



**City of Miami Gardens, Florida  
NW 27<sup>th</sup> Avenue  
Community Redevelopment Agency**



**Annual Report and Financial Statement for  
Fiscal Year 2019 - 2020**

**October 1, 2019 – September 30, 2020**

**Submitted March 31, 2021**

## Overview

Under Florida law (Chapter 163, Part III), local governments can designate areas such as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing Community Redevelopment Agency (CAR) activities are locally generated, CRAs are overseen by local government. Redevelopment plans must be consistent with local government comprehensive plans.

To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditioned (slum and blight) exist, the local government may create a Community Redevelopment Agency to provide the tools needed to foster and support positive redevelopment of the targeted area.

This Annual Report and Financial Statement are prepared pursuant to Chapter 163 of the Florida Statutes that require each CRA to provide an annual report by March 31<sup>st</sup> of each year to the Governing Body. This report and financial statement are submitted to fulfill the requirement and provide information to the public for the Fiscal Year 2019 - 2020 (October 1, 2019 – September 30, 2020). This Annual Report and Financial Statement will also be forwarded to our increment partner, Miami-Dade County.

## Accomplishments

2014 / 2106	City Council Makes and Accepts the Finding of Necessity
2018	Community Meetings
September 2018	City Council designated as CRA Governing Board Local Planning Agency reviewed CRA Plan; Found in conformity with City's Comprehensive Plan
October 2018	Community Redevelopment Area Plan Adopted by Board and City Council
May 2019	Community Redevelopment Area Plan – Updated Tax Increment and TIF Projections
May 2019	Approved/Executed Interlocal Agreement with Miami-Dade County
September 2019	Trust Fund established by Miami-Dade County
December 2019	Approved/Executed Interlocal Agreement with City of Miami Gardens Adoption of Miami Gardens Community Redevelopment Agency By-Laws

## Financial Overview

The dollar value of all real property in the Community Redevelopment Area is determined as a fixed date “base year.” The Miami Gardens Community Redevelopment Area's base year is 2019; however, there are no financials to report for the Fiscal Year 2019-2020.