

Series 11

2018 Newsletter NoMi Economic Development

Thank you for reading the eleventh edition of the **NoMi Economic Development Newsletter!** There is a lot of progress in the city of North Miami. We are excited to update you on the latest information on what is happening inside the **Economic Development Division.**

Business Spotlight

I Love (Sushi) Lucy



Danny and Rachel Maldonado are the owners of Sushi Lucy

The concept of a sushi restaurant in South Florida is nothing novel, but North Miami's Sushi Lucy is guaranteed to grab visitors' attention. Upon stepping into the cozy and intimate space, one immediately notices that Sushi Lucy isn't your ordinary sushi bar. It's a "kaiten" sushi restaurant. Kaiten, which is Japanese for "moving dish", typically features single-serving sushi plates going around a conveyor belt. The kaiten concept would be novel enough, but Sushi Lucy has taken it one step further. Their kaiten system isn't a conveyor belt--it's a carousel of water featuring small wooden boats carrying the sushi as passengers.

To simply describe or picture Sushi Lucy's kaiten concept does not do it justice. One must visit the cozy North Miami-based restaurant and take in the entire unique ambiance which features a traditional Japanese feel with a modern industrial backdrop. This hidden restaurant is tucked into the corner of a retail plaza along NE 123rd Street just west of Biscayne Boulevard. Drive by and you may miss it.



Sushi Lucy features a unique "kaiten" style sushi floating on boats around a carousel of water

Danny Maldonado and his wife, Rachel, opened Sushi Lucy in September of 2017 along the NE 123rd street business corridor. Although Maldonado's professional background is in real estate investment and development, he's always had a passion for kaiten sushi. "Sushi Lucy really began decades ago when I was first introduced to kaiten in Tokyo. My wife and I have many fond memories made around the kaiten sushi dinner table," Maldonado explained.

Sushi Lucy provides single-serving sushi plates that float around the water carousel on wooden boats. The sushi plates are different colors depending on the price, and range from \$2.50 to \$6.00. Kaiten style allows patrons to eat as much or as little as they like. As patrons finish one serving, they stack the plate on the counter in front of them and grab another plate of their liking as it floats by.

While the floating boats are definitely what initially capture visitors' attention, Maldonado hopes that they will stay for the atmosphere and company. "We hope to develop a 'Cheers'

type of local place, with an environment where neighbors and locals can run into each other and catch up while having an affordable and fun dinner." Sushi Lucy's motto is "Come as Strangers, Leave as Friends". Maldonado believes that if they can live up to that motto, everything else will fall into place.

North Miami is home to several award-winning restaurants, and Sushi Lucy is hoping to be the next unique North Miami destination food spot. There is definitely nothing quite like Sushi Lucy in South Florida, and it sets North Miami apart as the area continues to grow. I had one final question for Danny Maldonado: Where did the name Sushi Lucy come from? "A vivid imagination..."



Sushi Lucy is located at 1680 NE 123 Street North Miami, FL 33181. It is open 6-10 pm Sunday, Tuesday-Thursday, and 6-10:30 pm on Fridays and Saturdays. For more information call (786) 391-2668 or visit www.sushilucy.com.

Latest News

North Miami recognized in annual "Best of Miami" publication

The Miami New Times' annual Best of Miami issue has recognized two North Miami locations as the best in South Florida. Winning

the Reader's Choice award for "Best Pizza" is North Miami's own Steve's Pizza located at 12101 Biscayne Blvd., North Miami, 33181. Oleta River State Park, the largest urban park in the State of Florida, won "Best Campground". As a cultural, art, and cuisine capital, the City of North Miami consistently boasts winners in the annual Best of Miami edition.

[Read the Article on Steve's Pizza here](#)

[Read the Article on Oleta River State Park here](#)



Front cover of 2018 The Miami New Times annual Best of Miami edition.

A Look at the Miami-Dade County Region

North Miami's Economy Growing with Rest of the Country



Among all large U.S. metros, Miami ranked eighth in annual business establishment growth between 2010 and 2015, at 2 percent - more than double the national average

Like the rest of the United States, the City of North Miami has seen steady economic improvement since the Great Recession of 2007-2008. The City's Economic Development Division, in partnership with Miami-Dade County's Geographic Information System (GIS) service and Beacon Council, continually track the

economic trends of the City. Some highlights of the current economic health of the City are listed below:

Household Income: North Miami has seen its household income grow from \$35,988 in February 2016 to \$40,882 in June 2018. Adjusting for inflation, this is a nearly \$2,700 increase. Although North Miami's median household income still lags behind the rest of the County and the State, the gap in income has decreased slightly over the last two and a half years.

Unemployment: North Miami's unemployment rate has ticked down 1.8% points since February 2016 to 4.7% today. This unemployment rate mirrors the historically low unemployment rate that is reflected at the national level.

Number of Businesses: The number of businesses operating in North Miami has increased by 6% over the last two and a half years to over 2,800. The overwhelming majority (70%) still tend to be mom and pop stores with 4 or less employees. To date, the City has processed Certificates of Use for 176 new businesses since January 2018.

While North Miami has seen some progress in terms of its economic health, there are still plenty of challenges to address. The percentage of skilled workers and college educated residents has not improved since 2016, and the population and labor force has remained relatively stagnant. As with the rest of the County, North Miami struggles with affordable housing, transit connectivity, access to healthcare, and high wage job opportunities. Recently, a North Miami Community Redevelopment Agency study was undertaken to study and provide policy prescriptions to the City's housing and workforce challenges. That study is scheduled to conclude in the Fall.

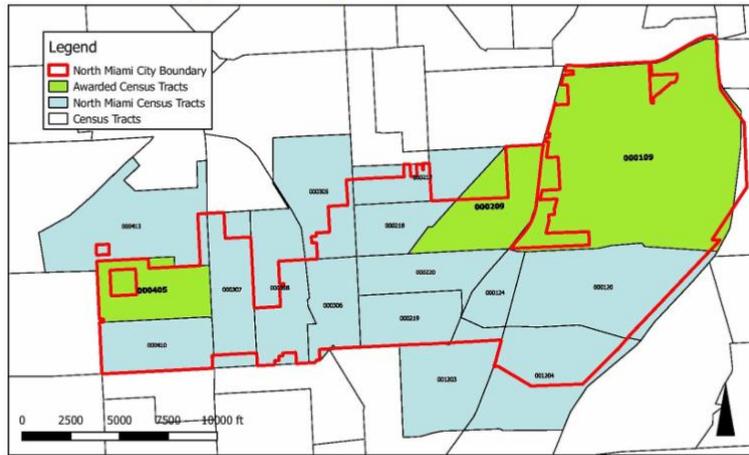
To learn more about economic factors, or to learn more about the demographics of the City, please contact the Economic Development Division at (305) 893-6511 ext. 19006 or email at sblatt@northmiamifl.gov.

(Data source: Miami-Dade County GIS, Beacon Council, North Miami Economic Development Division)

New Economic Development Incentives Available!

**Federal
Government
Approves
Three North
Miami Census
Tracts as
"Opportunity
Zones"**

Opportunity Zone Census Tracts



Map created 6/29/2018 by Lian Plass, Community Planning and Development Department, City of North Miami

A map of the three opportunity zones in North Miami outlined in green.

Three census tracts encompassing the City of North Miami became designated Opportunity Zones on June 15. This comes after North Miami's inclusion in Florida Governor Rick Scott's request to the United States Department of Treasury to provide incentives to business investors, as part of the Tax Cuts and Jobs Act of 2017. The Opportunity Zones allows investors to transfer unrealized capital gains and transfer them to an "Opportunity

Fund" to be invested in Opportunity Zones.

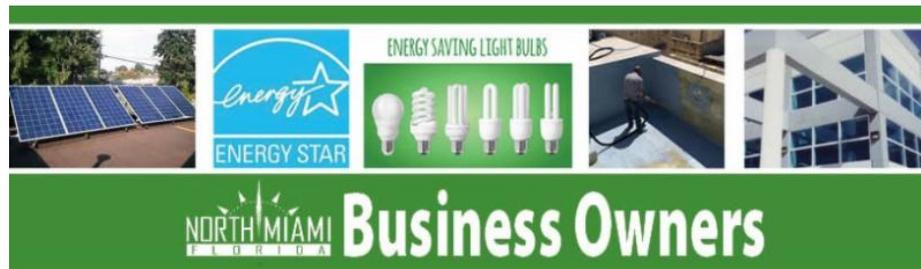
North Miami's three approved census tracts cover critical potential investment areas within the City's Northeast industrial corridor and Northwest 7th Avenue business corridor. The Opportunity Zone designations within these three tracts provide incentives for investors to direct money into historically under-invested areas.

"Designating these three census tracts as Opportunity Zones will provide an additional tool for economic development in our community," said North Miami City Manager, Larry M. Spring, Jr. "I believe it will promote further investment in our City and create a ripple effect on commerce, industry, tourism and the quality of life here."

Governor Scott submitted statewide nominations for Opportunity Zones to the U.S. Treasury Department on April 19, 2018. The Treasury Department certified the nominated Opportunity Zones earlier this month.

For more information about the Opportunity Zones Program and a full list of Florida's certified census tracts, visit <http://www.floridajobs.org/business-growth-and-partnerships-for-businesses-and-entrepreneurs/business-resource/opportunity-zones> or contact the Florida Department of Economic Opportunity at (850) 245-7130.

New Guidelines for Green Rehab Grant



High Electric Bill?

You may qualify for a **Commercial Grant To Retro-Fit Your Space And Lower Your Energy Bill**

The City of North Miami is providing a
Grant up to \$10,000
to help small business owners in North Miami make improvements to
their businesses, increase energy-efficiency and lower energy bills.



To apply, please contact Sam Blatt, the City of North Miami's
Economic Development Manager, at 305-893-6511, Ext. 19006
or sblatt@northmiamifl.gov.

FIRST COME, FIRST SERVED!



Eligible Use of Funds:

- **INSTALLING** energy-efficient appliances
- **REPLACING** old light bulbs or light fixtures
- **INSTALLATION** of solar panels, impact windows, generators, insulation, A/C units, rooftops, and more

NorthMiamiFL.gov/CPD

North Miami: South Florida's Center for Opportunity

**With the Warren Henry Auto Group Complex
Nearing Completion at Sole Mia, Founder
Warren Zinn Takes Stock**



Photo Credit: Warren Henry Auto Group

This story was written by Amber Amortegui of Haute Living, and has been reprinted with permission from the author. You can find the original article [here](#).

Warren Henry Zinn, President and CEO of Warren Henry Auto Group, shares his insights on his family's well-established dealerships across South Florida. The Zinn family's involvement in the auto industry dates back to 1955. Warren's father, David Zinn, sold Lincolns in the Bronx before moving to Miami Beach where he sold Chevys. He opened Florida's first Toyota dealership in 1965. Warren's passion for cars stems from growing up around his dad's dealership. He attended automotive college to strengthen his knowledge of the booming auto industry. Warren's first taste of his own career began when he was just 21 years old. Now Warren Henry Auto Group contains 13 franchise locations in Florida. We sat down with the automotive industry veteran to discuss the importance of a family business, the successes behind his dealerships and the bright future of Warren Henry Auto Group.

[Read the complete article here.](#)

Important Announcements!

**Apply for a
\$2,500
Small Business
Grant!**

Application Deadline is
Friday, August 17, 2018!

Business Development Seminar



**Small Business Capitalization
Pre-application Q&A Session:**

Wednesday, August 1, 2018

South Dade Regional Library
10750 SW 211 ST, Cutler Bay, FL 33189
9:00 a.m. – 12:00 p.m.

Thursday, August 2, 2018

North Dade Regional Library
Auditorium
2455 NW 183 ST, Miami Gardens, FL 33056
9:00 a.m. – 12:00 p.m.
Receive the grant application at the seminars.

Join Miami-Dade Economic Advocacy Trust (MDEAT) for the **Small Business Capitalization Program** conference on growing Miami-Dade County's small business community in Targeted Urban Areas (TUAs).

Also learn about:

- ✓ Low-interest loan programs to leverage funds for growth
- ✓ Other ways to access to capital
- ✓ Strategies to promote your company to expand market share
- ✓ Resources for technical assistance and ways to avoid IRS pitfalls

Program Partners

Miami-Dade Commissioner Barbara J. Jordan, District 1	Black Pages Miami
Miami-Dade Commissioner Jean Monestime, District 2	Miami-Dade Public Library System
Miami-Dade Commissioner Audrey M. Edmonson, District 3	SBC Community Development Corporation
Miami-Dade Commissioner Xavier L. Suarez, District 7	Miami-Dade County Black Affairs Advisory Board
Miami-Dade Commissioner Daniella Levine Cava, District 8	
Miami-Dade Commissioner Dennis C. Moss, District 9	

RSVP for a seminar at (305)375-5661 or email MDEATinfo@miamidadegov referencing "Small Business Grant" in the subject line.

Is your business located in a TUA? To find out if you qualify, visit www.miamidadegov/EconomicAdvocacyTrust



For more information and to apply by **Friday, August 17, 2018**, visit www.miamidadegov/EconomicAdvocacyTrust.

Take the Survey!



After a series of discussions, community forums and workshops, The North Miami CRA and City of North Miami are now ready with the draft Concept Plan to define and design the Mobility Hub for North Miami.

As the plan develops over the coming months, we would again like you to come along and share your inputs to improve the plan. Your ideas and inputs will help us in understanding your preferences related to new developments, open spaces, and mobility linkages connecting the neighbourhoods.

Please comment on the interactive map and let us know how we can further improve our Concept Plan.

TAKE THE SURVEY



Accessible at: www.nomimobilityhub.wixsite.com/northmiami



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Sam Blatt | Economic Development Manager



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