



Wednesday, August 28, 2024, 6:00 PM – 7:30 PM

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| I. | Meeting Call to Order, Roll Call | Chairman Gilliard |
| II. | Reasonable Opportunity for the Public to be Heard | Chairman Gilliard |
| III. | Approval of June Agenda | Chairman Gilliard |
| IV. | Approval of Minutes | Chairman Gilliard |
| | a. June 12, 2024, Regular Board Meeting | |
| V. | Presentations | |
| | a. Rebuilding Together Miami Dade | Samantha Pryde |
| | b. Block by Block | John Koch |
| | c. WPCRA Website Reveal and Program Demonstration | Krystal Patterson, MPA, FRA-RA |
| VI. | Action Items: | Chairman Gilliard/E.D. Krystal Patterson, MPA, FRA-RA |
| | 1. RESOLUTION TO APPROVE FY 24/25 WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY BUDGET | |
| | a. See Exhibit A Attached | |
| VII. | Discussion/Updates: | Chairman Gilliard |
| VIII. | Next Meeting Dates & Adjournment | Chairman Gilliard |
| | a. TBD | |



Regular Board Meeting Minutes – June 12, 2024 – 6:00 P.M.
South Dade Government Center
10710 SW 211th ST – Conference Room 104 – Cutler Bay, FL 33189

Meeting Call to Order, Roll Call

Chairman Gilliard called the meeting to order at 6:05 P.M. Roll Call was as follows:

- Present: Chairman Leviticus L. Gilliard, Vice-Chair Tyreke Spann, Rhonda Richardson-Comer, Lieutenant Kevin Richardson, and Veronica Thompkins
- Absent: Willie Carpenter and Taj Echoles
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director and Nicole Jordan, Business Analyst, Office of Management and Budget (OMB)
- Krystal Patterson, Executive Director of the West Perrine CRA

Open Forum for Public Comments

Chairman Gilliard opened the forum for the public to have a reasonable opportunity to be heard. There were no participants.

Approval of Agenda

Chairman Gilliard amended the agenda to include the West Perrine Special Project Grants as an action item and inquired about the Miami-Dade Police interlocal agreement, Mr. Smith stated that a friendly amendment could be made before approving the resolution. Ms. Comer moved to approve the meeting agenda as amended. The motion was seconded by Ms. Thompkins. Motion passed unanimously.

Approval of Minutes

Ms. Thompkins moved to approve the April 17th, 2024, Regular Board meeting minutes. The motion was seconded by Ms. Comer. Motion passed unanimously.

Presentations

A. Community Policing Through Environmental Design

Officer Rafael Pagan, Miami-Dade County Police Department gave a presentation Community Policing Through Environmental Design (CPTED) on best practices for crime prevention and how this method is better for the community. Officer William Del Oro, Miami-Dade County Police Department explained how CPTED improves the quality of life of residents, and how CPTED can

filter out bad/negative elements. Mr. Pagan provided some visuals of CPTED examples, stating how beautifying areas and cleaning up the appearance can reduce crime. Officer Pagan stated there are four strategies for CPTED: natural surveillance, territorial reinforcement, natural access control, and maintenance. Officer Del Oro provided several examples

of each of the strategies including not having overgrown trees, distance between buildings, land maintenance, etc. Officer Pagan emphasized that plants and bushes should be under 3 feet and trees should be trimmed to 8-10 feet to be able to spot what is going on in the area. Officer Pagan also mentioned that thorny bushes should be near windows to deter criminals from entering your home.

Officer Del Oro mentioned branding your territory deters criminal activity in the area. Both officers stated that reinforcing ownership of property sends a clear message of which property belongs to who and can discourage criminals. Officer Pagan stated the same principals for residential can be applied to commercial plazas as well. Both officers stated CPTED principles have been adopted into commercial ordinances to ensure there is flow, visibility, and natural access control to deter criminal activity. Officer Pagan elaborated on natural access to further enhance security in addition to have cameras and locks. Officer Pagan emphasized the type of fencing that not only secures the properties, but also creates visibility and looks aesthetically nice for the neighborhood. Officer Pagan stated the County lacks overall directional signage to point people where they need to go, however wayfinding signage should be included to help residents and also assist first responders in case of an emergency. Both officers emphasized maintenance and lighting to be the main deterrent of criminal activity and provided some visuals in their presentation of how the CPTED principals are applied in several properties. Chairman Gilliard thanked the officers for their presentation.

B. Hurricane Preparedness Emergency Management Miami-Dade County

Ms. Ximena Poblete, Miami-Dade County Emergency Management provided a presentation on preparing for emergency disasters and how to be prepared. Ms. Poblete stated that her unit is the central command facility, and they are responsible for mass migration, wildfires, pandemics, large scale events, tornadoes and floodings. Ms. Poblete referenced the evacuations zones in the handout she gave out to the audience and emphasized that it is important to know your evacuation zone. Ms. Poblete outlined the items that must be completed before a storm and explained the difference between sheltering in place vs. evacuation. Ms. Poblete stated it is not necessary to always leave the state, residents just need to evacuate from an area where the storm is going to hit or if they live in an area with potential storm surge. Ms. Poblete stated shelters should be a last resort due to the fact that they do not provide comfort. Ms. Poblete emphasized that not all shelters are pet friendly and residents will need to find one, that is if they intend to bring their pets.

Ms. Poblete stated the importance of safety kits, stocking up on water, and emergency supply items such as: batteries, repellants, gloves, gas, prescription medication, and more. Ms. Poblete stated some groups such as the elderly, power dependent individuals, CPAP dependent and wheelchair individuals can call 311 and request evacuation assistance. Ms. Poblete stressed the importance of requesting assistance early on or the County may not be able to accommodate last-minute requests.

Ms. Poblete also mentioned the evacuation protocols for assisted living facilities, those with specialized transportation needs, bed ridden individuals, individuals who require assistance in their day-to-day life activities, and individuals with service animals. Ms. Poblete explained after the storm protocols and explained that most deaths happen during this period. Ms. Poblete provided the contact information to report price gauging and explained how residents should not drink tap water until the health department clears people to do so. Ms. Poblete explained generator safety procedures, resources to report damages in your home, and important documentation to have readily available for insurance purposes. Ms. Poblete referenced the hurricane exercises her department does and talked about the “Ready Miami-Dade” app which gives alerts on storms and evacuation orders. The Board thanked Ms. Poblete for her presentation.

C. West Perrine Community Redevelopment Agency Website

Due to technical difficulties, the West Perrine CRA website was not able to be viewed by the audience. Ms. Patterson explained the rebranding efforts by the West Perrine CRA, explaining the website is a part of the rebranding and contains all relevant information about the Agency. Ms. Patterson also stated that the West Perrine CRA has a Facebook and Instagram page which can be accessed through the West Perrine CRA website. After a question from an audience member regarding accessibility and gran application, Chairman Gilliard stated that paper copies of the requested information can be made available upon request.

Action Items

A. Resolution to Approve Interlocal Agreement Between the West Perrine Community Redevelopment Agency and Miami Dade Police Department

Chairman Gilliard read the edits into the record for the interlocal to which Lieutenant Bermudez agreed to the changes. Lieutenant Richardson moved to approve the updated interlocal agreement. The motion was seconded by Ms. Comer. Motion passed unanimously.

B. Resolution to Approve Changes as Set Forth in the Residential Rehabilitation Program Guidelines

Ms. Thompkins moved to approve the updated changes for the residential rehabilitation grant program. The motion was seconded by Mr. Richardson. Motion passed unanimously.

C. Resolution to Approve Business Expansion & Attraction Program Guidelines

Ms. Thompkins moved to approve the business expansion and attraction grant program. The motion was seconded by Ms. Comer. Motion passed unanimously.

D. West Perrine Special Projects Grant

Ms. Thompkins moved to approve the special projects grant. The motion was seconded by Ms. Comer. Motion passed unanimously.

Discussion & Updates

Chairman Gilliard provided several updates on the West Perrine CRA such as the grant programs, the Finding of Necessity (FON), rebranding efforts, role of the Executive Director, land acquisition for two properties, interlocal agreement and contract with the Miami-Dade County Police Department, a partnership with Hibiscus Grove, and the new Costco store. Chairman Gilliard thanked the CRA board, the County Attorney's Office, Miami-Dade Police Department, the Office of Management and Budget and Ms. Krystal Patterson for all their efforts. Chairman Gilliard recited a poem by Edgar Albert Guest called "It Couldn't Be Done". Chairman Gilliard encouraged audience members to take advantage of the various programs by the West Perrine CRA.

Next Meeting Date & Adjournment

Chairman Gilliard stated the next meeting is scheduled for August 28th, 2024, starting at 6:00 P.M. The meeting was adjourned at 7:19 P.M.

RESOLUTION NO. CRA-10-24

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 2024-25 TOTALING \$7,731,883.00; 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 2024-25 totaling \$7,731,883.00, 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. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter _____ Taj C. Echoles _____
Lt. Kevin Richardson _____ Rhonda Richardson Comer _____
Veronica Thompkins _____

The Chairperson thereupon declared the resolution duly passed and adopted this 28th day of August, 2024.

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

By: _____
Veronica Thompkins
West Perrine CRA, Secretary

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

Terrence A. Smith



Date: August 28, 2024

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

From: Krystal Patterson, MPA, FRA-RA
Executive Director, West Perrine CRA

Subject: West Perrine Community Redevelopment Agency FY 2024-25 Budget

It is recommended that the Board of Commissioners of the West Perrine Community Redevelopment Agency (Board) adopt the proposed FY 2024-25 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 for its approval.

Tax Roll

The redevelopment area has experienced healthy growth in taxable values from the previous year. The taxable value in the redevelopment area increased 12.4 percent over the 2023 Preliminary Roll for the redevelopment area.

West Perrine CRA Area	2023 Roll	2024 Roll	Increase	Percent Increase
	800,897,835	900,333,591	99,435,756	12.4 Percent

Revenues

For FY 2024-25 the estimated countywide tax increment payment into the trust fund is \$1,986,277, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$829,206.

As of August 28, 2024, the Agency projected carryover funding is \$4,816,401 and is estimated to gain approximately \$100,000 in interest for total projected revenues of \$7,731,883.

Expenses

The expenses outlined in the budget narrative below are based on the Agency’s redevelopment activities, including funding for initiatives developed in consultation with the Agency’s staff.

Administrative support projected total is \$503,500 and the administrative reimbursement to the County is \$42,232. The proposed operating expenses for the Agency total \$1,457,100 and are detailed below. The





proposed infrastructure expenses for the Agency total \$5,729,051 and are detailed below. The Agency's proposed budget does not include a contingency reserve.

Proposed Budget for Fiscal Year 2024-25

Revenues - \$7,731,883

The Agency's proposed budget for FY 2024-25 is \$7,731,883. Revenues include a countywide tax increment revenue payment of \$1,986,277 an unincorporated area tax increment payment of \$829,206, carryover funding \$4,816,401, and projected interest earnings \$100,000.

Expenditures - \$7,731,883

Administrative Expenses - \$503,500

1. Audits (\$20,000)

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

2. Advertising, Notices, Printing and Mailing Materials (\$30,000)

Set aside for any advertising, printing, and mailing materials that may be required as a result of the Agency's activities to include social media, website hosting and maintenance, newsletters, photography etc.

3. Executive Director (\$140,000)

The Agency's contracted Executive Director responsible for managing the day-to-day operations of the Agency.

4. Project Coordinator (\$60,000)

Personnel responsible for project management, oversight of programs and day to day Agency activities.

5. Office Space (\$30,000)

Cost to rent space and all other expenses related to the Agency having a physical office in the community.

6. Meeting Rooms (2,500)

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





7. Office Supplies/Equipment (\$6,500)

Costs to purchase office supplies and equipment to include folders, paper, copier, computer etc.

8. Mail Services (\$2,500)

Costs to cover direct mail to community from the Agency regarding programs and services.

9. Travel (\$35,000)

Travel to the annual Florida Redevelopment Association Conference, P3 Conference, International conference of Shopping Centers and events geared towards economic development that provide access to investors and developers to market the redevelopment area and professional development.

10. Insurance (\$100,000)

Coverage for agency liability insurance as well as property insurance.

11. Direct County Support (\$77,000)

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 - \$42,232

1. County Administrative Charge (\$42,232)

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 \$545,732 and represent less than 20 percent of total expenditures.

Operating Expenses - \$1,457,100

1. Membership and State Fee (\$2,000)

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 (\$1,870).





2. Contractual Services (\$350,000)

For professional services to update the Agency's Redevelopment Plan, Professional service consultants, CRA project signs and installation, Community Clean Up etc.

3. 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.

4. Non-Profit Organizations Grants (\$250,000)

This amount will provide for maintenance and operational support to not-for-profit organizations, including the Historic Bethel House Museum

5. Innovative Community Policing (\$325,000)

For the implementation of an amended and updated innovative community policing plan (policing plan) to reduce crime in the redevelopment area through added proactive enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts. The updated and amended plan, which is attached hereto and is incorporated herein by reference, amends, replaces, and supersedes the Innovative Community Policing Plan that was approved by the County Commission in resolution No. R-250-24. Upon the approval of this budget and this line item by the Board of County Commissioners the Agency will be able to implement the attached policing plan.

6. Special Lighting District (\$100)

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

7. Workforce Training/Job Creation Programs (\$150,000)

Community Education initiatives to include seminars, summits and workshops.

8. Miscellaneous (\$300,000)

Funds to cover additional expenses that may arise.





9. Vehicle (\$50,000)

Funds to acquire Agency vehicle and maintenance to include gas, oil changes, etc.

10. Reserves – (\$0)

The annual budget does not include a contingency reserve.

Infrastructure Expenses (\$5,729,501)

1. Land / Building Acquisition (\$2,404,051)

This allocation will fund the acquisition of blighted properties and/or vacant land for future redevelopment opportunities.

2. Hibiscus Grove (\$900,000)

Portion of the loan approved by the Board to support the development of Hibiscus Grove, a mixed-use affordable housing project.

3. Infrastructure Improvements (\$200,000)

This allocation will fund improvements within the redevelopment 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. Remove old cans and install new in corridors, replace community gateway signs etc.

4. Landscape Enhancement & Ground Maintenance (\$25,000)

For ground maintenance and litter removal from CRA owned property to include board ups, tree trimming and debris hauling.

5. Residential Rehabilitation Program (\$600,000)

Residential programs developed to help with essential home repairs, enhancing the health, life, and safety of the West Perrine community while fulfilling the Agency's goal of mitigating slum and blight conditions.





6. Commercial Rehabilitation and Business Expansion & Attraction Programs (BEAP) (\$1,000,000)

The Commercial Rehabilitation Grant offers funding for interior/exterior upgrades to existing commercial properties, supporting small business retention within the CRA. The Business Expansion & Attraction Program (BEAP) aims to attract businesses to the redevelopment area, targeting those businesses outside its boundaries or businesses looking to expand.

7. Special Projects Grant (\$300,000)

The Special Projects Grant (SPG) incentivizes neighborhood groups to improve West Perrine neighborhoods on publicly owned property or right of way.

8. Public Service Worker Grant (\$300,000)

This grant will provide for down payment assistance specifically to income-eligible public service employees to purchase affordable housing in the redevelopment area.





Date: August 28, 2024

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

From: Krystal Patterson, MPA, FRA-RA
Executive Director, West Perrine CRA

Subject: **West Perrine Community Redevelopment Agency FY2023-24 Innovative
Community Policing Plan**

On November 29, 2023, the Agency adopted a Community Policing Plan for the redevelopment area. On August 28, 2024, the Agency amended its plan. The Agency's FY 2024-25 adopted budget includes \$325,000 for innovative community policing in order to implement the amended plan.

The Agency's Community Policing Plan is amended to read as follows:

- (a) The procurement and purchase of license plate recognition/surveillance cameras for the purpose of increasing safety throughout the redevelopment area to include home safety cameras that will be distributed to West Perrine residents promoting public safety. Additionally, the funds will cover the costs for police and/or security officer(s) to patrol the redevelopment area on a rotating or as needed schedule. This will enhance the redevelopment area's public safety and crime prevention, especially in areas identified as crime hot spots.
- (b) At the request of the Agency and its sole cost, the officers will assist with special projects including, but not limited to, community events and townhall meetings, and provide code enforcement data for follow up along with informal interactions with the community to foster positive relationships.

West Perrine Community Redevelopment Agency

	FY 23-24 PROPOSED BUDGET	FY 23-24 Projections	FY24-25
REVENUES			
Carryover	4,150,255	4,254,685	4,816,401
UMSA Tax Increment Revenue	667,498	667,498	829,206
County Tax Increment Revenue	1,599,270	1,599,270	1,986,277
Interest	20,000	100,000	100,000
Revenue Total	6,437,023	6,621,453	7,731,883
EXPENDITURES			
Administrative Expense			
Audit	25,000	16,500	20,000
Advertising and Notices	5,000	-	25,000
Printing & Publishing	1,000	-	5,000
Executive Director	-	-	140,000
Project Coordinator	-	-	60,000
Grants Software	2,500	2,500	-
Office Space	-	-	30,000
Meeting Room Expenses	5,000	200	2,500
Office Supply Equipment	-	-	6,500
Mail Services	500	500	2,500
Travel - FRA Annual Conference	5,000	15,000	35,000
Insurance	-	23,600	100,000
Direct County Support	150,000	150,000	77,000
Subtotal Administrative Expense	194,000	208,300	503,500
County Administrative Charge (1.5%)	34,002	34,002	42,232
(A) Subtotal Admin and Admin Charge	228,002	242,302	545,732
Operating Expense			
F.R.A. Membership and State Fee	3,421	2,000	2,000
Contractual Services (Redevelopment Studies)	200,000	56,400	350,000
Economic Development Coordinator	50,000	-	-
Legal Services	30,000	30,000	30,000
Non-Profit Organizations	500,000	25,000	250,000
Executive Director	105,000	78,750	-
Community Space	1,400,000	-	-
Innovative Community Policing	325,000	-	325,000
Special Lighting District	100	100	100
Workforce Training / Job Creation Programs	100,000	-	150,000
Miscellaneous	20,000	20,000	300,000
Vehicle Maintenance	-	-	50,000
Reserves	-	-	-
(B) Subtotal Operating Expenses & Reserves	2,733,521	212,250	1,457,100
Infrastructure Expenses			
Land / Bldg. Acquisitions	1,500,000	1,200,000	2,404,051
Hibiscus Grove	-	100,000	900,000
Infrastructure Improvements	300,000	-	200,000
Landscape Enhancement & Ground Maintenance	500	500	25,000
Residential Improvement Grants	525,000	-	600,000
Redevelopment Grants - Commercial	850,000	50,000	1,000,000
Beautification Grants	300,000	-	-
Special Projects Grant	-	-	300,000
Public Service Grant	-	-	300,000
(C) Subtotal Infrastructure Expenses & Reserves	3,475,500	1,350,500	5,729,051
Expenditures Total (A+B)	6,437,023	1,805,052	7,731,883
Revenues Less Expenditures Total	-	4,816,401	0