Student Ethics Program:

Students interactively consider and resolve ethical dilemmas



Municipal Ethics Training:

For all elected city officials and employees



Campaign Skills Seminars:

Information on contributions, the Ethical Campaign Practices Ordinance, post-election audits, public funds, and other rules related to running for office.



Candidate Ethics Forums:

Debates on issues related to public trust and transparency for those seeking city, county or other local offices.



Mandatory Training for County Advisory Boards:

A review of the Sunshine Law, the Public Records Act, and the County's Conflict of Interest / Code of Ethics Ordinance.



Ethics Training for All:

For community councils, private, professional, religious, civic or advocacy organizations.



ETHICS COMMISSION
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Fostering Public Confidence

In order to ensure the integrity of the local governmental decision-making process and maintain the public's confidence in local government, the Miami-Dade Commission on Ethics and Public Trust was established by Charter, as amended by the voters of Miami-Dade County on March 12, 1996, to serve as a guardian of the public trust. The Ethics Commission is comprised of five independent members serving staggered terms of four years. Its members include former judges, prosecutors, municipal elected officials and academics from our local universities. A professional staff of lawyers, investigators, and outreach specialists support the Ethics Commission's work.

The Ethics Commission has jurisdiction over all county and city elected officials, employees, advisory board members, and lobbyists and is charged with training, advice giving, and enforcement of the following laws:

- The Conflict of Interest and Code of Ethics Ordinance
- The Citizens' Bill of Rights
- The Ethical Campaign Practices Ordinance
- The Election Campaign Financing Trust Fund Ordinance
- Municipal Ethics Ordinances
- The Employee Protection Ordinance



ETHICS COMMISSION
INDEPENDENCE. TRUTH. FAIRNESS.

MIAMI-DADE COMMISSION ON ETHICS & PUBLIC TRUST

*Building trust & confidence in
local government*

Commission Members:

Nelson C. Bellido Esq., Chair
Dr. Judith Bernier, Vice Chair
Judge Lawrence A. Schwartz
Jan Jacobowitz, Esq.
Wifredo Gort

Jose J. Arrojo, Esq., Executive Director

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ETHICS COMMISSION
INDEPENDENCE. TRUTH. FAIRNESS.



MIAMI-DADE COUNTY
COMMISSION ON ETHICS
& PUBLIC TRUST

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Community Outreach Coordinator

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FLORIDA REDEVELOPMENT 101

Miami-Dade County
Office of Management & Budget

What is Redevelopment?



- 1969 Florida Legislature enacted Community Redevelopment Act, Chapter 163 Part 3 of the Florida Statutes.
- Act provides a funding mechanism to address economic development in areas declared to be slum and blighted.
- CRAs are specifically focused financing tools for redevelopment.
- Activities authorized by approved CRA Plan and funded by CRA Trust Fund.
- CRA is a separate governing entity, Dependent Special Taxing District.
- Areas in need of revitalization
- Preservation and revitalization
- Investment in the future

Reasons to Revitalize

- Restore “Blighted” Area defined in statute
- Create Clean and Safe Places
- Reduce Crime
- Economic Development
- Housing
- Streetscapes/Infrastructure
- Historic Buildings
- Retain/Recruit Business
- Enhance Parks/Recreation
- Reverse Declining Tax Bases

What is a Community Redevelopment Agency?

- Dependent Special District
- Appointed Board Members:
 - Municipal CRAs: Council as Board
 - County CRAs: Citizen Boards
 - 163.357(1)(d), Florida Statutes, County Commission or Designee Appointment
- Advisory Committee Appointed by CRA Board
- One Community Redevelopment Agency (Board) per jurisdiction
- Except in Charter Counties over 1.6 million people One CRA may have multiple CRA districts
- Districts have separate trust funds, accounting, uses, plans

Florida Community Redevelopment Agencies

- ▶ State of Florida: approximately 221 CRAs
- ▶ Miami Dade County: 15 CRAs

Municipal CRAs

Florida City CRA
Homestead CRA
Southeast Overtown Park West CRA
Omni CRA
Midtown CRA
North Miami CRA
Miami Beach CRA
North Beach CRA
North Miami Beach CRA
Opa Locka CRA
Miami Gardens CRA

UMSA/County CRAs

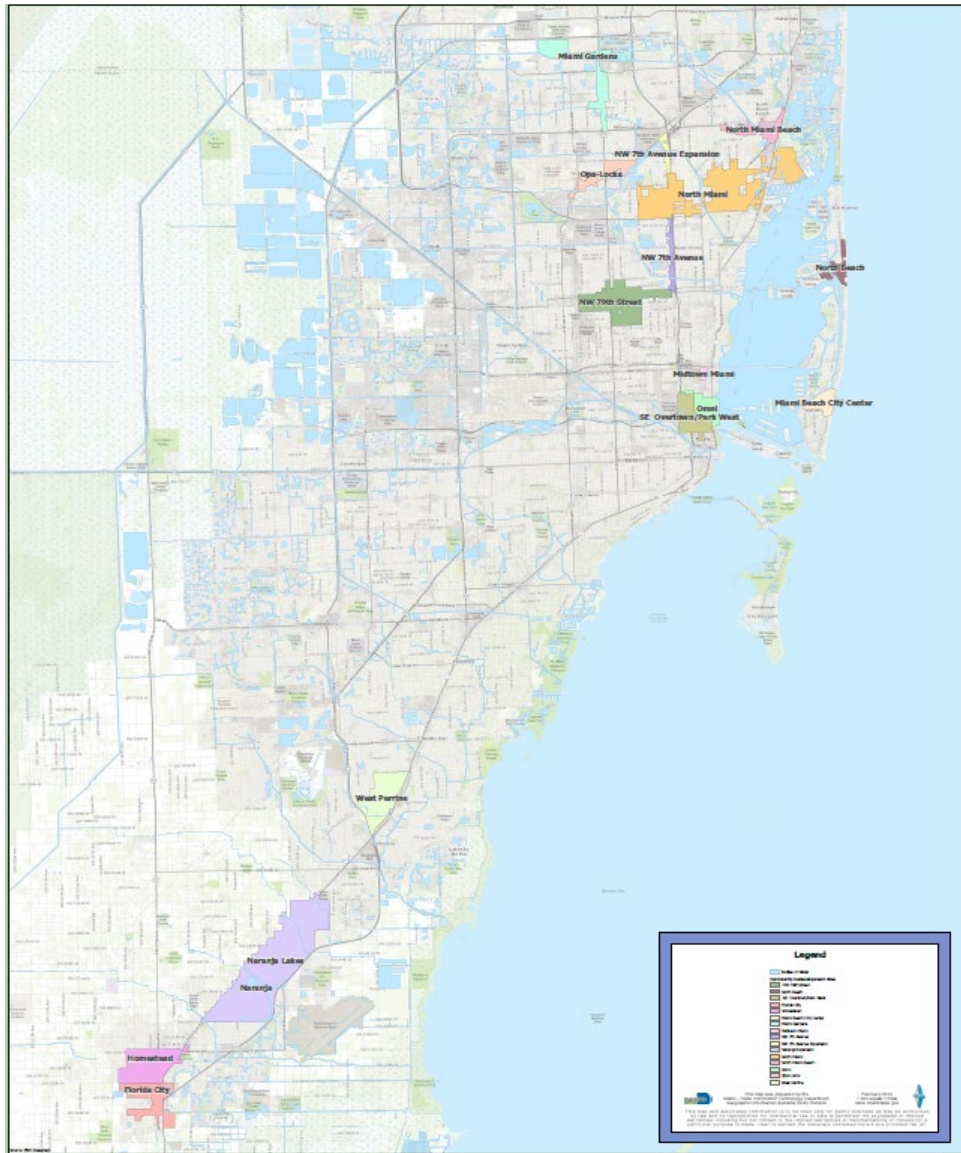
Naranja Lakes CRA
West Perrine CRA
NW 7th Avenue CRA
NW 79th Street Corridor CRA

Life of CRAs

Originally 60 years

State updated CRAs created after 2002 only 40 years

2019 State Legislature sunset year 2039



Mission: Eradicate Blight *

- Area of declining health/safety/welfare
- Crime/social/housing issues - not safe
- Decline of businesses/residences
- Preserve and enhance the tax base
- Land use issues: layout, parcels, assembly
- Traffic problems
- Flooding/hazards/contamination
- ▶ *Not Webster's definition - when U C it....



What is a Community Redevelopment Plan?

- CRA must develop and implement a Community Redevelopment Plan, the document that will guide the redevelopment efforts.
- Plan must be developed with community input.
- Plan should include overall goals for redevelopment, as well as identifying the types of projects planned for the Area.
- Examples of traditional projects include:
 - ✓ streetscapes and roadway improvements;
 - ✓ building renovations;
 - ✓ new building construction;
 - ✓ business attraction;
 - ✓ water and sewer improvements;
 - ✓ parking lots and garages, neighborhood parks, sidewalks & street tree plantings;
- Grants, incentives and loan opportunities.



Community Redevelopment Plan

- Put everything you might want to do in the plan.
- Even if it is in the plan, does not need to be done.
- If program/project is NOT in Plan it CANNOT be undertaken.
- Include only projects in the CR *area/boundaries*.
- Must be consistent with city or county land plans
- Be ready to point to where outlined in the plan
- Update the plan every (5) five years = best practice
- Post redevelopment plan and agendas online
- Tie in budget and expenditures to plan language
- Good record keeping/paper trail will pay off

CRA Trust Fund

- “Tax Increment Financing” or “TIF”
- Contributed by cities, counties, certain districts
- Not school boards, water or library districts
- Increases in taxable value from year of creation
- May include sales taxes, utility fees, donations, loans
- Goal: leverage with private money
- Technically not ad valorem tax - “amount equal to”
- 95% is most common amount that city/county writes the check for...(5% admin fee)
- State Statutes changed: No less than 50% and no more than 95%
- Different % by inter local agreements

Powers of Redevelopment (City, County and/or CRA)

- ▶ 163.345 Encouragement of private enterprise
- ▶ 163.358 Exercise of powers in carrying out redevelopment
- ▶ 163.360 CRA Plans and private enterprise
- ▶ 163.370 Powers; counties/municipalities; CRAs
- ▶ 163.380 Disposal of Real Property
- ▶ 163.400 Cooperation by public bodies
- ▶ 163.410 Exercise of powers, charter counties
- ▶ 163.415 Exercise of powers, non-charter counties

What Does The CRA Do?

- Prepare annual CRA budget for city/co.
- Annual strategic planning session
- Identify funding and program priorities
- Annual Financial Audit
- Proposes plan amendments/modifications
- Allocates trust fund monies
- Receives and reviews state reports
- Directs staff, public input, visioning, etc.
- Can sign contracts, consultants, etc.
- Carries out/Implements redevelopment plan

What Can CRA Board Do?

- ▶ Contracts
- ▶ Code enforcement of property in the CRA area;
- ▶ Acquisition of real property and improvements (mortgage, pledge, hold, purchase, lease, insure);
- ▶ Demolition, removal, installation, repair, rehabilitation, construction;
- ▶ Hotels in support of convention centers;
- ▶ Disposition of real property/repair/rehabilitation of buildings, air rights;
- ▶ Housing, utilities, parking, parks and playgrounds;
- ▶ Public improvements, grants, loans, debt;
- ▶ Solicitation of proposals, invest funds, redeem bonds;
- ▶ Appraisals, surveys, plans, code enforcement, weatherization, disaster mitigation;
- ▶ Vacate streets, develop community policing innovations

How a CRA Operates

- Meets at least quarterly
- Separate minutes, notices, meetings
- Special and separate redevelopment plan
- Separate projects v. city comp plan projects
- Separate trust funds if multiple districts
- Major Fund in city CAFR/audit
- Component unit of city/co. audit
- Separate audit
- Separate legal entity - check E/O insurance

Things CRAs Can Pay for

s.163.387(6), including not limited to:

- Administrative and overhead expenses
- Redevelopment planning, surveys, & financial analysis
- Acquisition of real property in the CRA district
- Clearance/preparation & relocation of occupants
- Repayment of borrowed funds
- All expenses related to bonds/other indebtedness
- Development of affordable housing
- Community policing innovations
- Capital Expenditures
- ~~• Promotion, Marketing & Events~~
- ~~• Non-Profit activities~~
- Incentives and grants
- Code enforcement
- Land Acquisition
- Cost sharing/allocation for services
- Maintenance and Repair of CRA built projects

Things CRAs CANNOT Pay For

- ▶ **163.370(3) The following projects may not be paid for or financed by increment revenues:**
 - Construction/expansion of administrative buildings for public bodies, police or fire.
 - Exception: Each taxing authorities agree to it.
 - Exception: Construction or expansion is part of community policing innovation.
 - *Publicly owned capital improvements* if scheduled in city or county capital improvement plan until removed from schedule or plan and 3 years have elapsed.
 - General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.
 - Activities/projects not covered in plan.
 - Board Members/Commissioners payment for service as CRA Board member.
 - Project or program outside of the development area.
 - Exceptions by interlocal agreement.

Not Allowed by Statute

- ▶ 163.370 Any project or program not outlined in the Community Redevelopment Plan (CRP) and not expended in the CRA district.
- ▶ *(Even if the statute authorizes it!)*
- ▶ **All throughout the statute, it says do not spend CRA money unless the expenditure is in the plan and within the CRA boundaries.**

Intergovernmental

- No state approval required, but statutory *reporting requirements*
- Charter counties “*delegate*”, veto powers
- State not involved in creation or administration
- But State Joint Legislative Auditing Committee (JLAC) is the appeals body
- Auditor General can audit anytime they wish
- Counties have different authority to audit

What do Citizens Gain?

- Empowerment for businesses, neighborhoods
- Public say so is built into plan creation
- Transparent way to attract private \$\$
- Stopping deterioration brings up neighboring areas
- CRAs attract many public and private \$\$
- Sustainable tax base for all of city
- Elimination of drain on government services
- Investment for future
- Without this investment, what will happen?
- Finite and focused process

What Does the Private Sector Gain?

- Predictability
- Consistency
- Recurring and Long Term Funding
- Return on Investment (ROI)
- Successful leveraging of their money
- Agreements that outlast election cycles
- Clear and Comprehensive Planning for their \$\$
- Defined, limited and strategic commitment

Relationship with MDC/OMB

- ▶ Monitor
 - ▶ Ensure all County and State regulations are followed
 - ▶ Budget Approval
 - ▶ Annual Report
 - ▶ Audited Financial Statements
 - ▶ Taxing Authority
 - ▶ Reporting
 - ▶ Requests for extension, expansion, debt service.
- ▶ Resource
 - ▶ Feedback on projects and initiatives
 - ▶ Knowledge base
 - ▶ Contacts and resources
 - ▶ Best practices among CRAs

2016 Grand Jury Report

- Reviewed Operations of CRAs in Dade County
- Commented on mission drift, lack of appropriate oversight & lack of affordable housing. CRA funds being used to fund fairs, carnivals, and other community entertainment events;
- Made Recommendations in Procurement, Ethics, Affordable Housing, Representation, Best Practices.
- Resulted 2016 County Legislation and 2019 State Legislation

2019 Legislative Changes

- Effective October 1, 2019, moneys in the redevelopment trust fund may be expended ~~from time to time~~ for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency **and only** for the following purpose specified in paragraph (c)., ~~including, but not limited to:~~
- Timely submittal of annual budgets within 10 days after the adoption of such budget and amendments of its annual budget to the board of county.

2022 FRA Conference Discussion

- *2022 Sun-Sentinel article on CRA events*
- Won't find "marketing" or "special events" in statutes
- 163.370 - lists the powers and prohibitions
- 163.387 - how you can spend trust fund \$\$\$
- 2019 Amendment From "including but not limited" to "only" Bricks and mortar; not social services
- Recommendations:
 - Events should be:
 - Temporary --it can happen more than once but **ONLY** with the CRA if it is **TIED** to the **PLAN** and there is an opportunity to promote district **MAJOR PROJECT MILESTONES**.

2022 FRA Conference Discussion

- To further the **goals in the Plan** and the projects outlined in your **annual budget**: Creation of collateral materials to promote opportunities to invest - distribution of information about upcoming redevelopment projects and initiatives.
- Public engagement/Major project milestone/opportunities to buy/lease/operate, groundbreaking, grand opening, etc.
- Opportunity to invest in the area - Collateral materials, Video, CRA tents, Architects tent, etc.
- Can the event be tied to “innovative policing”? Can we go back to crime stats and measure if the activation and the completion of the projects have impacted calls for service and/or criminal activity in the area.

Samples of Successful CRA Projects

- ▶ Margaritaville, Hollywood Beach CRA



- ▶ Gulfstream Park, Hallandale Beach CRA



Samples of Successful CRA Projects

- ▶ Cybrarium, City of Homestead CRA



- ▶ Eleven 55 NoMi, Café Crème, North Miami CRA

North Miami CRA approves financing for new workforce housing development

Developer plans to break ground on 384-unit development in late 2021

[View](#) / By Jordan Dandy

December 10, 2020 09:45 AM



Samples of Successful CRA Projects

NW 7th Avenue CRA, Holiday Inn



Samples of Successful CRA Projects

Selzer Law Firm Relocation Project NW 7th Avenue CRA



Duties of Board Members

- Be Prepared for Meetings.
- Seek input from citizens, businesses - build consensus.
- Adopt a shared vision and make a personal commitment to it.
- Be an Advocate for Agency to the Public.
- Explain 'Who, What, When, Where & Why' as many times as necessary.
- Get out of the way - steer don't row.
- Work for redevelopment success, not credit.
- Access all available resources:
 - Florida Redevelopment Association - www.redevelopment.net
 - Miami Dade County - Office of Management and Budget

Things You Should Know About Your CRA

- ▶ History of your CRA
- ▶ Accomplishments to date
- ▶ Current Projects
- ▶ Programs offered
- ▶ What is in your Plan? Read it in its entirety (please)
- ▶ How much money is in the trust fund now?
- ▶ County vs. City TIF contribution
- ▶ Life of your CRA. When does it sunset?
- ▶ Last plan update?

Reporting Requirements

- ▶ Website filing of up-to-date CRA detailed district information (Ch. 189)
- ▶ CRA budget to the County within 10 days, 2019-163 State
- ▶ CRA budget/city budget with CRA posted on official CRA website two days prior and 30 days after adoption (September/October) (Ch. 189)
- ▶ Annual filing fee \$175 and any updates to Florida Special District Office (Dec) (Ch. 189)
- ▶ Inclusion of CRA in annual financial report (AFR/CAFR) of governing body (within 45 days after the completion of the audit or by June 30) (Ch. 218)
- ▶ CRA local annual report completed with notice on website (March) (Ch. 163 Part III)
- ▶ Copy of annual audit to each taxing authority and to Auditor General (45 days after completion or June 30) (Ch.218)
- ▶ 4 Hours of Ethics Training Per Calendar Year: Sunshine Law, Public Records Request and Ethics. Copies of certificates to the County.

State Legislative and County Regulatory Updates

- ▶ CRA Website or webpage minimum requirements
- ▶ Digital Map on Website
- ▶ 4 hour ethics training per calendar year
- ▶ Annual Report and what to include
- ▶ Affordable Housing
- ▶ Clawback Clause

CRA Contact Information

Miami-Dade County - Office of Management and Budget

Rasha Cameau, Assistant Director

Community Redevelopment and Municipal Services



Stephen P. Clark Center Government Center

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Miami, FL 33128

Phone: (305) 375-5143

Rasha.Cameau@miamidade.gov

https://www.miamidade.gov/global/service.page?Mduid_service=ser1530127262045658



The Florida Redevelopment Association (FRA)

Phone: (850) 701-3621

<https://redevelopment.net/>

RESOLUTION NO. CRA-01-23

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING THE AGENCY'S AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA'S BUDGET FOR FISCAL YEAR 2022-23 TOTALING \$4,336,796.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS FOR APPROVAL

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the West Perrine Redevelopment Agency's and the West Perrine Community Redevelopment Area's budget for Fiscal Year 2022-23 totaling \$4,336,796.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. This Board hereby authorizes the Executive Director or Executive Director's designee to submit the budget approved herein to the Miami-Dade County Board of County Commissioners ("County Commission") for approval, and to make any necessary adjustments to the budget to account for any corrections due to the carryover for the budget and final action by the County Commission on the County's final budget.

Section 4. This resolution shall take effect immediately upon approval.

The foregoing resolution was offered by _____, who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Leviticus L. Gillard, Chair _____
Tyreke Spann, Vice Chair _____

Rhonda Richardson-Comer _____ Taj C. Echoles _____
Veronica Thompkins _____

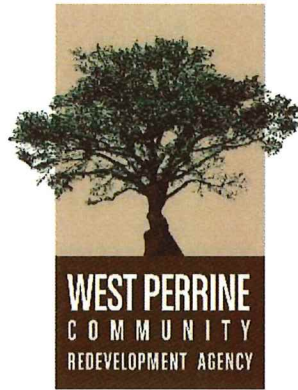
The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2023.

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
West Perrine CRA, Chair

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith



Date: January 25, 2023

To: Chairman Leviticus L. Gillard,
and Members West Perrine Board of Commissioners

From: Rasha Cameau, MBA, FRA-RP
Assistant Director, Office of Management and Budget

Subject: West Perrine Community Redevelopment Agency FY 2022-23 Budget

It is recommended that the Board of Commissioners of the West Perrine Community Redevelopment Agency (Board) adopt the proposed FY 2022-23 budget for the West Perrine Community Redevelopment Area (redevelopment area). It is further recommended that the Board authorize the Executive Director or Executive Director’s designee to submit the budget to the Miami-Dade County Board of County Commissioners (County Commission) for its approval. It is also recommended that the Board authorize the Executive Director or Executive Director’s designee to make any necessary adjustments to the budget to account for any corrections due to the carryover for the budget and final action by the County Commission on the County’s final budget.

Delegation of Authority

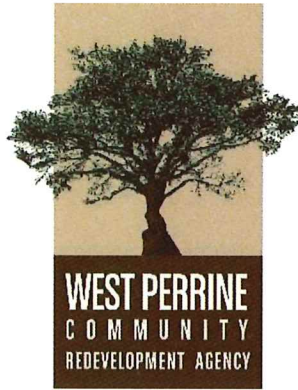
Upon approval of this item the Executive Director or Executive Director’s designee will have the authority to submit the budget to the County Commission for its approval, and to make any necessary adjustments to the budget to account for any corrections due to the carryover for the budget and final action by the County Commission on the County’s final budget.

Background

Tax Roll

The redevelopment area has experienced healthy growth in taxable values from the previous year. The taxable value in the redevelopment area increased 13 percent over the 2021 Preliminary Roll for the area.

West Perrine CRA Area	2021 Roll	2022 Roll	Increase	Percent Increase
	619,775,200	700,092,580	80,317,380	13% Percent



Revenues

For FY 2022-23 the estimated countywide tax increment payment into the trust fund is \$1,152,078, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$476,021. The Agency has carryover funding of \$2,688,697 and estimate to gain \$20,000 in interest for total revenues of \$4,336,796.

Expenses

The expenses outlined in the attached budget narrative are based on the Agency's redevelopment activities, it includes funding for initiatives developed in consultation with the Agency's Staff.

Administrative support totals \$143,241 and the administrative reimbursement to the County is \$24,421. The proposed operating expenses for the Agency total \$2,106,925 and are detailed in the attached budget narrative.

The Agency proposed budget includes a contingency reserve in the amount of \$2,062,209.

Proposed 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

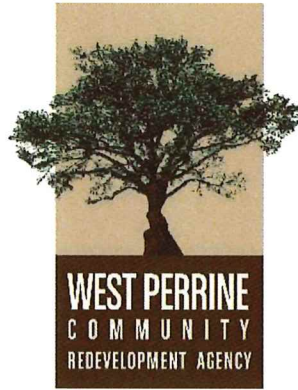
Administrative Expenses - \$143,241

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)

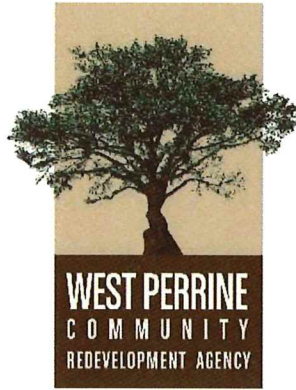
The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

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)

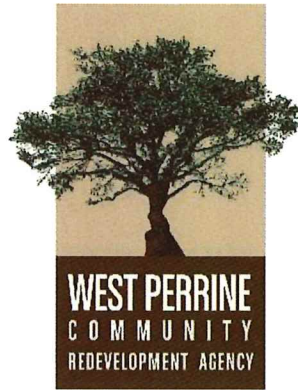
For legal services pertaining to the County Attorney's Office's review and/or preparation of documents, resolutions, contracts, and representation of the Agency.

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.

Reserves - \$2,062,209

The annual budget includes a contingency of \$2,062,209 for possible redevelopment opportunities.

West Perrine Community Redevelopment Agency

FISCAL YEAR 2021-22 END OF YEAR EXPENDITURES and PROPOSED FISCAL YEAR 2022-23 BUDGET			
	FY 21-22 ADOPTED BUDGET	FY 21-22 ACTUALS BUDGET	FY 22-23 PROPOSED BUDGET
REVENUES			
Carryover	1,737,350	1,723,458	2,688,697
TIF Revenues			
UMSA Tax Increment Revenue	332,256	332,256	476,021
County Tax Increment Revenue	804,131	804,131	1,152,078
Interest	2,000	12,584	20,000
Revenue Total	2,875,737	2,872,429	4,336,796
EXPENDITURES			
Administrative Expense			
Audit	-	25,241	25,241
Advertising and Notices	500	-	5,000
Printing & Publishing	500	-	500
Grants Software			2,500
Meeting Room Expenses			5,000
Mail Services	50	-	
Travel - FRA Annual Conference	-	-	5,000
Direct County Support	75,000	75,000	100,000
Subtotal Administrative Expense	76,050	100,241	143,241
County Administrative Charge (1.5%)	17,046	17,046	24,421
(A) Subtotal Admin and Admin Charge	93,096	117,287	167,662
Operating Expense			
F.R.A. Membership and State Fee	1,545	1,070	1,375
Contractual Services (Redevelopment Studies)	-	-	100,000
Land / Bldg. Acquisitions	-	-	-
Infrastructure Improvements	200,000	-	200,000
Landscape Enhancement & Ground Maintenance	-	176	500
Marketing, Website, Brochures	25,000	-	50,000
Legal Services	-	-	30,000
Residential Improvement Grants	200,000	-	300,000
Redevelopment Grants - Commercial	300,000	-	300,000
Beautification Grants	250,000	-	250,000
Grant Coordinator	75,000	-	75,000
Non-Profit Organizations	500,000	65,061	500,000
Community Space	100,000	-	100,000
Innovative Community Policing	-	-	200,000
Special Lighting District	-	137	50
Debt Payments	-	-	-
Reserves	1,131,096		2,062,209
(B) Subtotal Operating Expenses & Reserves	2,782,641	66,444	4,169,134
Expenditures Total (A+B)	2,875,737	183,731	4,336,796
Revenues Less Expenditures Total	-	2,688,697	0