



**Naranja Lakes Redevelopment Agency
Fiscal Year 2025-26 Budget**

Cornelius Shiver - Chairman

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Stuart H. Archer - Board Member

Krystal Patterson, MPA, FRA-RA – Executive Director, H.E.R.S. Consulting



Date: September 11, 2025

To: Chairman Cornelius Shiver and Members of the Naranja Lakes Board of Commissioners

From: Krystal Patterson, MPA, FRA-RA

Subject: Naranja Lakes Redevelopment Agency Fiscal Year 2025-26 Budget

It is recommended that the Board of Commissioners of the Naranja Lakes Community Redevelopment Agency adopt the proposed fiscal year (FY) 2025-26 budget for the Naranja Lakes Community Redevelopment Area. It is further recommended that the Board authorize the Office of Management and Budget to submit the budget to the Miami-Dade County Board of County Commissioners for its approval.

TAX ROLL

Area	2024 Roll	2025 Roll	Increase	Percent Increase
Original Area	816,229,961	886,124,991	69,895,030	8.57%
Expansion Area	2,053,134,960	2,436,813,436	383,678,476	18.69%
TOTAL	2,869,364,921	3,322,938,427	453,573,506	15.8%

REVENUES

For FY 2025-26 the estimated countywide tax increment payment into the trust fund in the “**Original Area**” is \$3,272,480, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$1,365,799. The countywide tax increment payment into the trust fund in the “**Expanded Area**” is \$9,135,131, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is \$3,812,629.

As of August 14, 2025, the Agency projected carryover funds in the amount of \$22,971,569 and is estimated to gain approximately \$900,000 in interest for total projected revenues of \$41,861,108. The total revenue also accounts for NON-TIF projected revenue in the amount of \$403,500 from real property



address 27525 S. Dixie Highway.

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 H.E.R.S. Consulting. Administrative support projected total is \$367,148 and the administrative reimbursement to the County is \$263,791. The proposed operating expenses for the Agency total \$41,861,108. The Agency's proposed budget includes a contingency reserve of 1,000,000.

Proposed Budget for Fiscal Year 2025-2026

Administrative Expenses - \$392,148

1. Direct County Support (\$125,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including fiscal management, budgeting, and Board administration.

2. Advertising, Office Supplies, Printing, Postage (\$28,000)

Expenses relating to advertisement seeking proposals for CRA annual initiatives, informing residents and business owners of programs, printing and mail services.

3. Audit (\$16,500)

External audit to determine compliance with Sections 163.387(6) and (7), Florida Statutes, Redevelopment Trust Fund.

4. Contractual Services (\$200,000)

Cost to pay administrative staff to run the day-to-day operation. This includes an Executive Director and support staff.

5. Training, Membership Dues, Travel, Other Administrative Expenses (\$15,500)

Travel to conferences and professional development classes and/or workshops with emphasis on economic development and access to investors and developers to market and develop the Naranja Lakes redevelopment area.

6. Information Technology (\$7,148)



Cost to purchase and implement grant management software, enhanced website, maintenance, security, and domain.

County Administrative Charge - \$263,791

1. County Administrative Charge (\$263,791)

The Interlocal Agreement between the CRA and the County requires the CRA to pay the County a 1.5 percent fee of County's tax increment contribution.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total \$367,148 and represent less than 20 percent of total expenditures.

Operating Expenses - \$41,205,170

1. Membership and State Fee (\$2,670)

Required State of Florida Special District fee and annual membership dues to the Florida Redevelopment Association

2. Outreach and Business Development (\$6500)

Costs to educate the community about redevelopment programs and Agency offerings. This includes photography, graphic design and media.

3. Buildings/Grounds Maintenance (\$350,000)

This allocation includes lawn, janitorial services as well as utility payments to Florida Power & Light and Miami-Dade County for water and sewer, alarm services, and waste collection services for CRA owned properties to include the Community Center. Costs to cover right-of-way clean ups and Agency owned property maintenance.

4. Contractual Services (\$475,000)

For contracting professional services, technical advisors, and other experts to assist with prioritizing the Agency's economic and redevelopment mission, initiatives, and implementation of the Area's redevelopment plan; including conducting economic development and market analysis for the redevelopment area and proactively engaging with developers seeking Agency funding to ensure proposed project meet Agency's guidelines for potential funding and redevelopment partnership.

5. Legal Services (\$200,000)

The Agency receives legal representation from the law firm Taylor Duma, LLP. The Agency Attorney reviews and/or prepares CRA documents, resolutions, contracts, and represents the



Agency in land acquisitions and meetings with vendors and staff.

6. Procurement Services (\$50,000)

This allocation provides for the services of the County's Strategic Procurement Department to issue solicitation packets on behalf of the Agency.

7. Innovative Community Policing and Security (\$1,600,000)

Expenses to collaborate with the MDPD to bring off duty police details to the redevelopment area. Additionally, to fund programs and initiatives that will reduce slum and blight.

8. Commercial Improvement Grants (\$0)

9. Housing Projects (\$500,000)

Through an agreement, the Agency will partner with *Rebuilding Together* to provide home rehabilitation services to low-income, elderly, veterans and disabled homeowners. In partnership with the Naranja Lakes Community Action Committee, *Rebuilding Together* will identify homes within the CRA boundaries that need rehabilitation. The Agency contribution covers costs associated with project management, purchase and storage of materials, trash disposal, and volunteer support.

10. Major Development Project Planning (\$22,145,000)

Funds would be used to incentivize development or to develop within the redevelopment area as approved by the redevelopment plan and approved by the Board.

11. Land Acquisition (\$8,000,000)

Funds to assemble and purchase land/property within the redevelopment area to encourage development and reduce slum and blight.

12. Insurance (\$35,000)

Insurance payments include property, liability, and special events insurance for the Community Center and other Agency owned properties.

13. Debt Service Payments (\$379,000)

Financing of the Primary Redevelopment Project was possible by two \$5 million Sunshine State loans through Miami-Dade County. The original loans matured in 2016, and the County refinanced the remaining \$4.8 million balance with a 20-year loan.



14. Transportation, Infrastructure and Landscape Enhancement (\$1,500,000)

The Action Plan identified areas where redevelopment through beautification of public spaces can be enhanced to invigorate the area's appeal to attract businesses and developers. Enhanced gateway signs, landscape and lighting are priorities.

15. Site Work/Demolition & Environmental (\$200,000)

Funds used for site plans, demolition and relevant inspections or repairs necessary at sites owned by the Agency.

16. SMART Plan Projects Reserve (\$2,283,783)

The First Amendment to the Interlocal Cooperation Agreement with the County, which the Agency executed in 2018, requires that the Agency annually set aside twenty five percent reserve from the tax increment generated within the expansion area for projects related to the Strategic Miami Area Rapid Transit (SMART) Plan. This funding will be used for SMART Plan Projects within the Area.

17. Redevelopment Bond Reserve (\$2,000,000)

Bonding will allow the NLCRA to leverage tax increment revenues to access immediate capital, enabling the timely completion of high-impact redevelopment projects.

18. Tax Bill (\$78,000)

Budgeted property tax payment for the CRA-owned, revenue-generating property to ensure compliance and continued operations.

19. Miscellaneous (\$400,217)

Funds reserved for miscellaneous CRA-related expenses outside of TIF-specific programs or activities, providing flexibility for general operational needs.

Reserves - \$1,000,000

The CRA will maintain reserves to ensure financial stability, support unforeseen redevelopment needs, and safeguard the Agency's ability to meet long-term obligations.