

CRA 101

Community Redevelopment Agency Basics

May 14, 2024

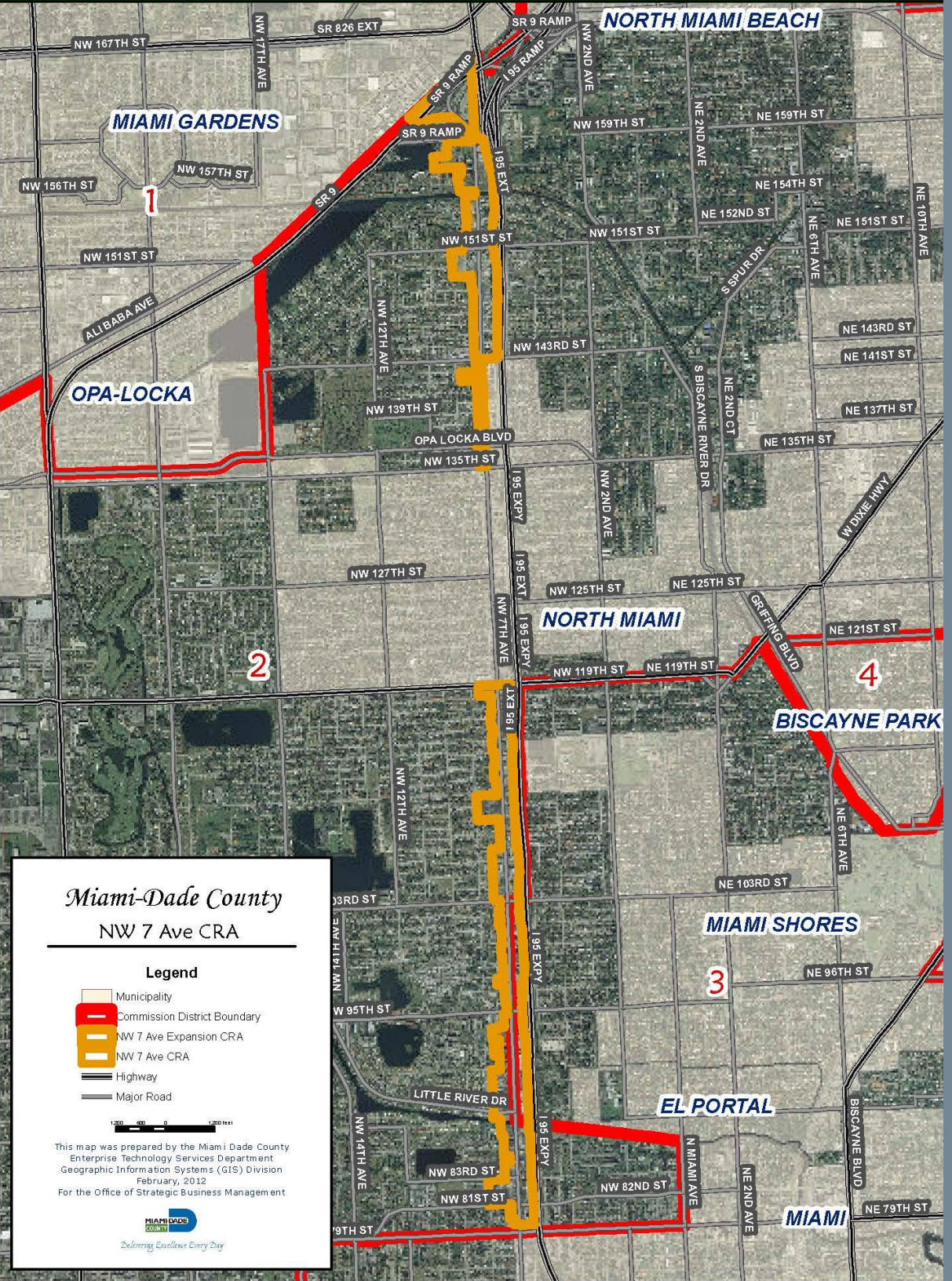
**MHCP
COLAB**

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

Lambert
ADVISORY

Local Government Consulting Group





Agenda.

- Why are CRAs created?
- What can a CRA fund?
- How is the CRA funded?
- When was the 7th Avenue CRA established?
- What is the process for establishing the CRA?

Why are Community Redevelopment Areas created?

Established under
Florida Statute (F.S.)
Chapter 163 Part III
to eradicate slum
and blight through
revitalization

Slum and Blight is defined as:

- Area of declining health, safety, welfare
- Decline of businesses and residences
- Land use concerns related to parcels, assembly
- Roadway layout
- Areas prone to flooding
- Areas with contamination

To Preserve and Enhance the Tax Base

Objectives for preserving the tax base

- Create clean and safe places
- Reduce crime
- Economic development
- Increase housing options
- Infrastructure and streetscape improvements
- Business retention and attraction
- Enhance parks and recreation

What type of improvements can be funded?

- . Redevelopment efforts
- . Administrative costs
- . Funding and financing
 - Redevelopment planning
 - Property acquisition
 - Loan repayment and debt expenses
 - Relocation
 - Workforce and affordable housing
 - Facade improvements
 - Facilities such as parks and community centers, but not governmental buildings
 - Environmental clean up



Facilities and property acquisition.

What else can be funded?

Only improvements and activities included in the redevelopment plan may be funded.

Improvements above and beyond what the County is already responsible for doing.

- Any investment with a return on the expenditure of public dollars
- Any visual improvements and enhancements
- Capital improvements that are not already included in the County's capital improvement plan budget



Extra capital improvements

What cannot be funded?

Marketing, promotion and special events.

Grants to entities that promote tourism and economic development or to provide social programs.

Administrative and operating expenses, projects and activities unrelated to the redevelopment plan.

- Unrelated government expenses
- Unrelated projects and programs
- Payment for CRA Board member service
- Any program or project that is not a physical improvement or financing for a physical improvement



Special events cannot be funded with CRA monies

Special exceptions to funding

Innovative community policing
subject to the approval by Board
of County Commission.

Capital improvements that were
removed from the County's CIP
schedule 3+ years ago and part of
the Redevelopment Plan.



How is a CRA funded? How are the funds administered?

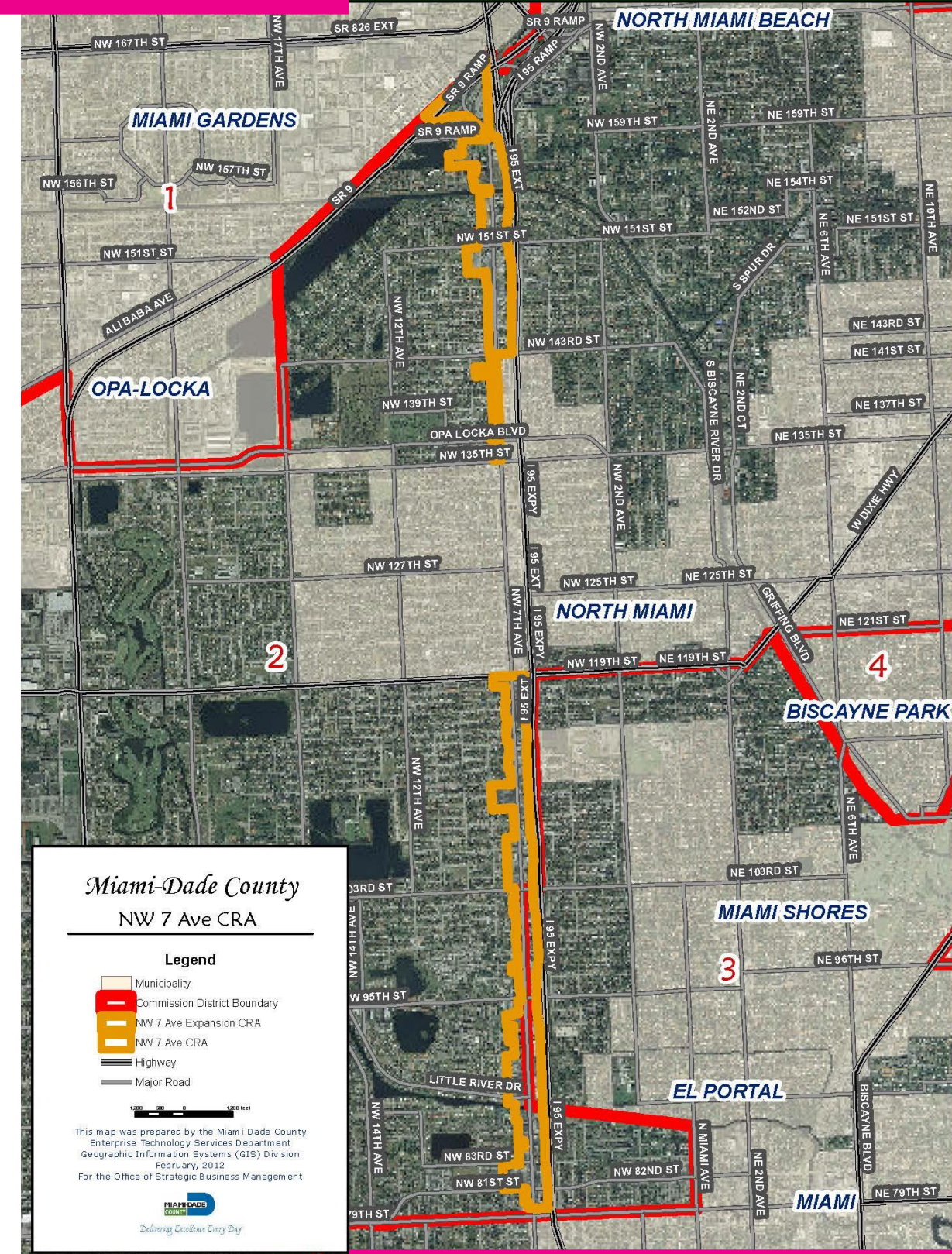
Tax increment financing is the increase in taxable value from the year the CRA is created.

The CRA Board members are appointed to govern the CRA and administer the Redevelopment Plan.

- Includes all taxable properties in the CRA
- Governed by an interlocal agreement
- Excludes payments by public entities, eg. Children's Trust, School Board and Water Management District

NW 7th Avenue CRA established in June 2004, Board of County Commissioners (BCC) Resolution R-774-04

- Redevelopment Plan and Trust Fund established in 2004 for 30 years
- CRA will sunset in 2034
- Interlocal agreement with the County approved in 2012
- The expansion area was approved in June 2011.
- A new Redevelopment Plan was adopted in 2012.



What is your role as the CRA Board?

Lead the CRA and carry out the Redevelopment Plan

- Prepare annual budget
- Participate in annual strategic planning session to identify priorities
- Propose plan amendments
- Allocate trust fund monies
- Direct staff
- Receive public input
- Receive and review state reports



Project observations

Provide a realistic strategy and incremental steps to implement the Board's vision.

Strengths

- Connectivity and visibility to I-95.
- The Golden Glades mobility hub.
- Prominent businesses.
- Doubletree hotel.
- High quality institutions and government uses.
- State of the art public library.



Project observations

Opportunities

- Collaboration with NW 79th Street CRA and North Miami CRAs.
- Collaboration with Barry University.
- Redevelopment on key vacant parcels.
- Reposition existing industrial uses with targeted industries that leverage the efforts being made in North Miami.
- Upgrading infrastructure and adding more parks.
- Capitalizing on the Live Local Act.
- Expanding redevelopment opportunities and amenities around the Golden Glades mobility hub.
- Small business development and employment.



Thank you!

NW 7th Avenue Corridor
Community Redevelopment
Agency

**Economic Development
Coordinator Services**
Event No. EVN0002828

MHCP
COLAB

CITY PLANNING, COMMUNICATIONS,
PUBLIC RELATIONS + TRANSPORTATION

Lambert
ADVISORY

Local Government Consulting Group

