



# **NORTH MIAMI CRA**

**COMMUNITY REDEVELOPMENT AGENCY**

## **CRA ADVISORY COMMITTEE MEETING PACKET**

### **MONDAY, JULY 11, 2022 | 06:30 PM**

#### **Committee Members:**

Michael McDearmaid, Chairman  
Edwidge Clark, Committee Member  
Brenda Alfaro, Committee Member  
Clifford Williams, Committee Member  
Naomi Blemur, Committee Member  
Kenneth Each, Committee Member  
Marie Metellus, Committee Member  
Blanca Cobo, Committee Member  
Ashaki Bronson- Marcellus, Committee Member  
Frantz Charles, Committee Member  
Jaryn Missick, Committee Member

***North Miami CRA  
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[www.NorthMiamiCRA.org](http://www.NorthMiamiCRA.org)

## **AGENDA**

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**

**CRA Advisory Committee Meeting**

**Monday, July 11, 2022 | 06:30 pm**

### **1. CALL TO ORDER / ROLL CAL**

### **2. PLEDGE OF ALLEGIANCE**

#### **CONSENT AGENDA**

UNLESS A MEMBER OF THE CRA BOARD WISHES TO REMOVE A SPECIFIC ITEM FROM THIS PORTION OF THE AGENDA, TAB A CONSTITUTE THE CONSENT AGENDA. THESE RESOLUTIONS AND ITEMS ARE SELF-EXPLANATORY AND ARE NOT EXPECTED TO REQUIRE ADDITIONAL REVIEW OR DISCUSSION. THESE ITEMS WILL BE RECORDED AS INDIVIDUALLY NUMBERED RESOLUTIONS, ADOPTED UNANIMOUSLY BY THE FOLLOWING MOTION: "...THAT THE CONSENT AGENDA COMPRISED OF TAB A BE ADOPTED..."

#### **A. APPROVAL OF MINUTES -- November 1, 2021**

Attachment: [CRAAC.MINUTES.11.1.21.pdf](#)

### **3. ITEMS FOR REVIEW AND/OR ACTION**

#### **Agenda Item 1 - Kayla @ Library Place (TIF Request)**

Attachment: [Agenda Item 1.pdf](#)

#### **Agenda Item 2 - Partners of 645 (TIF Request)**

Attachment: [Agenda Item 2.pdf](#)

#### **Agenda Item 3 - Resolution to Approve Disposal of Real Properties Policy**

Attachment: [Agenda Item 3.pdf](#)

#### **Agenda Item 4 - Resolution to Approve District 4 Projects & Initiatives**

Attachment: [Agenda Item 4.pdf](#)

#### **Agenda Item 5 - Redevelopment Plan Presentation & Recommendation Update**

Attachment: [Agenda Item 5.pdf](#)

#### **Agenda Item 6 - Resolution to Approve Appointing Cornelius Shiver as the Executive Director**

Attachment: [Executive Director Employment Agreement Resolution.pdf](#)



- 4. CRA ATTORNEY REPORT**
- 5. CRA EXECUTIVE DIRECTOR REPORT**
- 6. PUBLIC COMMENTS**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
- 9. ADJOURNMENT**

**Note:**

Two or more members of the City Council/CRA Board of Commissioners and/or other elected or appointed public officials may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. If you desire auxiliary services to assist in viewing or hearing the meetings, or reading meeting agendas and minutes, please contact the Office of the City Clerk at (305) 895-9817.

*North Miami C.R.A. Advisory Committee  
Summary Minutes*

*November 1, 2021  
6:30 P.M.*



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

The CRA Advisory Committee Meeting of the City of North Miami was held in Council Chambers of City Hall on Monday, November 1, 2021, beginning at 1:00 p.m.

(Phonetic spelling of each speaker's name may be used throughout the minutes unless correct spelling is known.)

### ***I. CALL TO ORDER / ROLL CALL***

#### ***ROLL CALL***

Mr. Williams	Here	Mr. McDearmaid (C)	Here
Ms. Alfaro	Here	Mr. Clark	Here
Mr. Each	Here	Mr. Missick	Absent
Ms. Blemur	Here	Mr. Charles	Here
Ms. Bronson	Absent	Ms. Metellus	Absent
Ms. Cobo	Here		

- CRA Executive Director Cameau: We have quorum, Chair.

### ***II. CONSENT AGENDA***

A. **Approval of Minutes:** April 5, 2021

B. **Resolution to Approve Amending the NMCRA Tax increment Recapture & Infrastructure Grant Program.**

C. **Resolution to Approve Increase of Legal Fees for FY20-21 by \$66,807.60**

Motion to pass Consent Agenda by Committee Member Each to approve. Seconded by Committee Member Charles. Motion made and passed unanimously.

### ***III. ITEMS FOR REVIEW AND/OR ACTION***

#### ***Agenda Item #1 – Resolution to Approve Spiritus law Agreement***

- Executive Director Cameau: Before you is the agreement for legal services for our attorney. This item usually is at the October agenda. It was deferred to this month

because we were working on some cost efficiency methods to save us some money on the billing. So Mr. Zelkowitz came up with a different scenario to assist with that. At the next meeting, I will bring the budget that was approved for you. The only thing is that the agenda today is full. Therefore, I didn't have time to bring you... However, at the next meeting, I will bring you the approved budget that the board approved that we took to city council and now has been transmitted to the county. One of the things was originally; we had proposed a budget of \$200,000 for legal services. It was taken down to \$150,000 to fund other projects, so Mr. Zelkowitz had to work around that and come up with a new method for us to try not to go over that amount. Mr. Zelkowitz.

- CRA Attorney Zelkowitz: Thank you, Madam Executive Director. Thank you for approving the consent agenda because there was an increase in the legal fees over the budget by \$66,807.60. Moreover, that was due to number of different things, including the CRA being involved in the P3 project, which it is no longer a part of. As well as a number of fees every month. I took the \$150,000 that has been budgeted. There's a flat fee infrastructure grant agreements and tax increment finance agreements for some major developments in the CRA with negotiations that went on and on with the developers. So in order to address the concern of the board, which was that, how am I going to not go over that budget again? I restructured the retainer agreement to provide for a flat every month for attending the advisory committee meetings and the board meetings and preparing all the resolutions. That is \$2,500 a month. That is a flat fee. That comes out to \$30,000 a year. Then the remaining \$120,000 I've capped on a monthly basis. So, whatever else comes up during the month, we will be billed at the reduced hourly rate of \$250 an hour. The amount is capped to \$10,000. Therefore, there is not the ability to go over the \$150,000.

- Motion made by Mr. Each to approve the resolution. Seconded by Mr. Charles. Recommendation made and approved unanimously.

**Agenda Item #2 – Resolution to Authorize the Executive Director to Update the Redevelopment Plan**

- Executive Director Cameau: Some of you Mr. Each and Mr. McDermid were here in 2016 when we have to go through the process for the extension. It is that time again for us to update our redevelopment plan. Go through the process and also to add some projects that were not previously in the plan, namely, the Sole Mia Park and the Griffin Community Center. We will update other items as we update the plan. For instance, we can now add resiliency and sustainability as one of the projects that we can focus on in terms of funding. So in front of you is just the timeline. As you know, it is a six-month process. As soon as the committee and the board approves giving me authority to start the process we have to start with our consultant, Kevin Crowder, an assessment of the market, what we've done to date to update the plan, have community meetings, remember the public workshops, then go to the county and start negotiating, updating the

plan and back and forth again. And hopefully, by April the committee, the CRA board, and the city council will have approved an updated plan for us to take to the county for the county to approve and go through their process as well. So this is just asking you to give me the authority to start the process of updating our redevelopment plan.

- Motion made by Mr. Clark to approve the resolution. Seconded by Mr. Each. Recommendation made and approved unanimously.

### **Agenda Item #3 – Resolution to Approve Priority Projects**

- Executive Director Cameau: So the parking garage was morphed into the whole P3 process with a new city hall, a police station, and it took a few years. At this time, the city has taken the lead on that project. So now, they are focusing on the P3 and no longer the CRA. So the only item left in the interlocal that we can get done, that we need to focus on is Northwest 7th Avenue. In addition, we need to get that done by '24. This was part of, as I said, our agreement with the county because one of the comments and criticisms that they made since we were created in 2004, we had not actually built anything. And we're still in the process of planning. We've done several plans, but we've actually not built any large development project as you've seen in other CRAs. So Northwest 7th Avenue is a priority for the CRA. So what I am proposing is I've brought in front of you several projects that we will need to focus on and with a timeline. So I'm asking the board to allow me to focus on acquisition and redevelopment of a project along Northwest 7th Avenue, which would incorporate, obviously, buying property, putting it out to bid for a developer, providing incentives for a mixed-use project of at least eight stories.

- Executive Director Cameau: The second one is the Rucks Park Affordable Housing Project. We've been working on that. When I say we, I mean, the city and the CRA. We've been working on that for over 20 years. Actually, even before the CRA was created, I think, and again, it's been going on and on. We do have an application. We have a developer, the item is on the agenda, but again, we want it to be considered a priority so that we can make sure the funding is set aside for it before anything else. Actually, in the budget that was approved. But this year we already have \$1 million set aside for cleaning all the property because it's a contaminated site. The Mobility Hub, I'm refreshing a lot of new members. For the past 10, 15 years, they were talking about a train stop on 123rd Street. Then it was changed to 151st Street. Well, it's in our plan and through advocacy and working with the county and the city we've made the request and the CRA paid for a master plan for a mobility hub that was done to show that 125th Street is an ideal crane stop. We've done everything we need to do. Now we need to fund it, which means we need to put out the cash incentive available to attract a developer to create that development project for us.

- Executive Director Cameau: So after that, we hope to continue and just do actual development and to make sure that we meet our requirement with the county, the benefits of prioritizing these capital projects throughout it'll help us generate TIF throughout the CRA, as opposed to before it was going to be the downtown with the master plan. But it helps us generate in the multiple districts that we have and it helps us to build credibility on more investments and we can meet our interlocal milestone. And that's the most important part of it that I'd like to stress on is that we got a 2024 deadline that I'd like to make sure that we meet. So unless you have any other questions, this is what I'm proposing and I'm requesting your approval on.

- Motion made by Mr. Clark to approve the resolution. Seconded by Mr. Charles. Recommendation made and approved unanimously

***Agenda Item #4 – Resolution to Approve Rucks Park Redevelopment Project for \$17 Million***

- Executive Director Cameau: Three years ago, the city put out an RFP to find a developer who would be interested in acquiring the property and building affordable housing. Mr. Nick Inamdar from Magellan Housing Group was the applicant that was selected by the city through a selection process. He's made a proposal to the city with buying the property and what he intends to do. He also has a timetable to meet because I think it's by 2023, he needed to get certain things done or else he loses that opportunity. And the city would have to put it back. His project is strictly affordable housing, it's new development, and he has come to the CRA for funding. The funding is split into two, 2 million to clean the project, like I said, it's a contaminated site and 15 million towards the redevelopment of those 200 housing units. So I'm going to let Mr. Inamdar Make his presentation.

- Nick Inamdar: Hi, thank you for your leadership and thank you for the opportunity to be here this evening. My name is Nick Inamdar, I'm a principal with Magellan housing with addresses at 2100 coral way, Miami. I'm very excited to be here with you today to ask for your support, your partnership in fact, in our proposed affordable housing development of Catherine Flon Estate. Magellan housing has developed over 2000 apartments, primarily in South Florida, in Texas, with a cost basis of more than \$400 million. I've been developing affordable housing here in Miami-Dade county for over 15 years. Over that time, I've completed 10 developments here, and nine of them are very similar in scope to what we're proposing here today. We're also very familiar with working with CRAs. Our recent work includes developing affordable and workforce housing in partnership with the Overtown CRA the Omni CRA and the Fort Lauderdale CRA, also known as the Northwest Progresso Flagler Heights CRA.

- Committee Member Blemur: Good evening. Thank you for that presentation. In addition, I must acknowledge your efforts for actually bringing, not just rentals, but opportunities for people to be homeowners. Therefore, with that said, I want to dissect a little bit into what the 174 apartments are going to look like. First, I wanted to know, were there any possibilities for you to increase the home ownership beyond 26 units. Alternatively, is it because of the location where it's going to be, it can only house 26 units?

- Nick Inamdar: No. So, really great question. There's diverging opinions of this, right? There's certainly folks who feel like more home ownership would be great. The problem is we want to be able to deliver what we commit to, that's really important to us. So, we're not in the business of smoke and mirrors, and we're not in the business of making promises that we can't fulfill. So in this particular case, the issue is construction financing. There's no construction financing for workforce housing condominiums, right? So let me back that up a little bit. So if we were doing a townhouse project, we could probably find construction financing. The problem with the site is about a third of it is an easement, water and sewer easement and it runs right through the middle of the site. So about a third of the site is undevelopable, if you will. Okay. Therefore, if you look at it as a townhouse development, you could probably fit about 70 to 80 townhouses on that site. Right? So that's one option, but if you want to build more density, if you want to try to get up to 200 units, then you have to do condominiums. You have to do apartments and condominiums, and there is no construction financing for workforce housing condominiums.

- Committee Member Williams: Hey, good evening. I do want to say thank you for your presentation. I wanted to know does the CRA have any option of equity in this project?

- Executive Director Cameau: So our revenue, our funds come from tax, income and revenue. So the project when it's built... Right now, it's \$0 and 0 cent and a negative eyesoar to the community. So our investment in that will create the positive, one, removing plumbing blind in that area, but also future taxes that we'll be able to use to pay for other projects. So that's how we make it work. The number has not finalized yet because it's affordable housing. There's a discount on the property taxes for affordable housing, but once it's done, we'll be receiving some revenue as opposed to the zero that we're receiving right now.

- Motion made by Mr. Charles to approve the resolution. Seconded by Ms. Blemur. Recommendation made and approved unanimously.

**Agenda Item #5 – Discussion on Residence @ NoMi**

• Executive Director Cameau: Residences at NoMi. Residences at NoMi was awarded an infrastructure grant of \$5.8 million and a tax rebate of 50% of their future tax increment at the April 13th board meeting. The applicant made several commitments including, but not limited to, construction starting by September, October, 2021. However, during negotiations of the grant and the tax rebate agreements, the applicant requested an extension to obtain their building permit and informed us that they might have to bring a new equity investor to the project. Thereafter, the CRA attorney and myself, we met with the new equity investor that they wanted to bring in. And we were informed that they intended to buy the property. So that became an issue for us. And also the intent for the purchaser was to convert it to 100% affordable housing, which is also contrary to what the original application was for. It was supposed to be 175 units for 55 and over with 15% affordable and the rest would be mixed income, including market rate. Two things. One, again, this grant is contingent on a 15% of affordable units in there. And two, when we provide these grants, we put liens on the property and we monitor it to make sure the project's being done as it should. We shared that with... This is the applicant's attorney, Mr. Steven Wernick and so on. So at the Friday evening, Mr. Wernick sent us additional documentation, correcting some of the items. At this point, again, we had already posted this item. Mr. Zelkowitz, the attorney can speak at length if he wants. At this point for myself, I don't have enough time to adequately review the documentations that they provided. In addition, there are other steps of what they need to get done. So essentially the loan that they're applying for is contingent on getting a HUD loan. And another challenge, if I'm not mistaken is, right now the property is set for 55 and over. There were parking credits provided because if it's a senior project there are certain parking credits that are provided. If you're removing the age restriction now when you go back to the city, you have to go back and recalculate your parking. So to me, it's not an easy fix. However, for us, in terms of financing an award, it's a problem for staff to have to manage such a project when they're not ready at this point. And personally, the premise that they were going to bring an equity investor and come to find out that they were in the process of acquiring the property for me was a problem. So, that is my professional opinion. And I don't know if the attorney wants to say anything, but Mr. Wernick is here representing his client, Mr. Moyad Goubi, for this item.

CRA Attorney Zelkowitz: Before Mr. Wernick, I want follow up on some things that the executive director does. So first of all, we don't have any signed agreement. So back in April, they were approved by the Board for the Infrastructure Grant and TIF rebate incentive, we provided our standard agreements, we received a number of comments, and then I felt we were being pushed into finalizing finding these prematurely. And that's when we were advised that there was this equity investor who we then met on a zoom call, who turned out to be an actual buyer property. So, I mean, Rasha kind of said it, but I'm going to say it at that point, there was a credibility. Okay. And I'm not saying that they're not going to do the project. I'm not saying that at some point complete the project we've been provided documents. One of them is an engagement letter with a funding company, not signed. So what they're asking us to do is



basically to give them another year, sort of get everything done, and then they'll be ready forward. From our perspective, having an agreement, my concern legally is, I can draft, we can put all sorts of fail safe, milestone dates, say, "okay, if you don't do X by date Y this thing terminates automatically." To protect, right. My concern and I've been in the position is when you have these kind of things we could get into litigation, right. They may say, "No, we gave you that," or, "No, it was fine and you guys are acting arbitrarily." I mean, I, as like the executive director would rather that we continue to work with the applicant when they're ready, they can resubmit with the project.

- Mr. Wernick: Thank you, Mr. Chair, and to Rasha and Steve. I think there is a lot of background to this, and it actually goes back further. Some of you may know I was not involved when the project went through the conditional use permit process, but we're talking about residences at NoMi, which is a couple blocks to the east. It's a vacant parking lot that's been talked about for redevelopment for a while. The approvals are from 2019, the project was originally going to have more of a rehabilitation component. The project changed through that process. It took a long time to go through the entitlement. I think one of the things looking back had I been involved, we probably would've started that CRA application in 2019, because as you saw on the project before that project doesn't have site plan approval, doesn't have a building permit. In fact, the schedule that we're proposing with really what we're asked for is an extension time, because we've now identified a lending source, that's a HUD loan, which actually have a shorter construction timeframe because it has met our loan to value, 85%. So that's going to help with the construction finance, the proposed permitting date with this additional time is May of 2023, which is about 18 months from now. And about two years from the approval. Most of the agreements for the projects that have not gone through the entitlement process yet have that sort of timeframe about 12 months for site plan approval, 24 months for building. So it really puts the project. It's a delay and it's unfortunate because I think our client has gone through some challenges and they've gotten to a point where they've finally found their financing source. But in terms of the total construction timeframe, it's not as much of a delay as it would seem because they do have approvals for the project.

- Chairman McDearmaid: So to be clear, your recommendation would be, what you're looking for from us is authorization to continue to work with them as they go through all of these ifs. In addition, at some point in time reestablish an agreement, but not to simply extend something that's already in place. Is that correct?

CRA Attorney Zelkowitz: No, I don't think that's correct. I think what executive director and I are recommending is that the grant and the TIF incentive award be rescinded and that we will, of course continue to work with the developer and that when, and if and when they get to the point where they're ready to move forward, that we would then come back to you all and they would be reapplying for that same or different in grant and rebate at that point in time. For us, there is just too much unknown now to

continue with the award. And because we don't have any signed agreements. I mean, what you're asking us to do in your scenario would be somehow go forward and sign the, okay.

- Motion made by Mr. Each to approve the resolution. Seconded by Ms. Cobo. Recommendation made and approved 7-1.

**Agenda Item #6 – Update on NoMi Lofts by Reva Development**

- Executive Director Cameau: Reva Development was selected to build a five-unit elderly project on land donated by the city, with multi-party funding, including the north Miami CRA. Total cost of the project was \$1.1 million, with the following funding breakdown. The City of North Miami providing a cash funding of \$188,299. \$115,000 out of that was HUD funding. \$73,000 out of that is TD Bank, plus the land conveyance. The CRAs provided \$486,250 to include an elevator, which was estimated at a hundred thousand dollars. And the developer got a construction loan for \$490,000. All parties agreed to a breakdown disbursement which is attached to your packet. The date the CRA has dispersed \$94,065 for architectural fees and a portion of the developer fee. There have been numerous delays with the project, namely, COVID and some other design issues. Based on the updated memo that is attached here, Reva Development is requesting an additional funding grant from the CRA. They're asking for an additional \$386,359 to cover increased construction costs, which would result in a total CRA investment of \$872,609. So if the committee, were to choose to fund the additional construction costs of \$386,359, staff is recommending that is obviously for the construction costs that they presented, that they need. Reva Development must spend their portion of the construction loan, which is estimated at \$408,515 prior to requesting the release of the increased funding. And most definitely they would need to get the project done by the HUD deadline, so that the city can release their funds and we wouldn't have any additional issues.

- Lynda Harris: Thank you so much. Good evening, ladies and gentlemen, how are you? I'm Linda Harris. I am the senior project manager at Reva Development. I'm here with the president and founder, Don Patterson. This is a five unit, affordable dwelling. It is a small project, but it's for residents 55 and over. It's located at 1046 Northeast 128th Street. And as the executive director mentioned, we have obtained our permits from Miami-Dade County, which is no small feat. We have obtained a new agreement from the City of North Miami for those HUD dollars. We've met with the new councilwoman of the district, Ms. Cassandra Timoth3, who is in support of this project. She's very excited it's in her district. And again, we've spent about \$20,000 of our own money. We believe this project is excellent, and it's well needed. It's good quality of life projects. We also, part of that increase in construction costs was because we must now put in a new fire hydrant, which will benefit the City of North Miami. We just happen to be the first one to build a new building. It's been so long, as the gentleman mentioned

earlier, a lot of the structures are old in North Miami. So tag we're it. So that's an extra \$45,000. But it will benefit the neighborhood and the citizens of North Miami. So we're asking for the increase in funds. I'm sure you all have heard of the supply chain line in the cost, but ladies and gentlemen, we are permit-ready, shovel-ready and ready to go. Thank you.

- Committee Member Cobo: Why would the five units need an elevator?

• Lynda Harris: That was the CRA board's decision. The original design did not have an elevator. It was a walkup, but the CRA board, the **Mayor & Council** deemed it appropriate since it's seniors, to have an elevator. And that's why they asked the CRA to add an additional hundred thousand into the mix. I'm sorry. Yeah, we can share with you the design and so on. Because this is a project that we've approved over a year ago. So we did not bring the designs because they went through the whole review. So I can email it to the committee members, so you can see what it is. But it is exactly five units with an elevator. It's for 55 and over and it's affordable.

- Motion made by Mr. Each to approve the resolution. Seconded by Mr. Charles. Recommendation made and approved unanimously.

#### ***V. CRA ATTORNEY REPORT***

#### ***VI. CRA EXECUTIVE DIRECTOR REPORT***

#### ***VII. PUBLIC COMMENTS***

- *None*

#### ***VIII. OLD BUSINESS***

- *None*

#### ***IX. NEW BUSINESS***

- *None*

#### ***X. ADJOURNMENT***

- Motion to close made by Mr. Each. Seconded by Ms. Cobo. Motion made and approved unanimously.



**RESOLUTION NO. 2022 - 015**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FUNDING FOR KAYLA AT LIBRARY PLACE, LLC FOR A MIXED USE PROJECT LOCATED AT 13100 WEST DIXIE HIGHWAY, NORTH MIAMI, FLORIDA 33161 IN THE FORM OF A TAX INCREMENT RECAPTURE INCENTIVE OF FIFTY PERCENT (50%) OF PROJECTED CITY AD VALOREM TAX REVENUES FROM THE TIME THE PROJECT APPEARS ON THE PROPERTY TAX ROLLS UNTIL THE NMCRA SUNSETS (APPROXIMATELY 20 YEARS); AUTHORIZING THE EXECUTIVE DIRECTOR AND NMCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH KAYLA AT LIBRARY PLACE, LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF A MIXED USE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the mission of the North Miami Community Redevelopment Agency (the “NMCRA”) is to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969; and

**WHEREAS**, the 2016 NMCRA Redevelopment Plan Amendment and the Third Amendment to Interlocal Cooperation Agreement between the NMCRA, Miami-Dade County and the City of North Miami (the “City”) require investments in redevelopment initiatives; and

**WHEREAS**, to remain efficient and effective and fulfill its housing initiative requirements, the NMCRA desires to support the development by Kayla at Library Place, LLC of a mixed use project located at 13100 West Dixie Highway, North Miami, Florida 33161, which support is in the form of a Tax Increment Recapture Incentive of fifty percent (50%) of projected City ad valorem tax revenues from the time the project appears on the property tax rolls until the NMCRA sunsets (approximately 20 years) for the development of a mixed use project; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to (a) approve the funding to Kayla at Library Place, LLC in the form a Tax Increment Recapture Incentive of fifty percent (50%) of projected City ad valorem tax revenues from the time the project appears on the property tax rolls until the NMCRA sunsets (approximately 20 years) for the mixed use project located at 13100 West Dixie Highway, North Miami, Florida 33161 and (b) authorize the Executive Director and NMCRA attorney to negotiate, finalize and execute an agreement with Kayla at Library Place, LLC to provide the funding for the development of the mixed use project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1. Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2. Approval of Funding.** The funding by the NMCRA in the form a Tax Increment Recapture Incentive of fifty percent (50%) of projected City ad valorem tax revenues from the time the project appears on the property tax rolls until the NMCRA sunsets (approximately 20 years) for the development by Kayla at Library Place, LLC of a mixed use project located at 13100 West Dixie Highway, North Miami, Florida 33161 is hereby approved.

**Section 3. Negotiation and Finalization of Agreement.** The Executive Director and NMCRA Attorney are hereby authorized to negotiate and finalize an agreement with Kayla at Library Place, LLC to provide funding as set forth above for the development of the mixed use project.

**Section 4. Execution of Agreement.** The Executive Director is hereby authorized to execute the agreement with Kayla at Library Place, LLC to provide funding as set forth above for the development of the mixed use project.

**Section 5. Implementation of Agreement.** The Executive Director is hereby authorized to take all action necessary to implement the terms of the agreement.

**Section 6. Effective Date.** This resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 12<sup>th</sup> day of July, 2022.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR ENGLISH DUMA LLP  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Chair Philippe Bien-Aime  
Board Member Alix Desulme  
Board Member Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Kassandra Timothe

_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)



To: North Miami CRA Board

From: Gayle S. McDonald, FRA-RP  
Interim Executive Director

Date: July 12, 2022

**Re: Kayla at Library Place, LLC Tax Increment Recapture Incentive Request**

A Tax Increment Recapture Incentive Request is presented for your consideration by Kayla at Library Place LLC.

Kayla at Library Place LLC is proposing to redevelop the property located at 13100 West Dixie Highway, currently home to the Greater North Miami Chamber of Commerce and a parking area. Applicant is requesting up to a total of \$5,324,797 in the form of a Tax Increment Recapture Incentive through 2044. It must be noted that the Tax Recapture Incentive request is for the Net Present Value of the Tax Increment Projections. Kayla at Library Place LLC is proposing to redevelop the site as follows:

1. A ten (10) story one hundred thirty-eight (138) mixed-use project. All units will consist of one (1) and two (2) bedroom/two (2) baths with an average size ranging from 660 to 930 sq. ft.
2. Approximately 55 affordable housing units at 60% AMI and 83 units designated workforce at 100% AMI.
3. Amenities include modern and attractive on-site amenities available to residents including a rooftop oasis and barbeque grills, a club house, a gym, a business center & conference room, and a package room center.
4. 249 parking spaces with an average distribution of 42 spaces per floor.

The CRA's redevelopment consultant has reviewed the application. The project has a construction cost of \$59 million and is expected to generate approximately \$687,838 in 2026 Tax Increment Revenue following completion. The city portion of the projected net new TIF in 2026 is \$424,002, resulting in an initial Tax Increment Recapture incentive of \$212,000. The CRA's consultant has reviewed the assumptions provided in the applicant's project information sheet and TIF proforma and has determined that they are reasonable, and that the estimated value of the incentive through 2044 is \$5,324,797 or 9% of the project cost.

**735 NE 125 St., Ste. 100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | [NorthMiamiCRA.org](http://NorthMiamiCRA.org)**

<b>CRA Board</b>	<b>Philippe Blen-Alme</b> Chairman	<b>Allix Desulme, Ed.D.</b> Vice-Chairman	<b>Mary Estime-Irvin</b> Board Member	<b>Scott Galvin</b> Board Member	<b>Kassandra Timothe, MPA</b> Board Member	<b>Gayle S. McDonald, FRA-RP</b> Interim Executive Director	<b>Steven W. Zelkowitz, Esq.</b> CRA Attorney	<b>Vanessa Joseph, Esq.</b> CRA Secretary
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**Kayla at Library Place**  
**CRA Grant Proposal**  
June 20, 2022



– Private & Confidential –

## **ALIGNMENT WITH CRA VISION**

The North Miami Community Redevelopment Agency (NMCRA) was created pursuant to Part III of Chapter 163, Florida Statutes (the Community Redevelopment Act of 1969, or the "Act"). In accordance with Section 163.355(5) of the Act. The principal mission of the CRA is the elimination of slum and blight by principally preserving and expanding the community redevelopment area's tax base from which the City and County receive tax revenues to carry out public initiatives that stimulate the rehabilitation and redevelopment of the designated area by private enterprises.

The Kayla at Library Place project aligns with several of the NMCRA Redevelopment plan goals and initiatives:

## **ECONOMIC DEVELOPMENT**

Goal #1: A thriving Downtown North Miami District

5.1.1. Public/Private Partnership Development. Work with the private sector to identify and create public/private partnerships for commercial, residential, cultural and mixed-use projects to realize redevelopment goals and increase the tax base.

*As previously mentioned, the Kayla development project is the first affordable mixed used residential project to be built in the City's West Dixie Corridor and will be built on land leased from the City of North Miami and land contributed by the North Miami Chamber of Commerce creating a unique public private partnership. The project will be situated within walking distance of both the North Miami Downtown city center, MOCA and City Hall complex and the West Dixie business corridor, thus supporting the goals of creating a thriving downtown by bringing more residents and consumers to economically support the retail and restaurants in the downtown core.*

## **HOUSING/RESIDENTIAL DEVELOPMENT**

Goal #8: Work with the private sector to create a "Healthy Mix" of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

*Kayla is the first full affordable residential project to be built on the West Dixie Corridor in several decades. The project will consist of 138 one bedroom and two bedroom, units with rental rates that will remain between 60% to 100% AMI for Miami Dade County. Developer will focus their efforts of primarily providing these housing opportunities to existing residents within the NMCRA district. (See Exhibit 3).*

## **REDEVELOPMENT SUPPORT**

Goal #14: Provide Economic Incentives and other support to projects that further North Miami CRA Redevelopment Goals & Initiatives.

*Kayla Development project will call for private investment of \$57,171,595 to the tax base of the city and NMCRA district, and will substantial benefit residents and businesses with the CRA district by providing for much needed new residential housing stock well within the affordability rent ranges, and help to spur and support sustainable growth of the economic development health of the North Miami Downtown and West Dixie business corridors, with the partnership with the City and the North Miami Chamber of Commerce. As such*

2

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*it is the perfect recipient of NMCRA grant support being requested.*

#### **CRA PROPOSAL**

---

In order to deliver the proposed Project, the Developers are seeking financial support from the NMCRA, to subsidize the cost of the necessary to provide the much need affordable housing units. **The Developer is requesting a grant of \$18,000,000 to offset the cost shortfall needed to produce the project and ensure the rental units rates remain between 60% and 100% of AMI for the live of the project.**

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## Exhibit 1 Property Information &amp; Site Control



## OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/20/2022

Property Information	
Folio:	06-2229-049-0480
Property Address:	13100 W DIXIE HWY North Miami, FL 33161-4131
Owner	TOWN OF N MIAMI
Mailing Address	FINANCE DEPT PO BOX 610847 NO MIAMI, FL 33261
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,160 Sq.Ft
Lot Size	6,404 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$160,100	\$128,080	\$128,080
Building Value	\$67,489	\$68,058	\$65,508
XF Value	\$8,890	\$8,808	\$8,926
Market Value	\$236,279	\$204,946	\$202,514
Assessed Value	\$225,440	\$204,946	\$202,514

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$10,839		
Charitable	Exemption	\$225,440	\$204,946	\$202,514

Note: Not all benefits are applicable to all Taxable Values (i.e.: County, School Board, City, Regional).

Short Legal Description	
29-30 52 42 PB 17-39 IRONS MANOR 2ND ADDN LOT 12 BLK 26 LOT SIZE IRREGULAR	

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$225,440	\$204,946	\$202,514
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$236,279	\$204,946	\$202,514
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$225,440	\$204,946	\$202,514
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$225,440	\$204,946	\$202,514
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

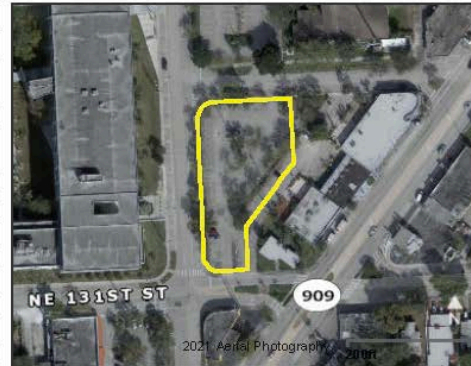


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/20/2022

Property Information	
Folio:	06-2229-049-0490
Property Address:	800 NE 132 ST North Miami, FL 33161-4117
Owner	TOWN OF NORTH MIAMI
Mailing Address	P O BOX 619085 MIAMI, FL 33261
PA Primary Zone	5600 COMMERCIAL - LIBERAL
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,051 Sq.Ft
Lot Size	27,790 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$694,750	\$555,800	\$416,850
Building Value	\$24,428	\$24,428	\$23,317
XF Value	\$17,705	\$17,973	\$18,242
Market Value	\$736,883	\$598,201	\$458,409
Assessed Value	\$425,588	\$386,899	\$351,727

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$311,295	\$211,302	\$106,682
Municipal	Exemption	\$425,588	\$386,899	\$351,727

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
29-30 52 42 PB 17-39 IRONS MANOR 2ND ADDN LOTS 13 THRU 18 BLK 26 LOT SIZE 27790 SQ FT	

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Version:

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$425,588	\$386,899	\$351,727
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$736,883	\$598,201	\$458,409
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$425,588	\$386,899	\$351,727
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$425,588	\$386,899	\$351,727
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-P Page	Qualification Description



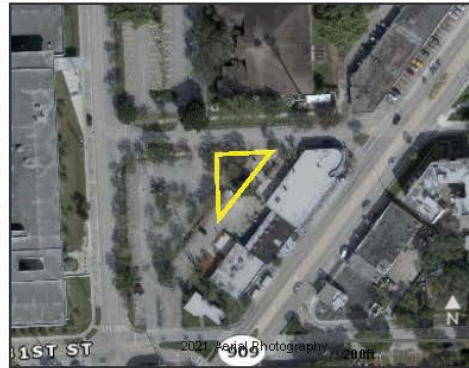


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/20/2022

Property Information	
Folio:	06-2229-049-0520
Property Address:	
Owner	TOWN OF NORTH MIAMI
Mailing Address	P O BOX 619085 MIAMI, FL 33261 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,074 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$126,850	\$101,480	\$76,110
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$126,850	\$101,480	\$76,110
Assessed Value	\$67,534	\$61,395	\$55,814

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$59,316	\$40,085	\$20,296
Municipal	Exemption	\$67,534	\$61,395	\$55,814

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
29-30 52 42 PB 17-39 IRONS MANOR 2ND ADDN LOT 19 BLK 26 LOT SIZE 5074 SQ FT	

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$67,534	\$61,395	\$55,814
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$126,850	\$101,480	\$76,110
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$67,534	\$61,395	\$55,814
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$67,534	\$61,395	\$55,814
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/20/2022

Property Information	
Folio:	06-2229-049-0470
Property Address:	
Owner	GREATER NO MIAMI CHAMBER OF COMM
Mailing Address	13100 W DIXIE HWY N MIAMI, FL 33161-4131
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,625 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$65,625	\$52,500	\$52,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$65,625	\$52,500	\$52,500
Assessed Value	\$57,750	\$52,500	\$51,975

Benefits Information			
Benefit	Type	2021	2020
Non-Homestead Cap	Assessment Reduction	\$7,875	\$525
Charitable	Exemption	\$57,750	\$52,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
29 30 52 42 IRONS MANOR 2ND ADD PB 17-39 LOT 11 BLK 26 LOT SIZE 25.000 X 105 OR 17883-4159 1197 3	

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$57,750	\$52,500	\$51,975
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$65,625	\$52,500	\$52,500
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$57,750	\$52,500	\$51,975
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$57,750	\$52,500	\$51,975
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book - Page	Qualification Description
11/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

### Exhibit 3 Market Study and Impact Analysis

7

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# KAYLA AT LIBRARY PLACE RESIDENCES



This is an unsolicited proposal pursuant to Section 255.065, Florida Statutes (2021), and is considered confidential and exempt from public disclosure to the maximum extent permitted under applicable Florida law.





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## Letter of Transmittal

Theresa Therilus, Esq., City Manager  
City of North Miami  
776 NE 125 Street  
North Miami, Florida 33161

Re: 13100 West Dixie Highway, North Miami, Florida

Dear Ms. Therilus,

Kayla at Library Place, LLC, a single purpose entity controlled by Coral Rock Development Group, LLC ("CRDG"), is pleased to submit this unsolicited Proposal, pursuant to Section 255.065 F.S. (2021), to develop the 1.11 acre site located at 13100 West Dixie Highway in the City of North Miami, currently home to the Greater North Miami Chamber of Commerce and a parking area. Kayla at Library Place proposes a mixed use, mixed income development that answers the call for affordable and workforce housing, and enhanced commercial activity for the area and improves the quality of life for the local community. Specifically, Kayla at Library Place offers the following:

- Construction of a 10-story tower of 138 residential units of affordable and workforce housing offering one- and two-bedroom layouts and an amenities package including an indoor fitness center, outdoor barbecue areas and social meeting spaces, and much more. The current unit breakdown contemplates 55 affordable units at 60% AMI (Area Median Income) and 83 workforce units at 100% AMI for renters whose incomes fall within affordability thresholds as defined by HUD.
- Two commercial spaces: 4,430 square feet of ground floor incubator space to support start-up, local small businesses, and 2,451 square feet of retail space.
- Adjacent parking garage with security features accommodating approximately 250 spaces with upper level spaces dedicated for residential tenants and lower levels for commercial activity.
- New, state of the art facility for the Greater North Miami Chamber of Commerce encompassing 3,374 square feet.
- All of the foregoing will be designed to achieve LEED Silver Certification as defined by the Florida Green Building Coalition and employ innovative green technologies.

In the City of North Miami, more than six in ten renters (61.4%) are "cost-burdened" (paying more than 30% of household income on housing expenses) and four out of ten (40%) are "severely cost-burdened" (paying more than 50% of household income on housing). The rental structure proposed by Kayla at Library Place addresses this dire need for affordable housing. Qualified renters will pay 30% or less of their gross family income for rent in this full amenity apartment community, yielding a better quality of life for North Miami residents giving them greater disposable income and a new, safe, beautifully appointed place to call home. Moreover, increased competition and affordability in the housing market yield a quantifiable economic output in the form of job creation, increased tax revenues, and other "ripple" benefits to related businesses, creating a more competitive workforce by attracting new businesses and employees and stimulating overall economic growth for the city. These and many other benefits are detailed more thoroughly in the enclosed Proposal for your review and consideration.



In order to be successful and truly affordable, workforce and affordable housing projects require a unique expertise due to the distinctive public/private partnership involved and the necessary utilization of myriad federal, state, and local funding sources coupled with conventional financing. Importantly, Coral Rock Development Group is well versed in the mechanics and nuances of affordable housing, with CRDG Principal Michael Wohl having built more than 75 affordable and workforce developments in three states with 27 of those in Miami-Dade County. CRDG, its principals, and their past and present portfolio of work is further detailed in the enclosed Proposal, demonstrating the breadth of their knowledge, experience, success, and a particular passion for projects that afford economic opportunity, prosperity, and improved quality of life for community residents.

Mindful of the City of North Miami Community Redevelopment Agency mission to transform underserved, impoverished areas into ones that again contribute to the overall health of the community, we are pleased to propose Kayla at Library Place in furtherance of that goal. Thank you for your time and your thoughtful consideration of this unsolicited proposal. We look forward to your response.

Sincerely,



Michael Wohl  
Principal, Kayla at Library Place, LLC and as  
Partner, Coral Rock Development Group, LLC

*This is an unsolicited proposal pursuant to Section 255.065, Florida Statutes (2021) and is considered confidential and exempt from public disclosure to the maximum extent permitted under applicable Florida law.*





# DEVELOPMENT CONCEPT

This mixed-use project aims to address the critical affordable and workforce housing needs of the North Miami community while incorporating space for local businesses and the Greater North Miami Chamber of Commerce as well as providing new retail space to stimulate commercial activity and economic growth for the community. Our new, state of the art, environmentally conscious building will allow families to reside in a vibrant neighborhood with access to schools, shops, parks, a public library, and workplaces while maintaining rents at sustainable levels that improve the quality of life for residents and the surrounding community.

## Affordable and Workforce Housing

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There is a clear nexus between the production of affordable housing and stimulating the workforce, attracting new businesses and employees and revitalizing neighborhoods to support smart growth. Kayla at Library Place capitalizes on this dynamic, offering a **10-story tower with 138 residential units consisting of one-and two-bedroom units**. The project will incorporate a mixed-income, multi-family component that provides units for renters whose incomes fall within affordability thresholds as defined by HUD. In the City of North Miami, more than six in ten renters are "cost-burdened," with 40% of renters "severely cost burdened" spending more than 50% of their income on housing<sup>1</sup>. Greater Miami-Dade County is currently the most cost burdened rental market in the United States, and the North Miami statistics exceed the Miami-Dade average, making it one of the most distressed areas in Greater Miami for affordable housing<sup>2</sup>. As detailed in the recent FIU/Creative Class *Report on Miami's Housing Affordability Crisis*, the dynamic of rising rental rates coupled with income levels that fail to keep pace accelerates gentrification, fractures communities, and increases instability, poverty, and homelessness for existing residents. <sup>3</sup>Mindful of the dire need for affordable housing in the community, we have structured the development based on the following income levels: out of the 138 units to be delivered, 55 units will be designated affordable at 60% area median income (AMI) and 83 units will be designated workforce at 100% AMI. This tiered approach not only benefits individuals and families with different income levels but also contributes to the health of the community at large with "workforce housing" prioritized for and targeted to vital workers such as teachers, police officers, firefighters, health care workers and public employees. Qualified renters will pay 30% or less of their gross family income for rent, in this new, modern, secure, full amenity apartment community.

Conceptual renderings and site plans that are included with this Proposal outline the layout and square footage of the various unit designs, with one- and two-bedroom units ranging from 660 to 930 square feet. Each unit has a private, exterior balcony or access to a common terrace. All units will have personal stacked washer-dryers, modern kitchens, and updated bathrooms. Common areas include a 2,000-plus square foot furnished lobby entrance with security features. Residents will have access to a premium amenity package that includes an enclosed state of the art fitness center, social gathering space, barbeque, and more, all which will be located on the top floor of the adjacent parking garage. Trees, decorative planters, and other green scaping will be integrated to soften and beautify this rooftop oasis. Each unit also includes dedicated parking. This will truly be a welcoming home for families.

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<sup>1</sup> City of North Miami Workforce and Housing Needs Assessment and Housing Revitalization Area Strategy (2019); North Miami CRA, FIU Metropolitan Center; page 39. <https://www.northmiamifl.gov/DocumentCenter/View/4112/Workforce-and-Housing-Needs-Assessment-and-Housing-Revitalization-Area-Strategy-PDF>

<sup>2</sup> Miami-Dade County Affordable Housing Blueprint: Needs Assessment (2019, updated January 14, 2020) <https://metropolitan.fiu.edu/research/periodic-publications/recent-reports/affordable-housing-blueprint.pdf>

<sup>3</sup> Miami's Housing Affordability Crisis; R. Florida and S. Pedigo; Creative Class Group; FIU Miami Urban Future Initiative; Knight Foundation (2020) [http://carta.fiu.edu/mufi/wp-content/uploads/sites/32/2019/03/Miamis\\_Housing\\_Affordability\\_Crisis\\_FNL.pdf](http://carta.fiu.edu/mufi/wp-content/uploads/sites/32/2019/03/Miamis_Housing_Affordability_Crisis_FNL.pdf)

# Parking Garage

Incorporated into the first six floors of the building is a private, secured parking garage that will accommodate approximately 249 spaces with an average distribution of 42 spaces per floor. The upper levels of the garage are for the exclusive use of residents and the lower ground floor will be available for commercial use by retail/incubator tenants, their customers and the Chamber of Commerce.

# Small Business Incubator Space & Retail Space

Mixed use is one of the ten principles of Smart Growth, a planning strategy that seeks to foster community design and development that serves the economy, community, public health, and the environment. To that end, Kayla at Library Place dedicates 4,430 square feet of ground floor small business incubator space to foster new business within the immediate area. A worker inflow/outflow analysis of the City of North Miami shows that while 23,227 employed residents live in the City, only 1,068 (4.6%) of them work in North Miami. Accordingly, development of new businesses is a crucial metric to reducing transportation costs and increasing employment opportunities for residents. The proposed incubator space will accommodate approximately eight (8) small workstations and offer subsidized and/or reduced rental costs and shared amenities for qualifying local start-up businesses to promote their initial viability and long-term success. The fruition of these businesses will, in turn, foster more employment opportunities for the community.

In addition, the development includes another 2,451 square feet of retail space for local small businesses to operate, offering additional services and employment opportunities for the community and attracting customers from surrounding areas. The exterior perimeter of the structure includes a generous sidewalk to accommodate pedestrian traffic safely and comfortably for business customers as well as residents.



## Greater North Miami Chamber of Commerce

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The southwest ground floor corner of the project is dedicated to a new site for the Greater North Miami Chamber of Commerce, replacing the current 1,160 square foot structure with a 3,374 square foot state of the art workplace potentially tripling (3x) the square footage of the existing space. Employees and visitors will have access to covered, secure parking and will remain in the same location where they can continue to encourage a positive business climate by working with investors, attracting visitors, and creating a strong community.

## Environmental Sustainability

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At a minimum, the Project will be designed to achieve LEED Silver Certification as defined by the Florida Green Building Coalition. It will incorporate building systems that focus on indoor air quality, energy conservation, water efficiency and sustainably sourced building materials. Furthermore, it will include systems to ensure and monitor efficient energy consumption, particularly light power density design, ambient air controls and spectrally selective window glazing. Lastly, the structure will contain smart building systems to allow both building management and residents the ability to oversee real-time resource consumption and make conscious decisions to reduce wasteful use.

The location of the development also lends itself to the use of public transportation. This area is well-served with conveniently located bus stops and frequent buses to move people in and out of the surrounding areas. In addition to being one of the most effective actions individuals can take to conserve energy and reduce household carbon emissions, the availability of public transportation further reduces household transportation expenses resulting in additional disposable income. Keeping families in close proximity to their places of employment with ample public transportation options is a key component to successful affordable housing and improved quality of life for community residents.

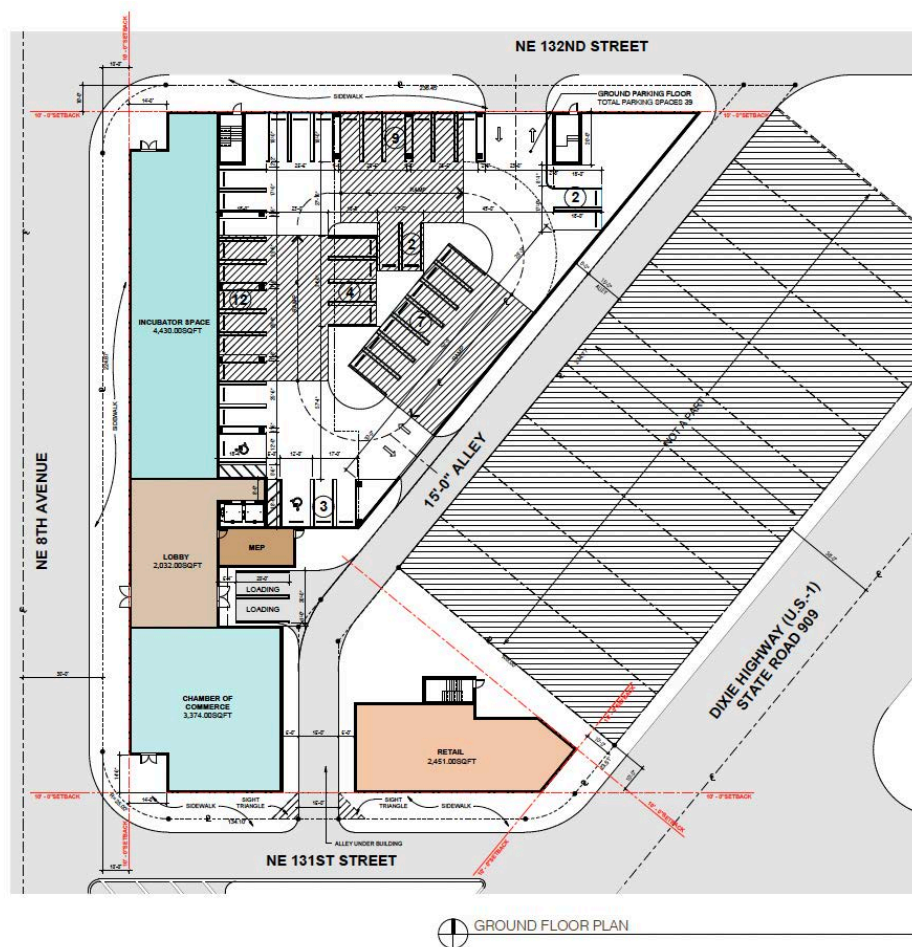
## Zoning

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The location is currently zoned C-1 with an overlay of Planned Corridor Development (PCD). It is 1.11 acres with a maximum height of 110 feet and a maximum density of 138 units. Developer Kayla at Library Place, LLC will work with the city's professional staff to determine what adjustments, requests and possible variances may be needed from the city.



# Site Plan



# Site Plan



TYPICAL FLOOR (2nd THROUGH 5th)

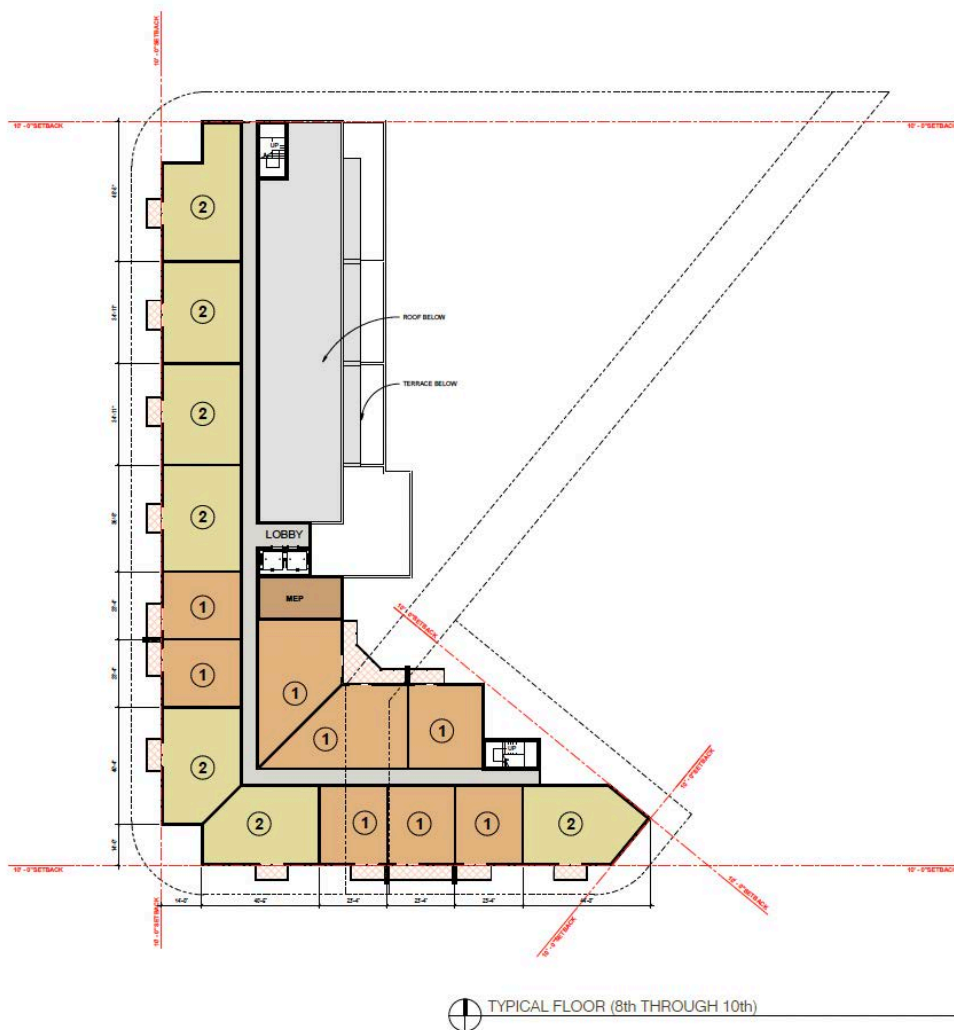
Site Plan



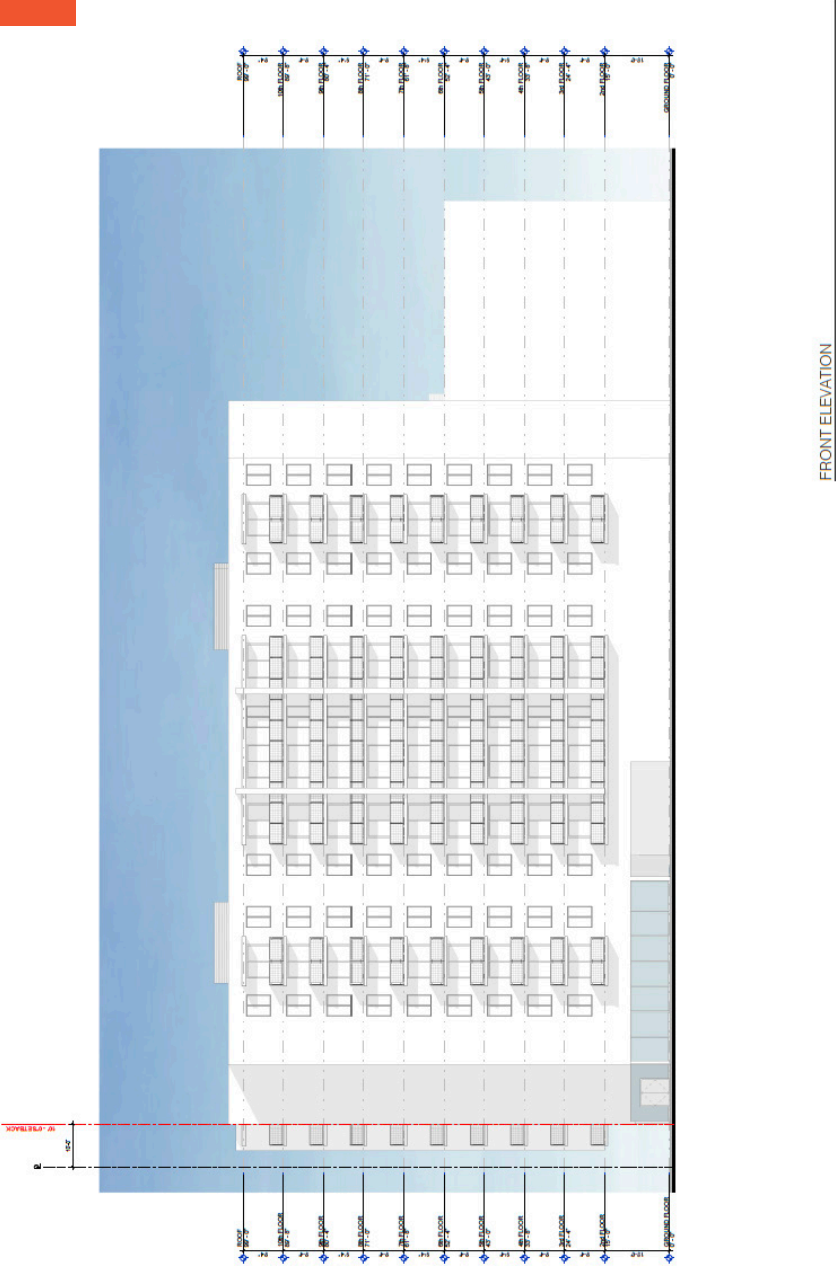
## Site Plan

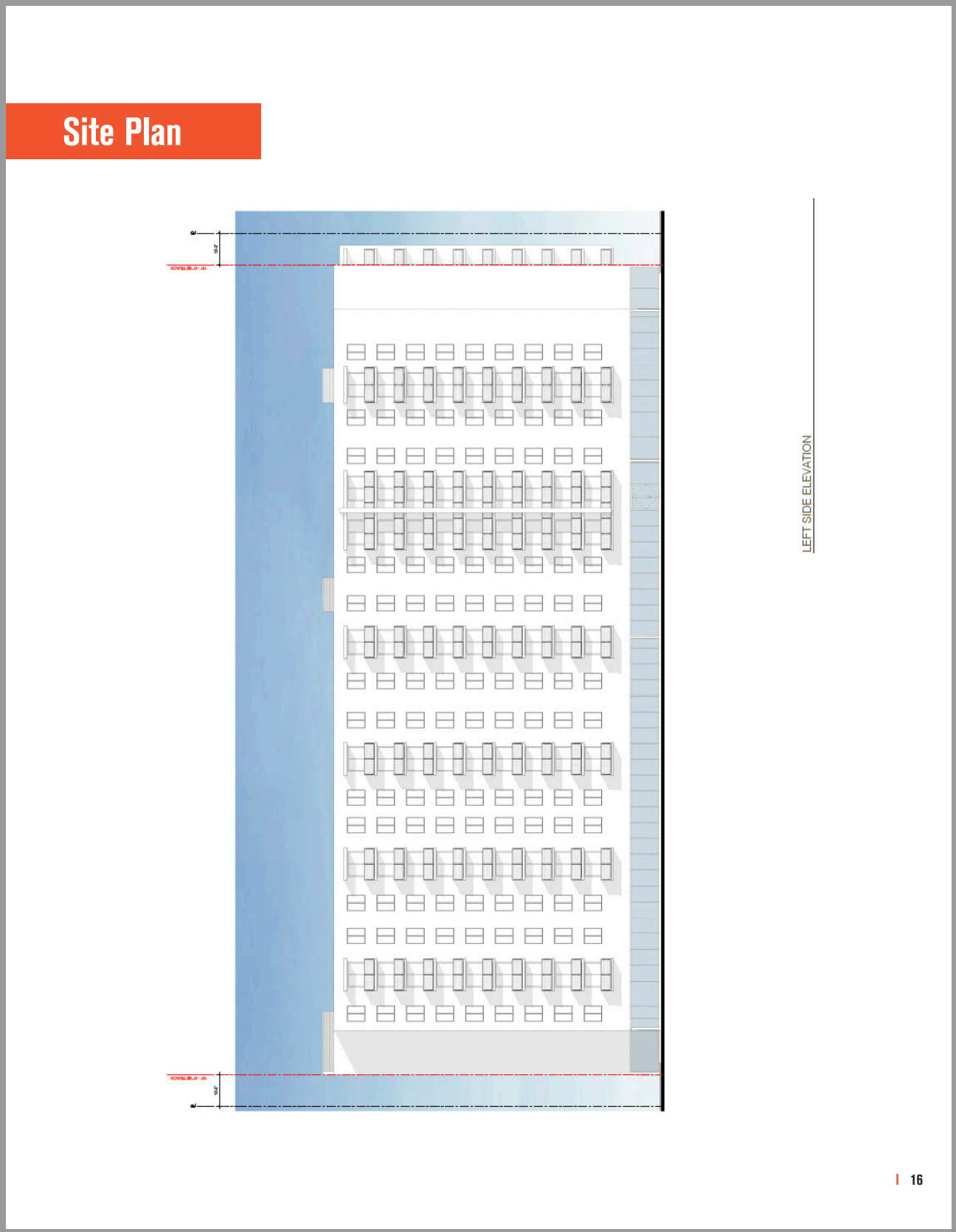


## Site Plan



Site Plan







Amenities

CLUB HOUSE



BARBECUE AREAS



BUSINESS CENTER & CONFERENCE ROOM



PACKAGE ROOM CENTER



FITNESS CENTER



ROOFTOP OASIS





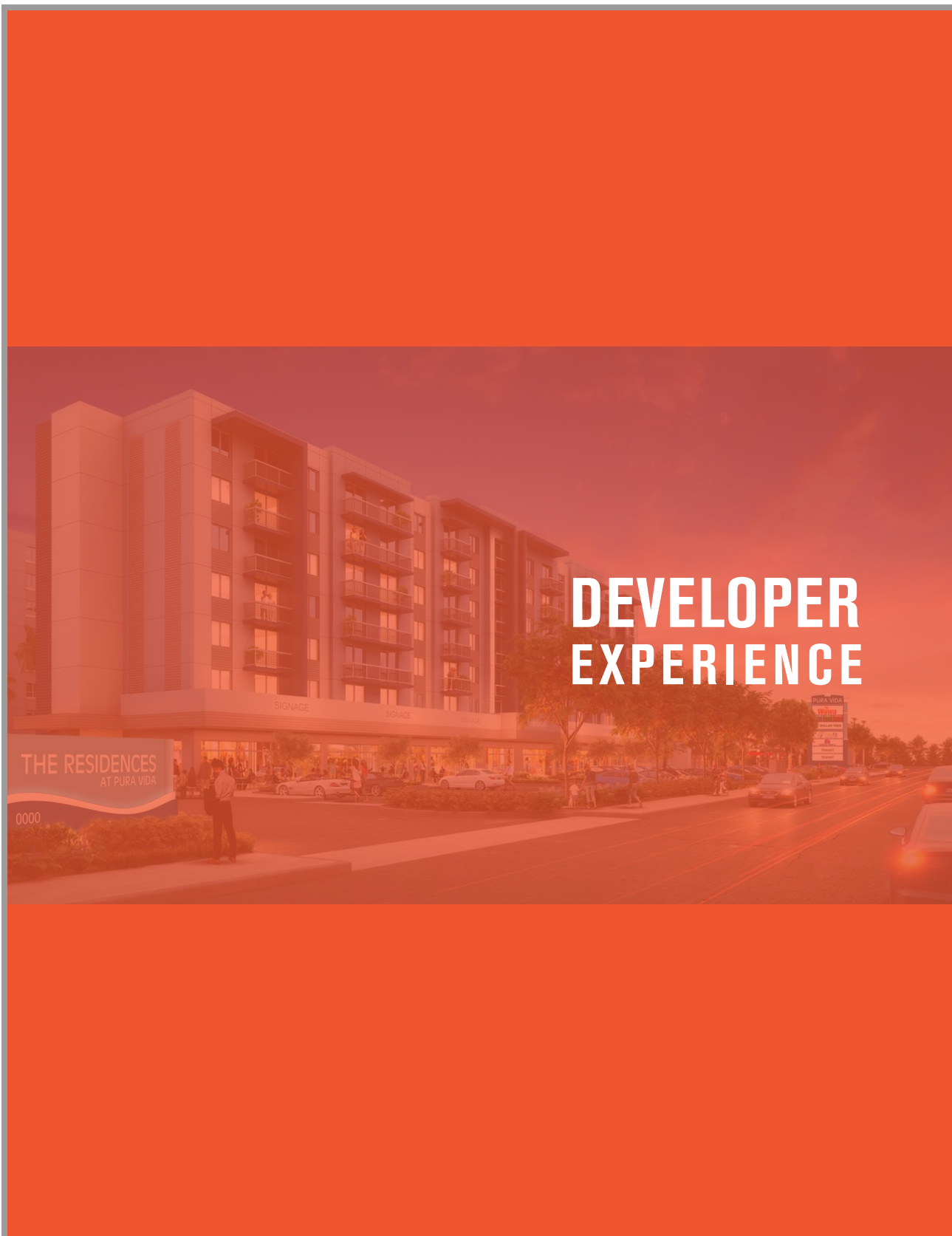


# A PRIVATE/PUBLIC PARTNERSHIP AND FINANCING FOR THE PROJECT

Affordable housing projects require a unique expertise to be financially successful and affordable. Initially implemented within Section 42 of the U.S. 1986 Tax Reform Act, workforce and affordable housing legislation recognizes that the best way to address the affordable and workforce housing needs of the country is through a public / private partnership between government, private developers, and financial institutions. This program is celebrated as the most successful public / private partnership ever instituted, producing over four million housing units across the United States. Our team has the knowledge and experience to facilitate this partnership and, importantly, to identify and obtain necessary subsidies from a myriad of sources, including federal, state, and local funding through grants, bond structures, tax incentives, and other mechanisms, in conjunction with conventional mortgage financing, to ensure a successful and truly affordable project. This skill set is particularly essential in light of the recent volatility of rental market rates and construction costs.

This project will be developed and constructed utilizing a variety of financial resources both public and private. Developer will seek housing bonds to be issued by Miami Dade County Housing Finance Authority (HFA). This will serve as the primary debt on the property. This bond financing comes with automatic tax credits (4%) on the 55 affordable units. These tax credits will be sold to institutional investors to help subsidize the project. In addition, the developer will apply for Dade County Surtax, tax increment financing (TIF) funds from the City of North Miami CRA, federal new market tax credits on the commercial portion of the development, and state apartment incentive loan (SAIL) funds, and will utilize deferred developer fees, which will also subsidize the development plan. It is proposed that the City of North Miami, and its CRA, will jointly be 10% partners in the project, and as such, it will receive significant cashflow from the ongoing operation of the project. In addition, tax increment revenues from this for-profit development shall be received annually by the CRA.

Kayla at Library Place embraces the spirit of this private/public concept by providing a project on public lands that directly addresses the housing needs of the community at large, utilizing both public and private financing. This is truly a "win / win" for the community, the CRA and the private developer. The CRDG team is well-versed in the nuances and mechanics of mixed-use, mixed-income affordable and workforce housing projects, and we look forward to delivering another exceptional and successful project – this time with the City of North Miami, its Community Redevelopment Agency, local businesses, and community leaders.





The principal partners of Coral Rock Development Group, LLC, are Michael Wohl, Stephen Blumenthal, Victor Brown, and David Brown. Amalgamating their talents five years ago to form CRDG, they bring a combined 125 years of successful development evidenced by over 10 million square feet of commercial properties and over 10,000 residential units covering an array of endeavors including mixed-use projects, shopping centers, self-storage facilities, industrial warehouses, residential apartments, and townhomes. Importantly, CRDG partner Michael Wohl brings particular expertise in **affordable housing**, having built more than **75 affordable and workforce developments in three states, with 27 of those in Miami-Dade County**. At present, CRDG is developing two affordable mixed-use, mixed income projects in Miami as part of its current portfolio of work. Biographies of the CRDG Principals, as well as materials and related renderings of other recent projects are included with this Proposal for your review and consideration.

## TEAM BIOGRAPHIES



### Stephen Blumenthal

*Principal*

Stephen Blumenthal contributes to CRDG with his vast array of real estate development and financing achievements. During the past 30 years, he has accumulated experience and success with industrial parks, hotels, retail shopping centers, single-tenant retail buildings, and office buildings. Mr. Blumenthal is the President of J/S Commercial Realty, Inc., a full service real estate and mortgage brokerage firm. He received his Bachelor and MBA degrees from the University of Florida. Mr. Blumenthal generously contributes his time and resources as a Founder at Baptist Hospital, a Golden Angel at Jackson Memorial Hospital, a Young President at Mount Sinai Hospital, a Patron of the Adrienne Arsht Center for the Performing Arts. Additionally, he is a Founder of Children's Resources, and sits on the Foundation Board of The Miami Cancer Institute.

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### David Brown

*Principal*

David Brown oversees site selection and entitlement operations for CRDG. He brings more than 20 years of experience and success as a co-founder of Budget Mini-Storage and Brown Development Group. He continues to manage and negotiate all aspects of the zoning and platting processes for BDG's various projects throughout Southern and Central Florida. He procures and analyzes market research, demographics, trends and other key metrics to determine project viability, and he has secured development rights of approximately 3 million square feet of commercial and residential property. David began his career as a commercial broker for The Doran Jason Group of Florida where he specialized in industrial properties. He received both a B.S. in Finance and an MBA from the University of Miami, Coral Gables, Florida. David is passionate about community service and animal welfare, and he is involved with several community-based organizations in South Florida.

[dbrown@coralrockgroup.com](mailto:dbrown@coralrockgroup.com)



### **Victor Brown**

*Principal*

Victor Brown manages loan origination, analysis, underwriting, asset management, and execution of real estate investments and development projects for CRDG. It is a skill set he has mastered over the past 25 years with numerous successful commercial real estate projects in Central and South Florida. Victor co-founded Budget Mini-Storage (BMS) in 1995 and oversaw the construction, financing and day-to-day operations of 18 climate-controlled self-storage facilities encompassing approximately 2 million square feet and employing more than one-hundred personnel. Victor negotiated the lucrative sale of these facilities to Public Storage in 2006. Prior to BMS, Victor formed and operated Groshire Construction Company of South Florida which engaged in reconstruction of residential and commercial projects. Victor holds both a B.S. in Finance and Real Estate

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### **Michael Wohl**

*Principal*

Mr. Wohl is a Principal of Coral Rock Development Group. He has an in-depth familiarity with real estate and law. He is a second-generation real estate developer, carrying on his family's successful tradition of quality development first started in New York and carried down to South Florida with Mr. Wohl's relocation to the area in 1975. Mr. Wohl has been active in real estate development and management while continuing to practice law until 1990, when he formed his own full-service real estate firm, which has owned and managed over one million square feet of commercial property and 700 apartment units in Florida. He co-founded Pinnacle Housing Group in 1997, twenty years later Pinnacle is recognized as the leading producer of affordable housing in the southeast United States having delivered over 10,000 units in over 70 complexes. Mr. Wohl is also a co-founder of Ascend Properties.

Mr. Wohl, has extensive experience in negotiating, documenting and closing acquisitions and sales of residential, industrial and commercial office space. Mr. Wohl is well versed in project financing and leasing and he leads Pinnacle's acquisition and disposition efforts. Mr. Wohl is a recognized industry leader in devising approaches to developing affordable housing in an urban environment. Mr. Wohl is chairman of the distinguished Urban Land Institute's Center for Workforce Housing, which continually works to solve the persistent affordable housing problems in Miami-Dade, Broward and Palm Beach counties. He earned both a B.A. and J.D. degrees at Syracuse University where he serves the University as a Trustee, and is a Licensed Real Estate Broker and Mortgage Broker.

[mwohl@coralrockgroup.com](mailto:mwohl@coralrockgroup.com)





### **Joel Furrer**

*Project Manager*

Joel Furrer is an Owner's Representative with extensive knowledge in a diverse types of development projects. Joel's role includes the supervision and management of the integral individuals involved in the realization of construction projects which include design teams, engineers, contractors and government officials. In addition to his leadership skills, Joel's responsibilities include timely construction completions, while maintaining the projects within budget. A decade of experience in construction has awarded Joel with the opportunity and to be involved in a wide range of project types – from mixed-use, commercial, and residential – ranging from \$6 million to \$150 million, fueling his ability to adapt and apply his knowledge within any environment presented.

Joe holds a Bachelor of Science in Construction Management Minor in Business Administration from Florida International University.

[jfurrer@coralrockgroup.com](mailto:jfurrer@coralrockgroup.com)



### **Yanamara Perez**

*Comptroller*

Yanamara "Yani" Perez joined Coral Rock Development Group in 2020 and is responsible for the accounting and tax reporting of Coral Rock's various projects. Prior to joining Coral Rock, she worked as a Comptroller at Brickell Asset Management, a Miami based aerospace company specializing in the acquisition, lease, and sale of commercial aircrafts, airframes, engines, and parts. Yani has over 19 years of experience from working in public accounting in the audit sector to working in private equity funds, and family offices. Yani received both her graduate and undergraduate degree from Florida International University.

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#### **Coral Rock Development Group Contact Information**

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**Coral Gables, FL 33146**  
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## **Javier Font**

*Principal, Behar Font*



Javier Font is an architect with more than thirty-five years of architectural design and project management experience. His previous responsibilities encompass all aspects of Real Estate Developments from feasibility studies through construction completion. In addition to his hands-on knowledge of Design, Mr. Font has vast experience in Construction Documents, Specification and Governmental Approvals. Mr. Font currently holds an architecture license, a real estate broker's license, a general contractor license and he is LEED Certified. This varied experience allows him to comprehend all aspects of a project and thus intelligently and successfully communicate with other professionals and governing institutions.

Mr. Font has been the Architect for commercial, institutional, retail, manufacturing and residential projects. Some of these projects include: Aventura Optima, a LEED Platinum nine-story office tower and four-story medical building connected by a sprawling rooftop terrace with an eight story parking garage to accommodate approximately 427 parking spaces. The 20,000 square foot rooftop facility showcases an outdoor jogging trail and sophisticated indoor exercise room amongst intimate green spaces and scenic views; Optima Onyx, the second phase to an existing Class "A"/LEED Platinum office building, will include approximately 282,150 square feet of Class "A" professional offices and bank areas with approximately 783 parking spaces in a 28 story structure; Miami Green, a thirteen (13) story Class A office building Gold LEED certified with approximately 115,849 gross square feet of office, 9,331 square feet of retail space at ground level and covered parking is available adjacent to each office floor for a total of approximately 275 parking spaces; Merrick Manor, a mediterranean villa-style inspired ten (10) story residential building comprised of 227 units, 19,000 square feet of retail space and a parking structure to accommodate approximately 400 parking spaces; Intown, two (2) fourteen (14)-story mixed-use buildings with a remote/detached Parking Structure with an approximate total of 17,000 square feet of retail area, 320 residential units and approximately 480 parking spaces; Allure Boca Raton, a five (5) building development with 282 residential units and a 7,000 square foot clubhouse in an 11 acre complex with convenience retail; Oasis at Blue Lagoon, two eight-story towers, a three-story garage, and a 12,000 square-foot clubhouse with a resort-style pool overlooking a sparkling 20 acre lake; King's Terrace, consists of thirteen (13) new affordable, multi-family residential buildings with approximately 180 units, a clubhouse of approximately 3,000 sq.ft, various amenities and approximately 320 parking spaces; The Nine, a new thirty four (34) story, 390 units residential building; Brickell View Terrace, a new twenty three (23) story rental apartment building consisting of 100 affordable housing units, retail areas at the ground floor and an amenity level, 72 market rate units and rooftop amenities, a free standing nine (9) story parking garage with 352 parking spaces, 1,460 square feet of retail/office at the ground level and rooftop amenities; Grove Station Tower, a mixed-use development comprised of 184 residential rental units, ground floor retail and a parking structure.

Mr. Font's project experience varies from restoration of historic residences to major developments. These projects have not only reached successful completions but have received various award recognitions. Mr. Font graduated from the University of Miami in 1986, with a Bachelor of Architecture degree and received his Florida architectural license in 1988.



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### **Joseph S. Geller** *Partner, Greenspoon Marder*



Joseph S. Geller focuses his practice on civil litigation, administrative law, election law, government relations, municipal law and land use and zoning. He has extensive litigation experience in both the Florida and federal courts. Mr. Geller was elected to the State House of Representatives, District 100, representing parts of Northeast Dade and Southeast Broward, in November, 2014 and was reelected without opposition in November, 2016 and again in November, 2018. He was previously elected as Mayor of North Bay Village in 2004 and was reelected in 2006 serving until 2008. Mr. Geller is also the former long-time Chair of the Miami-Dade County Democratic Party. Additionally, Mr. Geller served as the Village Attorney for the Village of El Portal for many years. He also previously served as City Attorney for the City of Opa-Locka. He is the former Town Attorney for the Town of Miami Lakes and the Town of Golden Beach and former City Attorney for the City of North Bay Village. Mr. Geller is a member of the Attorneys' Title Insurance Fund. Mr. Geller has also served as the Southeast Regional President of the American Jewish Congress.

Mr. Geller has more than 35 years experience, including state and federal court litigation, at both the trial and appellate level. In addition to Complex Civil Litigation matters, Mr. Geller's practice focuses on government relations, land use and zoning, election law, government relations, municipal law and administrative law. Mr. Geller is especially well known for a series of landmark Election Law cases, beginning with the City of Miami Mayoral Election Vote Fraud case in 1997, and including Recount Litigation, including the Gore Presidential Campaign in 2000, the "Ted's Shed" School Board residency case in 2000, successful representation of judicial candidates in the 2006 Election cycle, and successful representation in the 2010 cycle of candidates facing Resign to Run and Entitlement to Run-off issues. Most recently, he successfully defended a candidate's eligibility to run in the 2018 cycle. Mr. Geller has over twenty (20) years of experience in serving as a Municipal Attorney, and has served five (5) municipalities as their principal attorney, as well as serving as special counsel for a number of other municipalities. He has extensive litigation experience in a variety of complex civil litigation fields, including Construction Law, Intellectual Property, Fraud and Misrepresentation, Real Property Law, Family Law and Probate Litigation, along with others too numerous to mention. Prior to joining Greenspoon Marder, Mr. Geller was partners with his brother, Senator Steven A. Geller, for many years in Geller & Geller, P.A., a long-time South Florida Civil Law Firm.



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### **Morris G. "Skip" Miller** *Partner, Greenspoon Marder*

Morris G. "Skip" Miller focuses on public finance and representation of non-profit entities. He has extensive experience in municipal finance transactions of all types, including taxable bonds, bond issues for not-for-profit organizations (particularly educational institutions), mini bonds, community redevelopment financing, special taxing districts, single- and multi-family housing revenue bonds and lease financing.

Mr. Miller's clientele in municipal finance transactions include issuers, underwriters, lenders, not-for-profit and for-profit borrowers and trustees.





## Rulx "Ringo" Cayard

### *Principal*

Rulx "Ringo" Cayard has dedicated his life to the service of his community as a strategic, passionate and impactful influencer.

As the child of a Haitian diplomat, Ringo spent his childhood in multiple cities including his native Port-de-Paix, Haiti, as well as Chad, Africa and Montreal, Canada. His family eventually settled in Miami, Florida where they established a legacy of helping other members of the Haitian community transition to South Florida. During these years, Ringo worked tirelessly for the equal treatment of Haitians and other immigrant groups. In 1988, Ringo formalized his efforts through the creation of the Haitian American Foundation (HAFI). He served as the organization's inaugural Board Chair and eventually worked as the CEO and Executive Director. HAFI's purpose was to support and empower recent Haitian immigrants and the burgeoning generation of Haitian-Americans through immigration assistance, community development, job creation, and skills training.

Ringo has a keen ability to bring forth collaboration across multiple segments of the South Florida community, which he has leveraged in his consulting work. He served as Haiti's Trade Ambassador from 1994-1997. For the past ten years, Ringo has worked as an independent political and community consultant, specializing in negotiations between civil society partners and government entities. From 2003-2008, he organized The City of Miami Mardi Gras, a two-day festival sponsored by a host of government and business entities which brought more than 350 thousand people to downtown Miami to promote Haitian and Caribbean culture. He recreated the event for the city of North Miami in 2017-2018. More recently, through his affiliation with Magic City Innovation District in Little Haiti, he was instrumental in successfully lobbying for the allocation of \$31 Million dollars for the Haitian community to ensure the protection of cultural landmarks and the inclusion of minorities in the project's contracts, hiring and overall development.

In his spare time, Ringo is an avid art collector, a global traveler and a culinary expert who enjoys spending time with his family.

**CR** CORALROCK  
DEVELOPMENT GROUP

**OUR PORTFOLIO**

Our team and projects have been synonymous with quality and valued development for over 50 years.

**CURRENT DEVELOPMENTS AND COMPARABLE PROJECTS**



**Brickell View Terrace**

Affordable housing, historically, in major urban areas like New York, Boston and Washington, DC has been delivered in mixed income developments. In the City of Miami, the best example of a successful mixed income, mixed use development is Brickell View Terrace ("BVT"), a 176 unit apartment development located at 940 SW 1st Avenue, Miami. BVT, built by Michael D. Wohl and his partners at Pinnacle Housing Group in April, 2016 includes 100 units of Affordable Housing at 60% AMI or below and 76 units at market rate housing in a 23 story high rise structure. The apartment development was built combining low income housing tax credits, HOME funds from the City of Miami, Surtax from Miami-Dade County together with conventional mortgage debt. Today it is very successful and 100% leased.





**Pura Vida Hialeah**

Located at 3051 W. 16th Avenue, Hialeah, the development includes two hundred and sixty (260) apartment units, renting at workforce level rents and 55,000 square feet of supportive retail. The development is projected to be completed the first quarter of 2022. Pura Vida is conventionally finalized with Principal Insurance Company and private equity.

Currently, Coral Rock Development Group is moving forward on two projects in the City of Miami:







### **Buena Vida**

Located at 22nd Avenue and Flagler Street in the heart of Little Havana, the development will include 197 apartment units and 15,000 square feet of supportive retain in a mid-rise structure. The project will be financed with housing bonds, issued by the Miami Dade County Housing Finance Agency (HFA) and subsidized with GOB Funds from the City of Miami and Surtax (pending application) from Miami-Dade County. The rent structure is mixed income with 40% of the units at 60% AMI or less and 60% of the units at 120% AMI or market rate. Construction is projected to commence in the third quarter of 2022.



### **Dulce Vida Apartments**

Located at 1785 NW 35th Street, in the heart of Allapattah, the development will include 170 apartments together with a 5,000 square sq.ft. Miami Dade County Library, in a mid-rise structure, with structured parking. Financing will be provided through the sale of housing bonds issued by Miami-Dade County HFA. Subsidies will be provided will be provided by City of Miami GOB and Surtax (maybe SAIL Funds from State of Florida). The rental structure shall include 50% of the units affordable at 60% AMI or below and 50% of the units will be at workforce rent level, 100% AMI or below. It is anticipated that construction will commence in the fourth quarter of 2022.



## PAST RESIDENTIAL PROJECTS

Project Name/Address	#Units	Bldg. Style	Completed
<b>Tequesta Knoll</b> 1629 NW 14th St, Miami, FL 33125	100	High-rise	2000
<b>Douglas Pointe</b> 3840 NW 183rd St, Miami, FL 33055	176	Garden	2000
<b>Hidden Grove</b> 13815 SW 271 Terr, Miami, FL 33032	222	Garden	2002
<b>Old Cutler Village</b> 10415 Old Cutler Rd., Miami, FL 33190	288	Garden	Nov. 2003
<b>Pinnacle View</b> 225 NE 23rd St, Miami, FL 33137	186	High-rise	Dec. 2001
<b>Rayos Del Sol</b> 185 NW 13th Ave., Miami, FL 33125	199	High-rise	Mar. 2003
<b>Pinnacle Lakes</b> 18821 NE 3rd Ct, Miami, FL 33179	226	Garden	Feb. 2003
<b>Pinnacle Park</b> 7901 NW 7th Ave., Miami, FL 33150	135	High-rise	Jun. 2008
<b>Pinnacle Square</b> 8300 NE 1 Pl., Miami, FL 33138	110	High-rise	Jan. 2009
<b>Friendship</b> 1551 NW 36 St, Miami, FL 33142	92	High-rise	Apr. 2009
<b>Postmaster</b> 8800 SW 8 St, Miami, FL 33174	55	Mid-rise	Mar. 2009
<b>Orchid Grove</b> 750 NW 8th St, Florida City, FL 33035	80	Garden	Feb. 2011
<b>Vista Mar</b> 3606 NW 5th Ave., Miami, FL 33127	110	High-rise	Aug. 2011
<b>Pinnacle Cove</b> 525 Pinnacle Cove Blvd., Orlando, FL 32824	420	Garden	March, 2002
<b>Pinnacle Palms</b> 601 Executive Drive, West Palm Bch., FL 33401	152	Mid-Rise	Feb. 2003
<b>Pinnacle Village</b> 801 Powerline Rd., Pompano Bch., FL 33069	148	Garden	Dec. 2005
<b>Pinnacle at Abbey Park</b> 1921 Abbey Road, West Palm Bch., FL 33415	160	Garden	June, 2004
<b>Pinnacle at Hammock Place</b> 2909 Minnesota Ave., Lynn Haven, FL 32444	132	Garden	June, 2005
<b>Goodbread Hills</b> 950 Edgehill Circle, Tallahassee, FL 32303	93	Garden	Apr. 2008

Project Name/Address	#Units	Bldg. Style	Completed
<b>Highland Gardens</b> 333-335 NE 48th St, Deerfield Bch, FL 33064	100	Garden	Nov. 2008
<b>Palmetto</b> 3501 Dale Street, Ft Myers, FL 33916	86	Garden	Jan. 2015
<b>Saige Meadows</b> 13488 Hwy. 69 N., Tyler, TX 75706	92	Garden	July, 2015
<b>Barrons Branch</b> N. 9th St & Colcord Ave., Waco, TX 76707	92	Garden	Jan. 2016
<b>Liberty Pass</b> 17321 Lookout Rd., Selma, TX 78154	104	Garden	April, 2016
<b>Art at Bratton's Edge</b> 15405 Long Vista Dr., Austin, TX 78728	76	Garden	Jan. 2017
<b>Oakland Preserve</b> 3700 Oakland Preserve Way, Oakland Park, FL 33334	80	Garden	Aug. 2017
<b>Pinnacle at Hammock Crossings</b> 2212-2218 Hammock Square Dr., Lynn Haven, FL 32444	92	Garden	July, 2018
<b>Casanas at Frenchtown</b> 448 W. Georgia St, Tallahassee, FL	88	Mid-Rise	Sept. 2018
<b>Golden Villas</b> 1325 NW 18th Drive, Pompano Bch., FL 33069	120	Garden	July, 2009
<b>Golden Square</b> 1415 NW 18th Dr., Pompano Bch., FL 33069	182	Garden	July, 2009
<b>Cypress Cove</b> 930 5th Street, Winter Haven, FL 33881	80	Garden	Dec. 2010
<b>Pinnacle at Hammock Square</b> 2206 Hammock Square Dr., Lynn Haven, FL 32444	100	Garden	Aug. 2011
<b>Pinnacle at Avery Glen</b> 3871 N. Pine Island Rd., Sunrise, FL 33351	140	Garden	Jan. 2012
<b>Singing Oaks</b> 307 N. Loop 288, Denton, TX 76209	126	Garden	Sept. 2013
<b>La Ventana</b> 2109 Hwy 351, Abilene, TX 79601	84	Garden	Jan. 2014
<b>Sabal Landings</b> 3701 Sabal Palm Blvd., Ft. Myers, FL 33916	126	Garden	Sept. 2014
<b>Parc Station</b> 2300 N. 29th Avenue, Hollywood, FL 33020	336	Garden	July, 2015
<b>Buena Vida Flagler Apartments</b> 2157-2199 W. Flagler Street, Miami, FL	197	High-rise	Pre-Development



## PAST RESIDENTIAL PROJECTS

Project Name/Address	#/Units	Bldg. Style	Completed
<b>Gibson Plaza</b> 3629 Grand Ave., Coconut Grove, FL 33133	56	Mid-rise	Dec. 2015
<b>Brickell View Terrace</b> 117 SW 10th St., Miami, FL 33130	176	High-rise	Apr. 2016
<b>Pinnacle Heights</b> 3530 NW 36 St., Miami, FL 33142	109	High-rise	Dec. 2017
<b>Kings Terrace</b> 12555 NW 27th Ave., Miami, FL 33167	300	Garden	Nov. 2012
<b>Los Sueños</b> 500 NW 36th Street, Miami, FL 33127	179	High-rise	Jul. 2007
<b>The Corinthian</b> 7705-7735 NW 22 Ave., Miami, FL 33147	126	Garden	Jul. 2007
<b>Pinnacle Place</b> 5600 NE 4 Ave., Miami, FL 33138	137	High-rise	Aug. 2009
<b>Pinnacle Plaza</b> 3650 NW 36 St., Miami, FL 33142	132	High-rise	Sept. 2009
<b>Camacol Tower</b> 1401 W. Flagler St., Miami, FL 33135	100	High-rise	Mar. 2010
<b>Amistad Apartments</b> 571 SW 9th Street, Miami, FL 33130	89	High-rise	Dec. 2013
<b>Pinnacle at Mariners Village</b> 18400 28th Street, Long Beach, MS 39560	108	Garden	July, 2011
<b>Oak Ridge Estates</b> 343 S. Gross Ave., Tarpon Springs, FL 34689	62	Garden	Sept. 2011
<b>Pinnacle at North Chase</b> 3851 N. Broadway Avenue, Tyler, TX 75702	120	Garden	June, 2012
<b>Pinnacle Pointe</b> 13301 Amber Lake Blvd., Orlando, FL 32824	268	Garden	July, 2004
<b>Pinnacle Grove</b> 1810 Woodland Circle, Vero Beach, FL 32967	234	Garden	Dec. 2003
<b>Pinnacle Pines</b> 501 Live Oak Avenue, Haines City, FL 33844	156	Garden	Jan. 2006
<b>Live Oak Villas</b> 919 S. 25th Street, Ft. Pierce, FL 34947	104	Garden	March, 2005
<b>Crystal Lakes</b> 2900 N. 24th Avenue, Hollywood, FL 33020	190	Garden	Jan. 2008
<b>Live Oak Villas II</b> 907 S. 27th Street, Ft. Pierce, FL 34947	80	Garden	Dec. 2007

Project Name/Address	#/Units	Bldg. Style	Completed
<b>Pinnacle at Magnolia Pointe</b> 1240 Parklane Drive, McComb, MS 39648	108	Garden	Dec. 2008
<b>Pinnacle at Tarpon River</b> 805 SE 3rd Ave., Ft. Lauderdale, FL 33316	112	Mid-Rise	Dec. 2015
<b>Summit Parque</b> 12777 Merit Drive, Dallas, TX 75251	98	Mid-Rise	Feb. 2016
<b>Tupelo Vue</b> 525 NW Ave. G, Winter Haven, FL 33881	70	Mid-Rise	April, 2016
<b>Barrons B II</b> 817 Colcord Ave., Waco, TX 76707	76	Garden	Sept. 2016
<b>The Villages at Tarpon</b> 500 S. Wallon Ave., Tarpon Springs, FL 34689	95	Garden	March, 2017
<b>Stillhouse Flats</b> 2926 Cedar Knob Rd., Harker Heights, TX 76548	96	Garden	Nov., 2017
<b>La Madrid Apartments</b> 11320 Manchacha Rd., Austin, TX 78748	95	Garden	Sept. 2018
<b>Taylor Grand</b> 3702 Rolling Green Drive, Abilene, TX 79606	120	Garden	Sept. 2013
<b>Amberwood</b> 411 W. Hawkins Pkwy., Longview, TX 75604	78	Garden	Jan. 2014
<b>Metropolitan</b> 1220 NE 24th Street, Wilton Manors, FL 33305	179	Mid-rise	June, 2016
<b>La Vida</b> 6600 NW 7th St., Miami, FL 33126	272	High-rise	July, 2019
<b>Caribbean Village</b> 19755 SW 110th Ct., Miami, FL	123	High-rise	Dec. 2019
<b>Verbena</b> 28140 S. Dixie Highway, Miami, FL 33033	110	Mid-Rise	Under Construction
<b>Woodland Park</b> 1900 SE 4th Street, Gainesville, FL 32641	96	Garden	Under Construction
<b>Pinnacle at Peacefield</b> 2122 2216 2314 Adams St., Hollywood, FL 33020	120	Garden	Under Construction
<b>Pura Vida</b> 2901 West 16th Avenue, Hialeah, FL 33012	260	Mid-rise	Permitted, Construction to begin Jan. 2020
<b>Dulce Vida Apartments</b> 1785 NW 35th Street, Miami, FL	175	High-rise	Pre-Development

TOTAL DEVELOPMENTS: 75  
TOTAL UNITS: 10,394





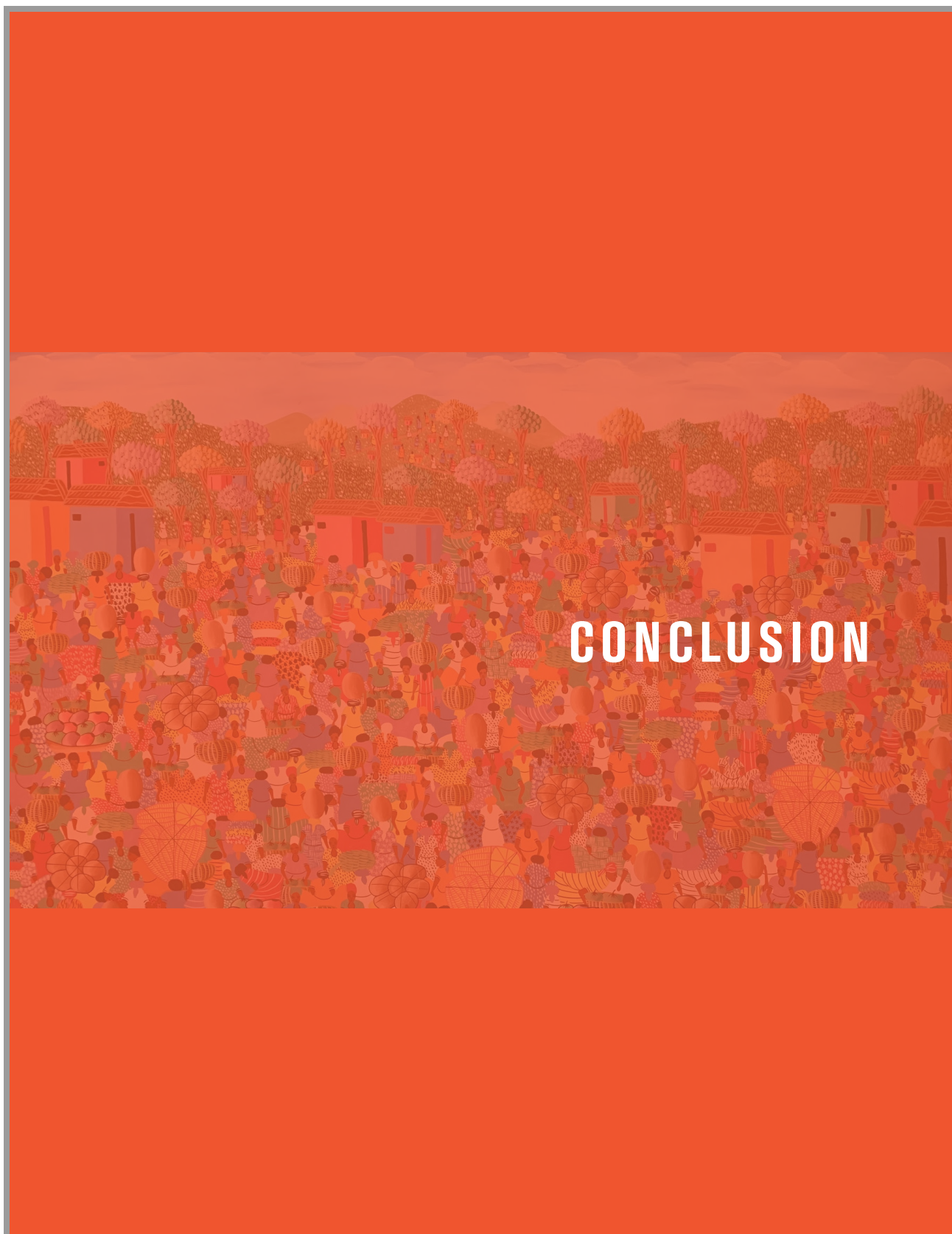


In addition to all of the previously described benefits of housing affordability, quality of life improvements, benefits to businesses and the Greater North Miami Chamber of Commerce, the development of Kayla at Library Place will be an economic engine for local contractors and SBEs. Contractual and employment opportunities will be generated for construction work, site work and other skilled labor. Upon completion, the project will create employment opportunities in maintenance, rental management, and unit turnover.

Furthermore, as the developer, Kayla at Library Place, LLC will engage in a "target market program" in conjunction with the Greater North Miami Chamber of Commerce, to identify essential city workers and other first responders including police, firefighters, teachers, and other frontline workers giving them priority to workforce rental units prior to opening up to the general public. State Fair Housing Laws allow for this kind of targeted approach, and the city can use this program as a recruitment tool for such skilled employees. This program would also help insure that existing North Miami residents share in the benefits of the new housing.









The mixed use, mixed income proposal for Kayla at Library Place offers the highest and best use for the identified parcel and, concurrently, helps the City of North Miami address the existing affordable housing deficit in an effort to fulfill its mission to “enhance the quality of life, environment, and safety for citizens, businesses, customers, visitors and employees in an atmosphere of courtesy, integrity, quality and fiscally responsible service.” Kayla at Library Place, LLC hopes to be a part of fulfilling that mission through participation in and realization of this proposal.

We encourage you to review our proposal and engage in discussions with us as to how we may improve the feasibility and attractiveness of our approach.

We genuinely appreciate your consideration.

Kayla at Library Place, LLC

# Kayla at Library Place

Market Study and Impact Analysis

JUNE 20

Prepared by

**INNOVATIVE FINANCIAL STRATEGIES**

---

Ms. Gayle McDonald  
Interim Executive Director  
North Miami Community Redevelopment Agency  
735 NE 125 Street  
North Miami, FL 33161

RE: Market Study and Financial Impact Analysis  
Kayla at Library Place

Ms. McDonald:

Innovative Financial Strategies (IFS), an Atlanta based firm, has conducted this market and financial impact analysis to quantify the benefits that will inure to the City of North Miami (City) and more specifically to the North Miami Community Redevelopment Agency (NMCRA) jurisdiction, and Miami-Dade County regionally, as a result of the construction of the Kayla at Library Place mixed-used affordable housing project (herein referred to as “the Project”). The Project will be developed on a 1.11-acre, City owned site located at 13100 West Dixie Highway, by Coral Rock Development Group, LLC (Developer).

This report has been compiled, based on information provided by the Developer and other information sources annotated within the report, and for the sole purpose of the consideration of the Developer’s grant request to the NMCRA. This report should not be used for any other purpose.

## **THE PROJECT**

Kayla at Library Place, LLC, a single purpose entity controlled by Coral Rock Development Group, LLC (“CRDG”), is pleased to submit this unsolicited Proposal, pursuant to Section 255.065 F.S. (2021), to develop the 1.11 acre site located at 13100 West Dixie Highway in the City of North Miami, currently home to the Greater North Miami Chamber of Commerce and a parking area. Kayla at Library Place proposes a mixed use, mixed income development that answers the call for affordable and workforce housing, and enhanced commercial activity for the area and improves the quality of life for the local community. Specifically, Kayla at Library Place offers the following:

- Construction of a 10-story tower of 138 residential units of affordable and workforce housing offering one- and two-bedroom layouts and an amenities package including an indoor fitness center, outdoor barbecue areas and social meeting spaces, and much more. The current unit



breakdown contemplates 55 affordable units at 60% AMI (Area Median Income) and 83 workforce units at 100%AMI for renters whose incomes fall within affordability thresholds as defined by HUD.

- Two commercial spaces: 4,430 square feet of ground floor incubator space to support start-up, local small businesses, and 2,451 square feet of retail space.
- Adjacent parking garage with security features accommodating approximately 250 spaces with upper level spaces dedicated for residential tenants and lower levels for commercial activity.
- New, state of the art facility for the Greater North Miami Chamber of Commerce encompassing 3,374 square feet.
- All of the foregoing will be designed to achieve LEED Silver Certification as defined by the Florida Green Building Coalition and employ innovative green technologies.

In the City of North Miami, more than six in ten renters (61.4%) are “cost-burdened” (paying more than 30% of household income on housing expenses) and four out of ten (40%) are “severely cost-burdened” (paying more than 50% of household income on housing). The rental structure proposed by Kayla at Library Place addresses this dire need for affordable housing. Qualified renters will pay 30% or less of their gross family income for rent in this full amenity apartment community, yielding a better quality of life for North Miami residents giving them greater disposable income and a new, safe, beautifully appointed place to call home. Moreover, increased competition and affordability in the housing market yield a quantifiable economic output in the form of job creation, increased tax revenues, and other “ripple” benefits to related businesses, creating a more competitive workforce by attracting new businesses and employees and stimulating overall economic growth for the city. These and many other benefits are detailed more thoroughly in the enclosed Proposal for your review and consideration.

### **ECONOMIC BENEFITS**

IFS performed an assessment of economic benefits that the subject project would have on the City of North Miami and generally the region identified as Miami-Dade County. The assessment measures the impact to the economy that will result from the building of the project. The assessment was based on an estimate of hard construction cost of \$38,979,675 and soft cost of \$18,191,920 (inclusive of design, permitting and impact fees, taxes, and project overhead, etc.), to build the project.

**Benefits Table**

<b>Benefits*</b>	
Direct Jobs	314
Indirect Jobs	274
Induced Jobs	349
Gross Domestic Product (GDP)	\$176,088,513
Personal Income	\$61,745,323

**\*Source:** Multipliers developed from findings identified in the Economic Policy Institute (EPI) analysis of data from the Bureau of Labor Statistics (BLS) Employment Requirements Matrices, the BLS Current Employment Statistics program, and the Bureau of Economic Analysis GDP-by-industry accounts; and Leading Builders Residential Construction Economic Study dated May 2020

#### Benefits table definitions:

- **Direct Jobs** refers jobs created (both temporary and permanent) at the direct project site.
- **Indirect Jobs** refers to jobs created in other industries that provide supportive services and commodities to the project.
- **Induced Jobs** refers to jobs created across the entire economy as a result of the earnings spent by direct and indirect job holders created by the project.
- **Gross Domestic Product (GDP)** is a measure of the value added to the US economy as a result of the project.
- **Personal Income** is the measure of wages earned by all job creation.

#### AD VALOREM REVENUE

Currently the site upon which the project will be constructed is government owned and thus is tax exempt to all taxing authorities within the City. These include the City of North Miami, Miami-Dade County, Miami-Dade County Public Schools, and The Children's Trust. We anticipate the following impact to local ad valorem taxes.

Tax Assessment Table

Entity (Tax Assessment)	Tax Rate	Tax Amount
City of North Miami General Fund	7.5000	\$428,787
Miami Dade County General Fund	4.6669	\$266,814
Miami Dade County Debt Service	0.5075	\$29,015
Miami Dade County Fire	2.4207	\$138,395
Miami Dade Public Schools Operating	6.8290	\$390,425
Miami Dade Public Schools Debt Service	0.1800	\$10,291
Children's Trust	0.5000	\$28,586
<b>Total Recurring Tax Assessment</b>		<b>\$1,292,313</b>

While this is anticipated to be the gross amount based on the existing exempted taxable value plus the full cost of construction resulting in a total taxable value of \$57,171,595; the Project would be eligible to receive a 50% affordable housing tax exemption leaving the net recurring tax assessment at \$646,157 annually. Due to the fact that the exemption is not automatic and must be certified and approved we presented the gross tax assessment impact.

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#### **IMPACT FEES and BUILDING PERMIT FEES**

The Project is anticipated to be assessed and pay approximately \$2,884,141 in impact fees and permit fees. The amounts will be paid directly to the appropriate regulatory agencies (i.e., City of North Miami, Miami-Dade County, and Miami-Dade County Public Schools). These fees are net of any anticipated fee waivers or abatements that would be granted as a result of the Project being 100% affordable.

#### **AFFORDABILITY IMPACT**

There is a clear nexus between the production of affordable housing and stimulating the workforce, attracting new businesses and employees and revitalizing neighborhoods to support smart growth. Kayla at Library Place capitalizes on this dynamic, offering a 10-story tower with 138 residential units consisting of one-and two-bedroom units. The project will incorporate a mixed-income, multi-family component that provides units for renters whose incomes fall within affordability thresholds as defined by HUD. In the City of North Miami, more than six in ten renters are “cost-burdened,” with 40% of renters “severely cost burdened” spending more than 50% of their income on housing. Greater Miami-Dade County is currently the most cost burdened rental market in the United States, and the North Miami statistics exceed the Miami-Dade average, making it one of the most distressed areas in Greater Miami for affordable housing. As detailed in the recent FIU/Creative Class Report on Miami’s Housing Affordability Crisis, the dynamic of rising rental rates coupled with income levels that fail to keep pace accelerates gentrification, fractures communities, and increases instability, poverty, and homelessness for existing residents. Mindful of the dire need for affordable housing in the community, we have structured the development based on the following income levels: out of the 138 units to be delivered, 55 units will be designated affordable at 60% area median income (AMI) and 83 units will be designated workforce at 100% AMI. This tiered approach not only benefits individuals and families with different income levels but also contributes to the health of the community at large with “workforce housing” prioritized for and targeted to vital workers such as teachers, police officers, firefighters, health care workers and public employees. Qualified renters will pay 30% or less of their gross family income for rent, in this new, modern, secure, full amenity apartment community.

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## CONCLUSION

Innovative Financial Strategies support the approval of the requested grant based on the merits of the economic and community benefits that the Project will generate for the City of North Miami, the North Miami Community Redevelopment Agency, and Miami-Dade County as a whole.

Respectfully,  
Innovative Financial Strategies, LLC

*Douglas A. Shaw*

Douglas A. Shaw, CPA  
Managing Director  
950 Eagles Landing Parkway,  
Suite 760  
Stockbridge, GA 30281  
[Doug@innovativefinancialstrategies.com](mailto:Doug@innovativefinancialstrategies.com)



EXHIBIT 1

Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

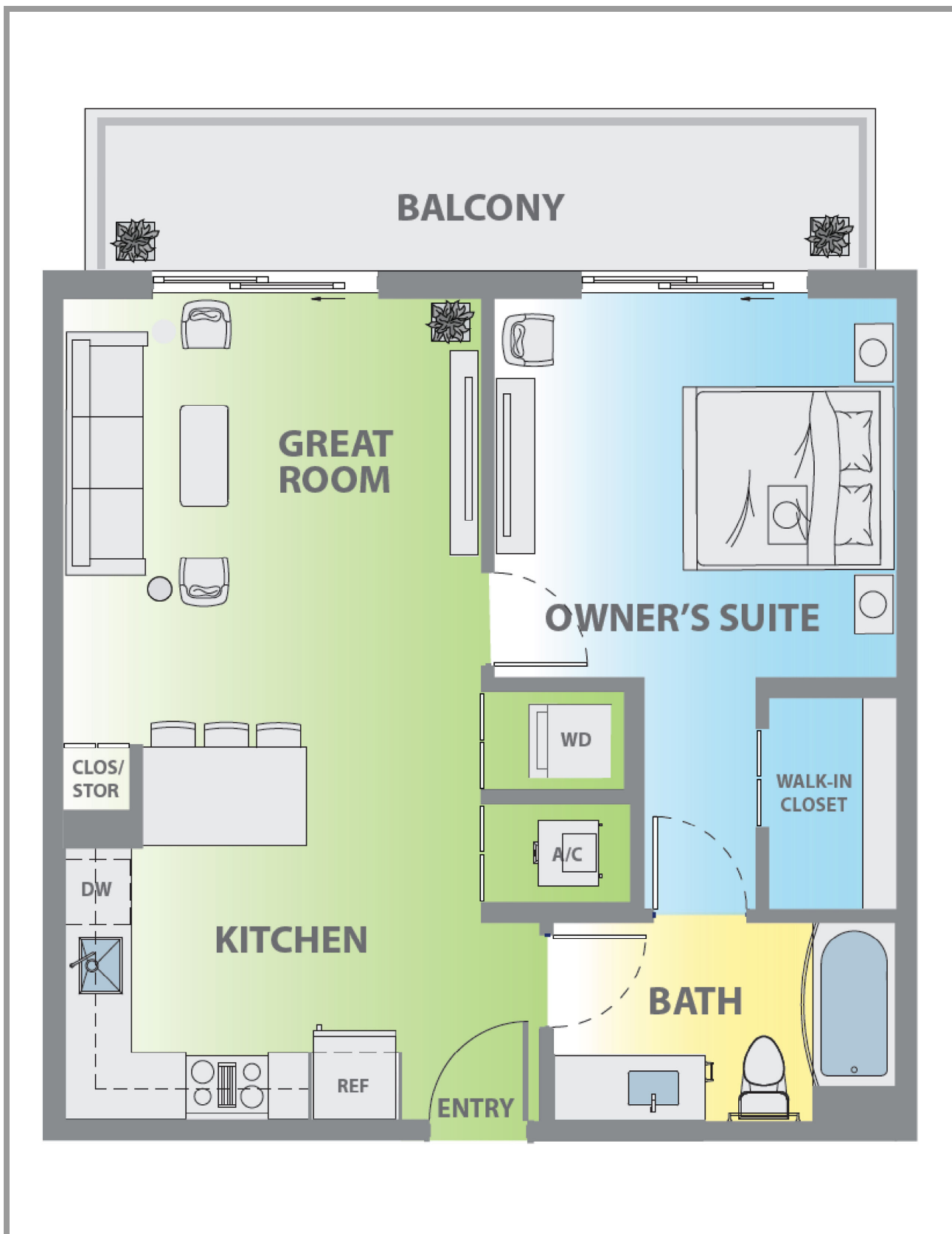
HUD release: 4/18/2022  
Effective: 4/18/2022  
Implement on/before: 6/1/2022  
FHFC Posted: 4/25/2022

2022 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs and CWHIP Homeownership Program  
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Miami-Dade County (Miami-Miami Beach- Kendall HMFA)	20%	13,660	15,600	17,560	19,500	21,060	22,620	24,180	25,740	27,300	28,860	341	365	439	507	565	624
	25%	17,075	19,500	21,950	24,375	26,325	28,275	30,225	32,175	34,125	36,075	426	457	548	633	706	780
	28%	19,124	21,840	24,584	27,300	29,484	31,668	33,852	36,036	38,220	40,404	478	512	614	709	791	873
	30%	20,490	23,400	26,340	29,250	31,590	33,930	36,270	38,610	40,950	43,290	512	548	658	760	848	936
	33%	22,539	25,740	28,974	32,175	34,749	37,323	39,897	42,471	45,045	47,619	563	603	724	836	933	1,029
	35%	23,905	27,300	30,730	34,125	36,855	39,585	42,315	45,045	47,775	50,505	597	640	768	887	989	1,092
	40%	27,320	31,200	35,120	39,000	42,120	45,240	48,360	51,480	54,600	57,720	683	731	878	1,014	1,131	1,248
	45%	30,735	35,100	39,510	43,875	47,385	50,895	54,405	57,915	61,425	64,935	768	822	987	1,140	1,272	1,404
	50%	34,150	39,000	43,900	48,750	52,650	56,550	60,450	64,350	68,250	72,150	853	914	1,097	1,267	1,413	1,560
	60%	40,980	46,800	52,680	58,500	63,180	67,860	72,540	77,220	81,900	86,580	1,024	1,097	1,317	1,521	1,696	1,872
Median: 68,300	70%	47,810	54,600	61,460	68,250	73,710	79,170	84,630	90,090	95,550	101,010	1,195	1,280	1,536	1,774	1,979	2,184
	80%	54,640	62,400	70,240	78,000	84,240	90,480	96,720	102,960	109,200	115,440	1,366	1,463	1,756	2,028	2,262	2,496
	120%	81,960	93,600	105,360	117,000	126,360	135,720	145,080	154,440	163,800	173,160	2,049	2,194	2,634	3,042	3,393	3,744
	140%	95,620	109,200	122,920	136,500	147,420	158,340	169,260	180,180	191,100	202,020	2,390	2,560	3,073	3,549	3,958	4,368

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

KAYLA at LIBRARY PLACE	
DEVELOPMENT BUDGET	
NUMBER OF UNITS	138
Uses	TOTAL COSTS
<b>Land /Acquisition</b>	
Acquisition	\$ -
Broker Commission	\$ -
<b>Consultant Fees</b>	
Pre-Development Services	\$ -
Subsidy Procurement	\$ -
1st Mortgage/Bond Procurement Fee	\$ -
<b>Soft Costs</b>	
Utility Fees (Deposits)	\$ 69,000
Municipal/Impact Fees	\$ 1,677,230
Municipal Fees (Plat,Siteplan,Review)	\$ 45,000
W&S/Meter Fees	\$ 237,924
Architect	\$ 800,000
Engineer	\$ 150,000
Survey	\$ 40,000
Environmental/Soils	\$ 25,000
Inspections (private provider/special/testing)	\$ 300,000
Accounting	\$ 60,000
Builders Risk/GL Insurance	\$ 400,000
Marketing & Start Up	\$ 140,000
Miscellaneous	\$ 70,000
Building Permits	\$ 1,161,911
FF&E	\$ 230,000
Soft Cost Contingency	\$ 275,175
Property Insurance (6 months)	\$ -
RE Taxes	\$ 138,000
Borrower Legal Counsel	\$ 100,000
<b>Finance/Bank Fees</b>	
Finance Fees	\$ 1,381,000
Title & Recording	\$ 168,645
Appraisal & Market Study	\$ 23,450
Tax Credit Fees	\$ 168,000
Construction Interest	\$ 1,237,000
Seed Capital Interest	\$ -
<b>Hard Costs</b>	
General Conditions/Requirements	\$ 3,192,621
Sitework	\$ 1,113,705
Concrete	\$ 9,819,166
Masonry	Included Above
Metals	\$ 519,729
Wood & Plastics	\$ 185,618
Thermal & Moisture Protection	\$ 1,002,335
Doors & Windows	\$ 2,041,793
Finishes	\$ 5,568,525
Specialties	\$ 185,618
Equipment	\$ 705,347
Furnishings	\$ 742,470
Special Construction	\$ -
Conveying Equipment	\$ 853,841
Fire Suppression	\$ 705,347
Plumbing	\$ 1,856,175
Mechanical	\$ 2,041,793
Electrical	\$ 4,621,876
Insurance & Bonds	\$ 668,223
Contingency	\$ 1,856,175
Overhead & Profit	\$ 1,299,323
<b>Reserves</b>	
Replacement Reserve	\$ 41,400
Operating Reserve (6 months)	\$ 635,186
<b>Developer Fee &amp; OH</b>	
Developer's OH	\$ 1,915,000
Developer's Fee	\$ 6,703,000
<b>Total Uses</b>	<b>\$ 57,171,595</b>
<b>Sources</b>	
Tax Credit Equity	\$ 10,218,658
Construction Loan	\$ -
1st Mtg (Tax-exempt)	\$ 21,700,000
2nd Mtg (SHIP,HOME,SURTAX)	\$ -
TIF/CRA	\$ 18,000,000
SAIL	\$ -
Deferred GC Fee	\$ -
Deferred Developer Fee	\$ 7,252,938
<b>Total Sources</b>	<b>\$ 57,171,595</b>







13100 w Dixie Highway  
North Miami FL 33161  
305.299.6162  
info@NorthMiamiChamber.com  
www.NorthMiamiChamber.org

June 14<sup>th</sup>, 2022

Theresa Therilus, Esq.  
City Manager  
City of North Miami  
776 NE 125 Street  
North Miami, FL, 33161

Re: [Item #9 TAB C] **Letter of Support** – Greater North Miami Chamber of Commerce

Ms. Therilus:

As Chairman of the Board of Directors for the Greater North Miami of Commerce (the "Chamber") and, on behalf of the Chamber and our Board of Directors, we are excited and eager to work alongside Coral Rock Development Group for the Kayla Project. Kayla at Library Place, LLC's ("Kayla") has been proposed to us to develop the 1.1-acre site located at 13100 West Dixie Highway (the "Property") with 138 residential units, and over 10,000 square feet of retail.

The Chamber applauds Kayla's intentions to make a project 100% of the residential units affordable. Thus far, Kayla has shown tremendous zeal and commitment to work with the Chamber to provide a great space that will continue the vision of our Chamber. The space is expected to meet the needs of local small businesses and create opportunities for businesses all together in North Miami. We see this project as an extraordinary opportunity for the City of North Miami to provide the residents with access to affordable workforce housing while growing its local businesses.

With that said the Chamber hopes that the City Council of the City of North Miami will provide direction and support for the City Manager and the City Attorney to negotiate a lease with Kayla for the subject Property.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. A. R.", written over a horizontal line.

Greater North Miami Chamber of Commerce  
Chairman of the Board of Directors



June 20, 2022

Gayle McDonald  
Interim Executive Director  
North Miami Community Redevelopment Agency  
735 NE 125 Street Suite 100  
North Miami, FL 33161

Dear Ms. McDonald:

This letter is attended to document the Developer's (Coral Rock Development Group, LLC) acknowledgement and acceptance of all requirements of the North Miami Community Redevelopment Agency (NMCRA) grant guidelines, specifically the following provisions:

- a. Any new commercial and residential developments to be constructed within the Redevelopment Area in an amount of \$200,000.00 or more, or such other amount as may be established by this Board, shall enter into a community benefits agreement with the Agency which will benefit primarily the residents of the Redevelopment Area.
- b. To the extent allowed by law, a community benefits agreement shall include provisions for hiring the labor workforce for the project financed by the grant or agreement from residents of the Redevelopment Area that are unemployed or underemployed.
- c. Depending on the worker or employee to be hired, the community redevelopment agency will require that such entity or contractor complies with wage requirements, as applicable, established by Miami-Dade County's Living Wage or Responsible Wage Ordinances, pursuant to Section 2-8.9 and 2-11.16, respectively, of the Code of Miami-Dade County, Florida (the "Code") or pay higher wages and benefits, as are feasible.
- d. All entities or contractors contracting with or receiving a grant from the community redevelopment agency in an amount of \$500,000.00 or more, or such other amount as may be established by this Board, shall comply with the following Miami-Dade County ordinances contained in the Code, as may be amended, as if expressly applicable to such entities:
  - i. Small Business Enterprises (Section 2-8.1.1.1.1 of the Code);
  - ii. Community Business Enterprises (Section 2-10.4.01 of the Code);
  - iii. Community Small Business Enterprises (Section 10-33.02 of the Code); and/or
  - iv. Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code); and/or
  - v. Living Wage Ordinance
- e. The Agency shall include in their contracts or grant agreements a "clawback" provision that will require the Agency to "clawback" or rescind and recover funding from any entity or



contractor to which it provides funding which does not substantially comply with the provisions of its agreement with the Agency by demanding repayment of such funds in writing, including recovery of penalties or liquidated damages, to the extent allowed by law, as well as attorney's fees and interest, and pursuing collection or legal action, to the fullest extent allowable by law, if feasible.

Sincerely,

A handwritten signature in blue ink, appearing to be "Victor Brown", with a long horizontal stroke extending to the right.

Victor Brown  
Managing Member  
Coral Rock Development Group, LLC



**RESOLUTION NO. 2022 - 016**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FUNDING FOR PARTNERS OF 645 LLC FOR AN OFFICE SPACE PROJECT LOCATED AT 643 & 645 N.E. 125<sup>TH</sup> STREET, NORTH MIAMI, FLORIDA 33161 IN THE FORM OF A TAX INCREMENT RECAPTURE INCENTIVE OF FIFTY PERCENT (50%) OF PROJECTED CITY AD VALOREM TAX REVENUES FROM THE TIME THE PROJECT APPEARS ON THE PROPERTY TAX ROLLS UNTIL THE NMCRA SUNSETS (APPROXIMATELY 20 YEARS); AUTHORIZING THE EXECUTIVE DIRECTOR AND NMCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH PARTNERS OF 645 LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF THE OFFICE SPACE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the mission of the North Miami Community Redevelopment Agency (the “NMCRA”) is to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969; and

**WHEREAS**, the 2016 NMCRA Redevelopment Plan Amendment and the Third Amendment to Interlocal Cooperation Agreement between the NMCRA, Miami-Dade County and the City of North Miami (the “City”) require investments in redevelopment initiatives; and

**WHEREAS**, to remain efficient and effective and fulfill its housing initiative requirements, the NMCRA desires to support the development by Partners of 645 LLC of an office space project located at 643 and 645 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161, which support is in the form of a Tax Increment Recapture Incentive of fifty percent (50%) of projected City ad valorem tax revenues from the time the project appears on the property tax rolls until the NMCRA sunsets (approximately 20 years) for the development of the office space project; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to (a) approve the funding to Partners of 645 LLC in the form a Tax Increment Recapture Incentive of fifty percent (50%) of projected City ad valorem tax revenues from the time the project appears on the property tax rolls until the NMCRA sunsets (approximately 20 years) for the office space project located at 643 and 645 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161 and (b) authorize the Executive Director and NMCRA attorney to negotiate, finalize and execute an agreement with Partners of 645 LLC to provide the funding for the development of the office space project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1. Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2. Approval of Funding.** The funding by the NMCRA in the form a Tax Increment Recapture Incentive of fifty percent (50%) of projected City ad valorem tax revenues from the time the project appears on the property tax rolls until the NMCRA sunsets (approximately 20 years) for the development by Partners of 645 LLC of an office space project located at 643 and 645 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161 is hereby approved.

**Section 3. Negotiation and Finalization of Agreement.** The Executive Director and NMCRA Attorney are hereby authorized to negotiate and finalize an agreement with Partners of 645 LLC to provide funding as set forth above for the development of the office space project.

**Section 4. Execution of Agreement.** The Executive Director is hereby authorized to execute the agreement with Partners of 645 LLC to provide funding as set forth above for the development of the office space project.

**Section 5. Implementation of Agreement.** The Executive Director is hereby authorized to take all action necessary to implement the terms of the agreement.

**Section 6. Effective Date.** This resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 12<sup>th</sup> day of July, 2022.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR ENGLISH DUMA LLP  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Chair Philippe Bien-Aime  
Board Member Alix Desulme  
Board Member Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Cassandra Timothe

_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)



To: North Miami CRA Board

From: Gayle S. McDonald, FRA-RP  
Interim Executive Director

Date: July 12, 2022

**Re: Partners of 645 LLC Tax Increment Recapture Incentive Request**

A Tax Increment Recapture Incentive Request is presented for your consideration by Partners of 645 LLC.

Partners of 645 LLC owns property located at 643 & 645 NE 125 Street. Applicant is requesting \$259,533 in the form of a Tax Increment Recapture Grant. It must be noted that the Recapture Grant request is for the Net Present Value of the Tax Increment Projections. For this request, the applicant is proposing the following:

The building was purchased with existing violations from the previous owner to the city of North Miami. Building 643 NE 125 Street was built in 1970 and is structurally sound which intends to be remodeled to Happy Head Marketing firm to secure a space. The new tenant currently employees about 15-20 employees with their main offices headquartered in Little River. Happy Head Marketing anticipates relocating their current headquarters to North Miami upon completion of the building.

The second of the two buildings 645 NE 125 Street was built in 1923. Upon investigation, the building has been deemed to be structurally unsound by an engineer. The property owner is proposing to demolish the existing one story building to create a new 7500 sq. ft. three story steel and glass building. It is anticipated to offer First Class A offices available in North Miami's downtown corridor. The new building will allow for approximately 30-45 new office which will in turn create direct permanent employment jobs in the city. The new building along with the existing remodel of 643 will also have a very significant visual impact to the area and encourage other property owners to improve their properties as well.

The NMCRA is requesting the following:

- a. Following receipt of the C.O. project may receive a Tax Increment Recapture Incentive payment each following fiscal year until the CRA sunsets in 2044.
- b. In order to receive the Tax Increment Recapture Incentive, applicant must maintain all property taxes in a current status.

**735 NE 125 St., Ste. 100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | [NorthMiamiCRA.org](http://NorthMiamiCRA.org)**

**CRA  
Board**

Philippe Bien-Aime  
Chairman

Allix Desulme, Ed.D.  
Vice-Chairman

Mary Estime-  
Irvin  
Board Member

Scott Galvin  
Board Member

Kassandra  
Timothe, MPA  
Board Member

Gayle S. McDonald, FRA-RP  
Interim Executive Director

Steven W. Zerkowitz, Esq.  
CRA Attorney

Vanessa Joseph, Esq.  
CRA Secretary



1. Applicant will abide by the following requirements within the grants guidelines:
  - a. To the extent allowed by law, a community benefits agreement shall include provisions for hiring the labor workforce for the project financed by the grant or agreement from residents of the Redevelopment Area that are unemployed or underemployed.
  - b. Small Business Enterprises (Section 2-8.1.1.1.1 of the Code);
  - c. Community Business Enterprises (Section 2-10.4.01 of the Code);
  - d. Community Small Business Enterprises (Section 10-33.02 of the Code); and/or
  - e. Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code); and/or
  - f. Living Wage Ordinance
2. A "clawback" provision will be included in the agreement, which will require the Agency to "clawback" or rescind and recover funding from any entity or contractor to which it provides funding which does not substantially comply with the provisions of its agreement with the Agency by demanding repayment of such funds in writing, including recovery of penalties or liquidated damages, to the extent allowed by law, as well as attorney's fees and interest, and pursuing collection or legal action, to the fullest extent allowable by law, if feasible.

The CRA's consultant has reviewed the application, and has determined that the financial assumptions and projections are reasonable for the TIF recapture incentive request. The project will provide new and renovated office space which is needed in the CRA. Based on the application, the project will generate approximately \$954,775 in City (\$588,549) and County (\$366,226) Ad Valorem Revenue through 2044. The Tax Increment Recapture Incentive is 50% of the net new TIF generated by the project. The estimated City total ad valorem taxes through 2044 are \$588,549, of which \$519,065 is net new TIF. Based on this the CRA consultant estimates the value of the TIF incentive through 2044 to be approximately \$259,533.

Tax Increment Recapture Incentive                      \$259,533

**735 NE 125 St., Ste. 100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | [NorthMiamiCRA.org](http://NorthMiamiCRA.org)**

<b>CRA Board</b>	<b>Philippe Bien-Aime</b> Chairman	<b>Alix Desulme, Ed.D.</b> Vice-Chairman	<b>Mary Estime-Irvin</b> Board Member	<b>Scott Galvin</b> Board Member	<b>Kassandra Timothe, MPA</b> Board Member	<b>Gayle S. McDonald, FRA-RP</b> Interim Executive Director	<b>Steven W. Zelkowitz, Esq.</b> CRA Attorney	<b>Vanessa Joseph, Esq.</b> CRA Secretary
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*North Miami CRA*

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**Tax Increment Recapture & Infrastructure Grant  
Project Information Sheet**

Applicant	Partners of 645, LLC
Contact Person	Sebastien Scemla
Project Name	Happy Head Building
Telephone	(786) 302-1414
Email	<a href="mailto:ss@omegarmg.com">ss@omegarmg.com</a>
Site Address	645 NE 125 Street

**Existing****Prior Year Taxable Values**

Folio Numbers	Building Size	Lot Size	2020	2019	2018
06-2230-007-0740	7500 sq. ft.	5726	\$447,997	\$422,016	\$381,879
Total			\$447,997	\$422,016	\$381,879

Type of Project (condo, retail, office, mixed use)	Mixed-Use Office
Construction Commencement Date	Fall 2022
Projected Construction Completion Date	Spring 2023
Residential Construction Cost	
Commercial Construction Cost	\$1,650,000
Public Area/Infrastructure Cost	
Residential Square Feet	N/A
Retail Square Feet	N/A
Office Square Feet	7500
Number of total residential units	N/A
# of studios and price range	N/A
# of 1 bedrooms and price range	N/A
# of 2 bedrooms and price range	N/A
# of 3 bedrooms and price range	N/A
Is property being acquired for this project?	No
If yes, on what date? And Price?	N/A
Fill all that apply:	
Projected office rent rate per square foot	\$28-35 NNN
Projected retail rent rate per square foot	
Projected apartment rental rate per square foot	
NMCRA Infrastructure Grant request?	No
NMCRA TIF Grant request?	\$259,533 thru the life of the NMCRA



# New Construction TIF

## 645 NE 125<sup>TH</sup> ST. North Miami FL 33161

Prepared by: Sebastien Scemla CRB

Partners of 645 LLC is managed by Omega Real Estate Group  
822 NE 125<sup>TH</sup> ST SUITE 100 NORTH MIAMI FL 33161 786-558-5776 SS@OMEGARFP.COM





Partners OF 645 LLC.  
822 NE 125<sup>TH</sup> ST SUITE #100  
North Miami, Florida 33161

To: Executive CRA Director

Date January 06, 2022

RE: 643 & 645 NE 125<sup>th</sup> street

Dear Executive Director,

In March of April of 2020 Partners of 645 LLC a subsidiary of the Omega Real Estate Management company purchased 643 & 645 NE 125<sup>th</sup> street. The building was purchased with existing Violations from the previous owner to the city of North Miami. The folio has two existing buildings 643 & 645 NE 125<sup>th</sup> street. 643 NE 125<sup>th</sup> street was built in 1970 and the building is a structurally sound building which developer intends to remodel to make room for a marketing company called " Happy Head Marketing". The new tenant currently employees about between 15-20 with main offices headquartered in little river. Happy Head anticipates moving the new headquarters to North Miami upon completion of the buildings.

The second of the two buildings 645 was built in 1923 and upon further investigation Omega and its engineer discovered that the property has many structural problems. The property has been deemed to be structurally unsound by the engineer of record Yan Solis. Omega is proposing to demolish the existing one story building to make room for a brand new 7500 sqft three story steel and glass building. Omega anticipates this to be the first Class A offices available in North Miami's downtown core. The new building will allow for approximately 30-45 new office desks which will in turn create direct permanent employment jobs in the city of North Miami. The new building along with the existing remodel of 643 will also have a very significant visual impact to the area and encourage other property owners to improve their properties as well.

The Company, along with its affiliate entities, own several commercial real estate properties throughout downtown North Miami and is highly motivated to help revitalize the city and drive economic activity. To this end, the Company is applying for **50% of the new increase in TIF revenue from the improvements and the new 3 story building** in order to create a new, Class A office building Partners of 645 LLC.

As an inducement to lease the Property and bring new, high-paying jobs to downtown North Miami, the Company will invest approximately \$1,250,000 to renovate the Property up to a Class A office standard. This renovation and the new construction will include both cosmetic and new construction upgrades to the Property including, but not limited to the following: new electrical wiring, plumbing system, both interior and exterior painting, high impact windows and window wall system, Outdoor lighting, finished carpentry, security system, bathrooms, door hardware, and landscaping.

This renovation will not only drive immediate economic activity to downtown North Miami, but it will also create an estimated \$955,000 in new tax revenue to the North Miami CRA through 2044 by increasing the taxable value of the Property by an estimated \$1,930,000.00. Please refer to Exhibit A for reference. Currently the property pays \$10,260.00 in real estate taxes to Miami Dade county tax collectors upon completion of this project the new estimated taxes will increase to an estimated \$54,500.00 annually. Upon completion of this project estimated to be 2<sup>nd</sup> quarter of 2022 this building will have enormous visual impact in North Miami's downtown core and will be a catalyst for much larger future projects which will continue to revitalize our city.

For additional information and reference, included in this package are: The architectural drawings for the Property renovation, photos of the surrounding buildings and conditions, evidence of no outstanding property taxes owed on the Property, and lastly renderings of the finished renovation.

Best Regards,

Sebastian A. Scemla  
Manager  
Partners of 645, LLC  
822 NE 125<sup>th</sup> Street Suite 100  
North Miami Florida 33161



Proof of Ownership

Tax information  
Exhibit A

&

North Miami Economic  
Impact

822 NE 125<sup>TH</sup> ST SUITE 100 NORTH MIAMI FL 33161 786-558-5776 SS@OMEGARFP.COM



Miami-Dade Property Appraiser  
111 NW First Street, Suite 710  
Miami, FL 33128-1984

**NOTICE OF PROPOSED PROPERTY TAXES AND  
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS  
MIAMI-DADE COUNTY TAXING AUTHORITIES  
\*\*\* AMENDED NOTICE \*\*\***

06

**DO NOT PAY  
THIS IS NOT A BILL**

Reprint of FOLIO: 06-2230-007-0740 1111

PARTNERS OF 645 LLC  
822 NE 125 ST STE 100  
MIAMI, FL 33161  
USA

FOLIO: 06-2230-007-0740  
MILLAGE CODE: 0600  
PROPERTY ADDRESS:  
645 NE 125 ST  
LEGAL DESCRIPTION:  
IRONS MANOR A SUB OF E1/2  
PB 10-71  
LOTS 33 & 34 BLK 5

11755 XBI

TAXING AUTHORITIES								
TAX INFORMATION	COLUMN 1	COLUMN 2		COLUMN 3	COLUMN 4 If NO Budget Change is Adopted (Rolled-Back)		COLUMN 5 If PROPOSED Budget Change is Adopted	
TAXING AUTHORITY	Last Year Taxable Value	Last Year's Tax Rate (Millage)	Your Property Taxes Last Year	Current Taxable Value	Tax Rate (Millage)	Taxes	Tax Rate (Millage)	Taxes
MIAMI-DADE COUNTY:								
Countywide	420,065	4.6669	1,960.40	447,997	4.4757	2,005.10	4.6669	2,090.76
Fire Rescue	420,065	2.4207	1,016.85	447,997	2.3118	1,035.68	2.4207	1,084.47
PUBLIC SCHOOLS:								
By State Law	422,016	3.9380	1,661.90	447,997	3.7506	1,680.26	3.8310	1,716.28
By Local Board	422,016	2.2480	948.69	447,997	2.1053	943.17	2.2480	1,007.10
Voted School Operating	422,016	0.7500	316.51	447,997	0.7500	336.00	0.7500	336.00
MUNICIPAL:								
North Miami	420,065	7.5000	3,150.49	447,997	7.2453	3,245.87	7.5000	3,359.98
WATER MANAGEMENT:								
SFWM District	420,065	0.1103	46.33	447,997	0.1061	47.53	0.1103	49.41
Everglades CP	420,065	0.0380	15.96	447,997	0.0365	16.35	0.0380	17.02
Okeechobee Basin	420,065	0.1192	50.07	447,997	0.1146	51.34	0.1192	53.40
INDEPENDENT DISTRICT:								
F.I.N.D.	420,065	0.0320	13.44	447,997	0.0306	13.71	0.0320	14.34
The Children's Trust	420,065	0.4507	189.32	447,997	0.4320	193.53	0.5000	224.00
VOTER APPROVED DEBT PAYMENTS:								
County Debt	420,065	0.4780	200.79	447,997	0.5075	227.36	0.5075	227.36
School Debt	422,016	0.1930	81.45	447,997	0.1800	80.64	0.1800	80.64
TOTAL AD VALOREM PROPERTY TAXES			9,652.20			9,876.54		10,260.76
TOTAL AD VALOREM AND NON-AD VALOREM PROPERTY TAXES			9,652.20			9,876.54		10,260.76

<b>HEARING INFORMATION</b>		The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of the public hearings is to receive opinions from the general public and to answer questions on the proposed tax change and budget prior to taking final action. Each Taxing Authority may Amend or alter its proposals at the hearing.			
<b>TAXING AUTHORITY</b>				<b>PUBLIC HEARING DATE, LOCATION AND TIME</b>	
Miami-Dade County				9/14, 5:01 PM, (305) 499-8766, BOARD OF COUNTY COMMISSION CHAMBERS, 111 NW 1 ST, 2ND FL.	
Public Schools				9/09, 6:00 PM, (305) 995-1226, BOARD AUDITORIUM, SCHOOL BOARD ADM BLDG, 1450 NE 2 AVE	
North Miami				9/03, 6:00 PM, (305) 895-9894, COUNCIL CHAMBERS (SECOND FLOOR), 776 NE 125TH STREET	
Water Management Districts				9/09, 5:15 PM, (561) 686-8800, SFWMD AUDITORIUM, 3301 GUN CLUB RD, B-1 BLDG, WPB, FL	
F.I.N.D.				9/09, 5:30 PM, (561) 627-3386, JUPITER COMMUNITY CENTER, 200 MILITARY TRAIL, JUPITER, FL	
The Children's Trust				9/13, 5:01 PM, (305) 571-5700, UNITED WAY-ANSIN BLDG, RYDER ROOM, 3250 SW 3 AVE	

<b>NON-AD VALOREM ASSESSMENTS</b>				
<b>LEVYING AUTHORITY</b>	<b>PURPOSE OF ASSESSMENT</b> Provided on this notice at request of governing boards. Tax Collector will include on November Tax Bill.	<b>UNITS</b>	<b>RATE</b>	<b>ASSESSMENT</b>
TOTAL NON-AD VALOREM ASSESSMENTS (This amount is included in Total Property Taxes above)				0.00

<b>PROPERTY APPRAISER</b>			
<b>VALUE INFORMATION</b>	<b>MARKET VALUE</b>	<b>ASSESSED VALUE - School Levy</b>	<b>ASSESSED VALUE - Non-School Levy</b>
PRIOR VALUE (2020)	422,016	422,016	420,065
CURRENT VALUE (2021)	447,997	447,997	447,997
<b>ASSESSMENT REDUCTIONS</b>	<b>APPLIES TO</b>	<b>2020 REDUCTION AMOUNT</b>	<b>2021 REDUCTION AMOUNT</b>
10% Cap Benefit	Non-School Taxes	1,951	0
<b>EXEMPTIONS</b>	<b>APPLIES TO</b>	<b>2020 EXEMPTION AMOUNT</b>	<b>2021 EXEMPTION AMOUNT</b>

If you feel the market value of the property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, please contact the Miami-Dade County Property Appraiser at: (305) 375-4712 111 NW 1 STREET 7TH FLOOR (8:00 AM TO 5:00 PM)

If the Property Appraiser is unable to resolve the matter as to market value, classification or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at <https://www.miami-dadeclerk.com/clerk/value-adjustment-board.page>. Petitions must be filed on or before NOV. 1, 2021

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this note, such as assessments for road, fire, garbage, lighting, drainage, water, sewer or other governmental services and facilities which may be levied by your county, city or any special district.

See 2021 Online TRIM Guide for Explanations of the Columns above.

Taylor Seay 8004323622

(05/05) 05/07/2021 08:00:23 AM

H21000184316 3

**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

"AMBR" - Authorized Member

"MGR" - Manager

MGR

**Name and Address:**

JOHN LAGO

822 NE 125th Street, Suite 100

Miami, Florida 33161

MGR

SEBASTIEN SCIMLA

822 NE 125th Street, Suite 100

Miami, Florida 33161

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.**ARTICLE VI:** Other provisions, if any.To engage in any and all lawful business permitted under the laws of the United States and the State of Florida  
The limited liability company shall be manager managed**REQUIRED SIGNATURE:***Sebastian Scimla*

Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.  
I am aware that any false information submitted in a document to the Department of State  
constitutes a third degree felony as provided for in s. 817.155, F.S.*Sebastian Scimla*

Typed or printed name of signer

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

Taylor Seay 8004323622

(04/05) 05/07/2021 07:59:47 AM

H21000184316 3

**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY****ARTICLE I - Name:**

The name of the Limited Liability Company is:

PARTNERS OF 645, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

**ARTICLE II - Address:**

The mailing address and street address of the principal office of the Limited Liability Company is:

**Principal Office Address:****Mailing Address:**822 NE 125th Street822 NE 125th StreetSuite 100Suite 100Miami, Florida 33161Miami, Florida 33161**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

HOWARD B. NADEL, P.A.

Name

301 W. HALLANDALE BEACH BLVD.Florida street address (P.O. Box **NOT** acceptable)HALLANDALE BEACH FLORIDA 33009

City

State

Zip

Having been named as registered agent and to accept service of process for the above-stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.


  
 Registered Agent's signature (REQUIRED)

(CONTINUED)





Development Program: New 3 Story 7500 Sqft Class A office Building  
 Estimated Completion Date: 4<sup>th</sup> quarter of 2022      645 NE 125<sup>th</sup> St.

**About:** Omega Real Estate Management Group (“OMEGA”) is a sophisticated group of Real Estate investors that was formed over the last decade, starting with small strip centers that eventually led to ground up Multi Family new construction. OMEGA is a vertically integrated Real Estate Investment and Management Company hyper focused on the redevelopment of Downtown North Miami. The Managing Members that make up Omega have a combined 80 years of real estate experience recognizing and investing in value oriented, early-stage submarkets. Omega’s in-house construction advisory, property management, engineering, and leasing expertise has produced well executed, efficient projects that create value for both investors and community stakeholders. The group has built, bought, and sold over 5,000 units and currently has a portfolio of roughly 1,000 units under management and in the pipeline. Omega has made the largest acquisitions in the Downtown North Miami core in the last several decades and today is the driving force behind its redevelopment.

*“Every day I find something creative to do with my life.”*  
*Miles Davis*

### North Miami Economic Impact

Current Annual Taxable Value :	\$447,997 .00
2020 Taxes Collected :	\$10,256.00
CRA Share approximately:	\$4900.00
NEW Taxable value after completion:	
2023 Estimate Taxable value:	<b>\$2,355,000.00</b>
2023 Estimate Total Taxes:	<b>\$54,500.00</b>
CRA estimated share:	<b>\$28,500.00</b>
Annual Increase to CRA:	<b>\$23,200.00</b>
<b>Total estimate CRA Share through 2044:</b>	<b>\$955,500.00</b>
<b>Miami Dade County Taxes Collected est.:</b>	<b>\$1,584,000.00</b>

Total Construction Cost:	\$1,650,000.00
Indirect Job Created From Construction:	40
Creates room for Approximately:	40-45 New Jobs
Total Estimate Permitting Fees:	\$28,000.00
Total Estimate Impact Fees:	\$36,000.00
<b>Total New Fees to North Miami:</b>	<b>\$64,000.00</b>

### COMMUNITY PARTICIPATION

- Best efforts will be made to hire local trades and workers for the development of the Project.

# Tax information Exhibit A

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total	
Current																									
Trade Land Value	\$ 180,000																								
Trade Improvements Value	\$ 235,000																								
Total Value	\$ 414,000																								
Base Value	\$ -	\$ 1,105,000																							
New Construction Value	\$ -	\$ 1,250,000																							
New Total Value	\$ -	\$ 2,355,000																							
Incremental Value	\$ -	\$ 1,235,000	\$ 2,445,650	\$ 2,498,420	\$ 2,513,371	\$ 2,550,573	\$ 2,570,090	\$ 2,611,993	\$ 2,686,333	\$ 2,983,244	\$ 3,072,741	\$ 3,144,913	\$ 3,259,871	\$ 3,337,667	\$ 3,468,397	\$ 3,582,149	\$ 3,669,013	\$ 3,779,084	\$ 3,869,456	\$ 4,009,230	\$ 4,119,507	\$ 4,253,392	\$ 4,380,594	\$ 4,512,724	\$ 4,647,796
CRA Revenue																									
City TF	\$ 3,011		\$ 17,283	\$ 17,301	\$ 19,300	\$ 19,879	\$ 20,476	\$ 21,090	\$ 21,723	\$ 22,374	\$ 23,046	\$ 23,737	\$ 24,449	\$ 25,183	\$ 25,938	\$ 26,716	\$ 27,528	\$ 28,343	\$ 29,193	\$ 30,099	\$ 30,971	\$ 31,900	\$ 32,857	\$ 33,843	\$ 34,858
County TF	\$ 1,880		\$ 10,754	\$ 11,077	\$ 12,100	\$ 12,370	\$ 12,741	\$ 13,123	\$ 13,517	\$ 13,927	\$ 14,346	\$ 14,770	\$ 15,213	\$ 15,670	\$ 16,140	\$ 16,624	\$ 17,123	\$ 17,637	\$ 18,166	\$ 18,711	\$ 19,272	\$ 19,850	\$ 20,446	\$ 21,059	\$ 21,691
Total CRA TF from Project	\$ 4,900.83		\$ 28,037	\$ 28,378	\$ 31,400	\$ 32,249	\$ 33,217	\$ 34,213	\$ 35,240	\$ 36,297	\$ 37,386	\$ 38,507	\$ 39,663	\$ 40,852	\$ 42,078	\$ 43,340	\$ 44,641	\$ 45,980	\$ 47,359	\$ 48,780	\$ 50,242	\$ 51,751	\$ 53,292	\$ 54,902	\$ 56,549
Total Tax Bill		\$ 54,448.75	\$ 55,773.21	\$57,446.41	\$59,149.80	\$60,944.90	\$62,773.24	\$64,635.44	\$66,536.13	\$68,469.02	\$70,515.84	\$72,717.39	\$74,954.53	\$77,233.17	\$79,519.27	\$81,904.64	\$84,361.09	\$86,892.85	\$89,499.63	\$92,184.62	\$94,950.15	\$97,798.67	\$100,724.63	\$103,754.63	\$105,788.10
Project																									
Total Construction Cost		\$ 1,235,000.00																							
Subsidized Completion (Trade Year)		\$ 2,102,400																							
Estimate of Trade Value*		\$ 1,235,000.00																							
Estimate of Increase Trade Value		\$ 1,235,000.00																							
Estimate of Increase CRA Revenue		\$ 23,356.18																							
Annual Trade Value Escalator		3.2%																							
Trade Value Multiplier		77%																							
City Village		7,500																							
County - Wild Village		4,669																							
CRA Share		95%																							
Total Village		22,991																							
Total Tax Increment Through 2044		954,775																							

\*Estimated trade value includes 85% of the 2020 purchase price of the new building value of \$1,250,000.00

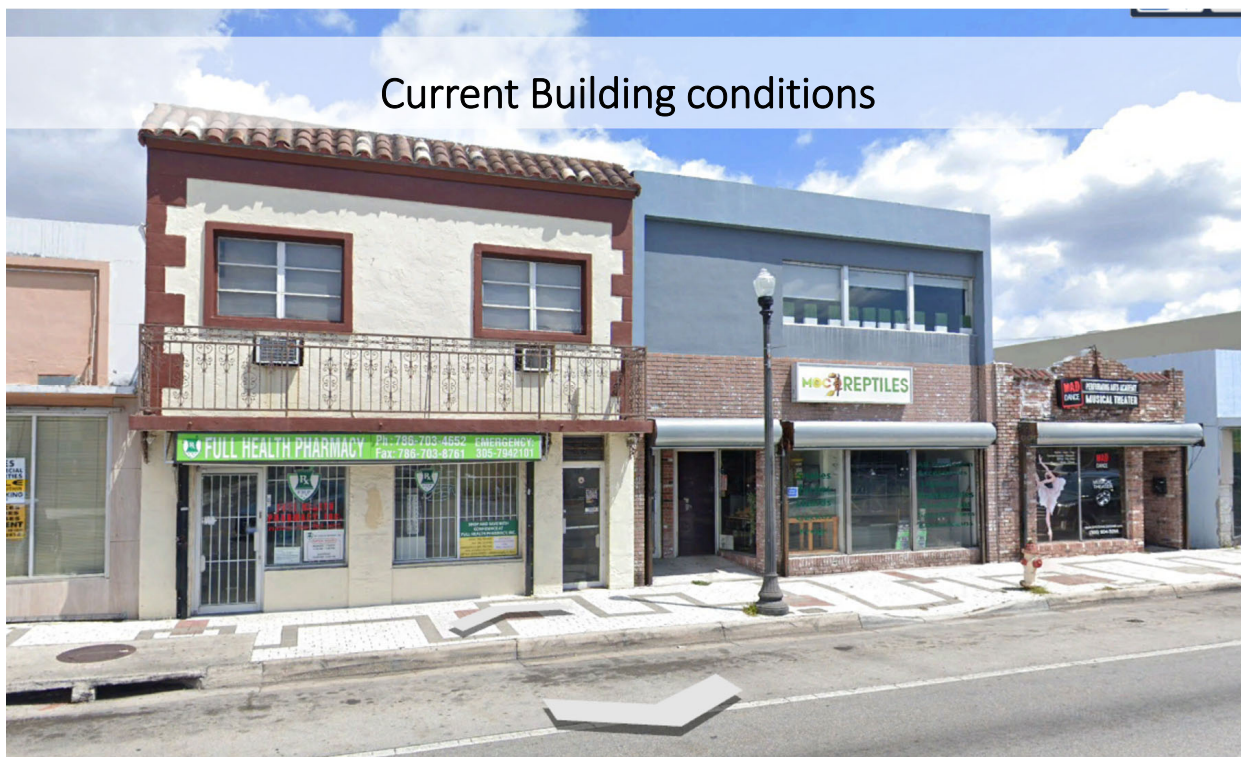
\*Estimated trade value includes 85% of the 2020 purchase price less the new building value of \$1,250,000.00



# New renderings & Floor Plans



Current Building conditions



Aerial View

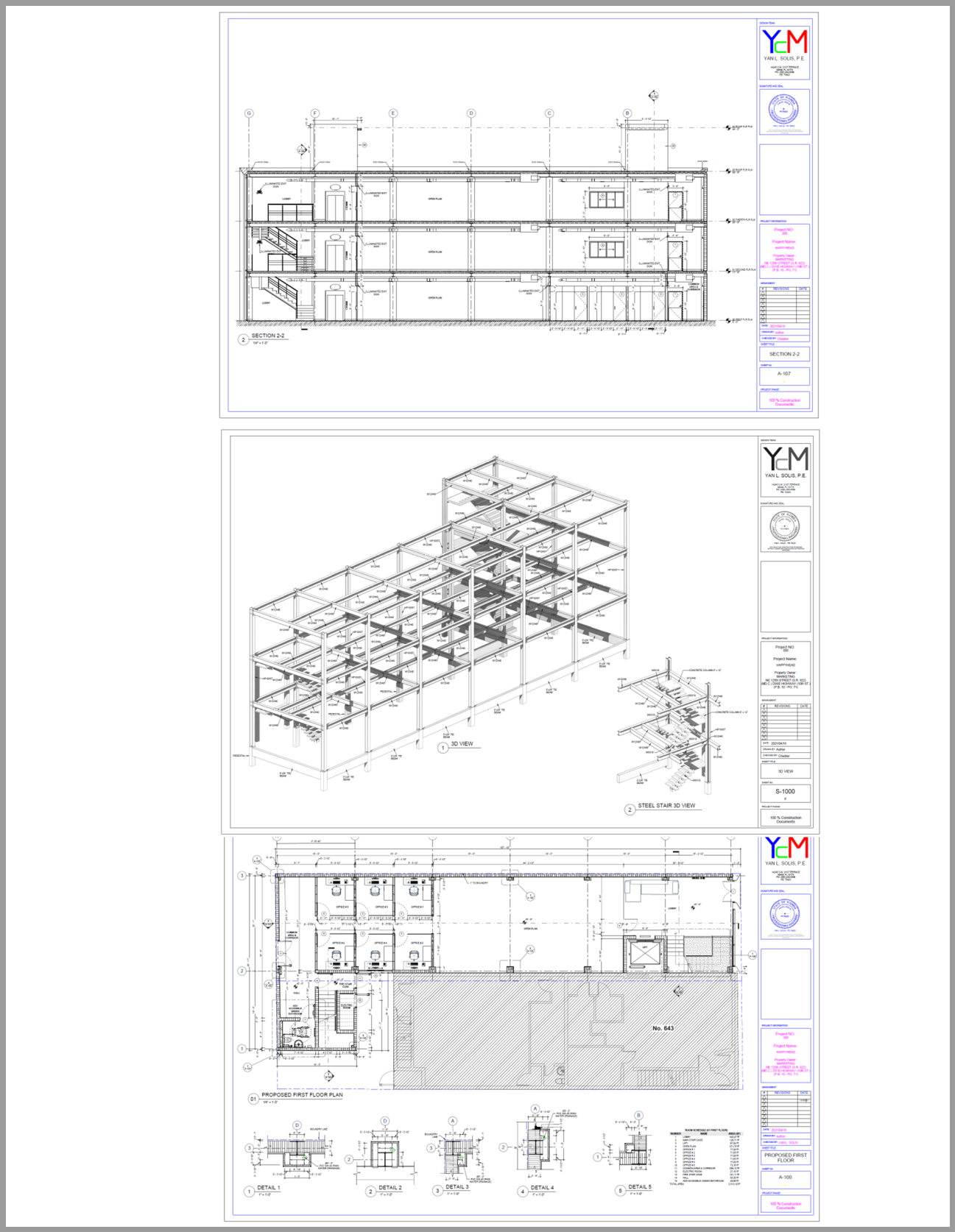










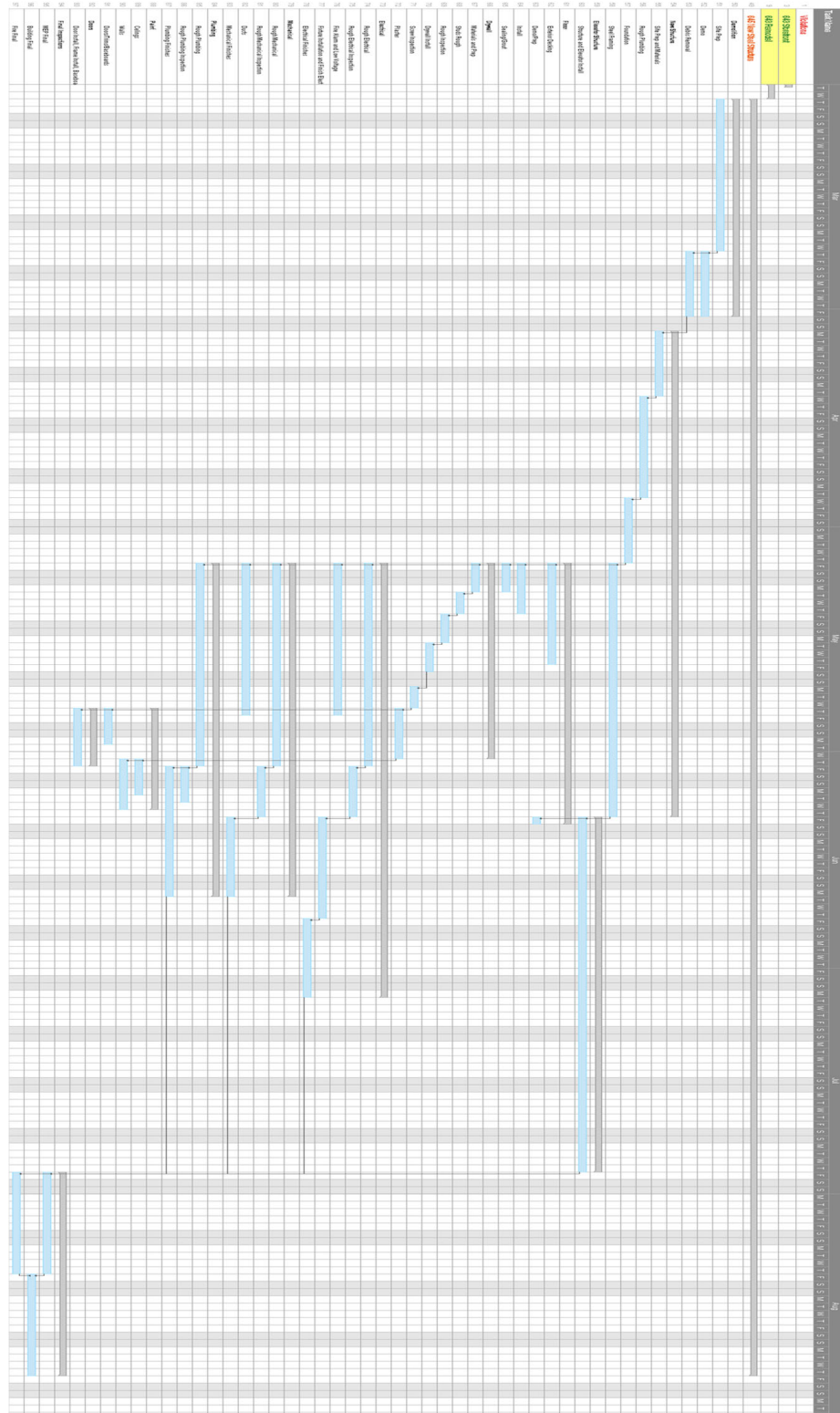




# Timing Schedule

822 NE 125<sup>TH</sup> ST SUITE 100 NORTH MIAMI FL 33161 786-558-5776 SS@OMEGARFP.COM





**RESOLUTION NO. 2022 - 012**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REAL PROPERTY DISPOSAL POLICY; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE REAL PROPERTY DISPOSAL POLICY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the mission of the North Miami Community Redevelopment Agency (“NMCRA”) is to promote economic development and enhance the quality of life by eliminating and preventing slum and blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

**WHEREAS**, Section 163.380, Florida Statutes, governs the disposal of real property in a community redevelopment area; and

**WHEREAS**, the NMCRA desires to supplement the requirements of Section 163.380, Florida Statutes, by adopting a Real Property Disposal Policy in the form and substance set forth the Agenda Memorandum;

**WHEREAS**, the Chair and Board Members of the NMCRA desire to adopt the Real Property Disposal Policy in the form and substance set forth the Agenda Memorandum.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1. Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2. Adoption of Real Property Disposal Policy.** The Real Property Disposal Policy in the form and substance set forth the Agenda Memorandum is hereby adopted.

**Section 3. Effective Date.** This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 12<sup>th</sup> day of July, 2022.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

TAYLOR ENGLISH DUMA LLP LLC  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote:

Chair Philippe Bien-Aime  
Board Member Alix Desulme  
Board Member Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Kassandra Timothe

_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)





To: North Miami CRA Board

From: Gayle S. McDonald, FRA-RP  
Interim Executive Director

Date: July 12, 2022

Re: **NMCRA Real Properties Disposal Policy**

The NMCRA is requesting your review and approval of the new Real Property Disposal Policy.

The North Miami Community Redevelopment Agency, ("NMCRA") has publicly noticed its intent for disposition of real properties and is the owner of and intends to dispose of its interest seeking proposals from private developers, or any persons interested in undertaking to develop the properties in accordance with the Redevelopment Plan.

The North Miami CRA reserves the right, in its sole and absolute discretion, to:

1. Modify, waive, or otherwise vary the terms and conditions of this policy at any time, including but not limited to, deadlines for submission and proposal requirements.
2. Accept the proposal which best serves the interest of the North Miami CRA. The North Miami CRA shall be the sole judge of which submission is in its best interest.
3. Accept or reject any or all submissions, request resubmissions, and to enter into negotiations with proposers as warranted.
4. Negotiate with any or all proposers in order to obtain terms most beneficial to the North Miami CRA.
5. Select one or more proposals to develop/renovate the entire properties/site; or award the development rights for the vacant lot to more than one developer.
6. Waive irregularities in the responses and determine the nature of any minor irregularities.
7. Cancel and withdraw this policy at any time.

This policy will be effective as of July 13th 2022.

**Staff recommends approval.**

**735 NE 125 St., Ste. 100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | [NorthMiamiCRA.org](http://NorthMiamiCRA.org)**

<b>CRA Board</b>	<b>Philippe Bien-Aime</b> Chairman	<b>Alix Desulme, Ed.D.</b> Vice-Chairman	<b>Mary Estime-Irvin</b> Board Member	<b>Scott Galvin</b> Board Member	<b>Kassandra Timothe, MPA</b> Board Member	<b>Gayle S. McDonald, FRA-RP</b> Interim Executive Director	<b>Steven W. Zelkowitz, Esq.</b> CRA Attorney	<b>Vanessa Joseph, Esq.</b> CRA Secretary
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# Real Properties Disposal Policy

**735 NE 125 Street, Suite 100  
North Miami, FL 33161  
Phone: (305) 895-9839 | Fax: (305) 895-9822  
[www.northmiamicra.org](http://www.northmiamicra.org)**

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

### NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF PROPERTIES WITHIN THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

The North Miami Community Redevelopment Agency, ("NMCRA") pursuant to Florida Statute 163.380(3)(a), is declaring its intent to dispose of its interest in property owned by the North Miami CRA located at 1270 NW 123 ST, North Miami, FL 33167, 12505 NW 11 AVE, and 975 NW 132 ST., North Miami, FL 33168. The NMCRA may sell, lease, or otherwise transfer the parcels for uses in accordance with the 2016 NMCRA Redevelopment Plan ("Redevelopment Plan"). The North Miami CRA is seeking proposals from private developers, or any persons interested in undertaking to develop the property in accordance with the Redevelopment Plan.

**Completed responses must be delivered** to the North Miami Community Redevelopment Office, 735 NE 125 Street, Suite 100, North Miami, Florida 33161 **no later than 5:00 pm on August 31, 2022**. Any responses received after the above date and time or delivered to a different address or location will not be considered.

The NMCRA reserves the right to accept any responses deemed to be in the best interest of the NMCRA, to waive any minor irregularities, omissions, and/or technicalities in any responses, or to reject any or all responses and to re-advertise for new responses as deemed necessary by the NMCRA without notice.

For more information, please contact the North Miami Community Redevelopment office at (305) 895-9839 or via email at [cragrants@northmiamifl.gov](mailto:cragrants@northmiamifl.gov)

## SECTION 1

### **1.0: INTRODUCTION**

#### **1.1 Invitation**

The North Miami Community Redevelopment Agency, ("NMCRA") has publicly noticed its intent for disposition of real properties and is the owner of and intends to dispose of its interest seeking proposals from private developers, or any persons interested in undertaking to develop the property in accordance with the Redevelopment Plan.

#### **1.2 Description of Property**

The properties consist of 3 parcels of land ("Property") currently owned by the NMCRA totaling 24,510 square feet, and further described as follows:

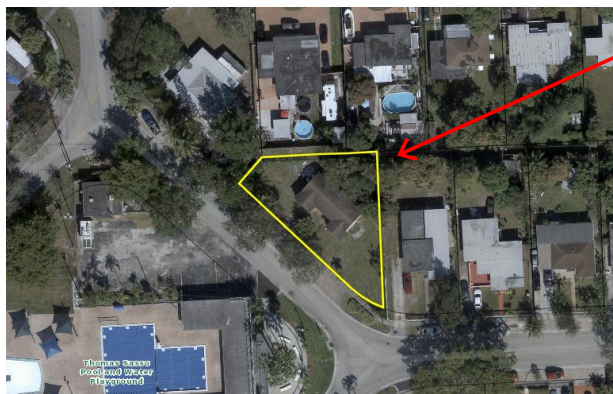
<b>Parcel #</b>	<b>Square Footage</b>	<b>Address</b>	<b>Folio #</b>	<b>Current Zoning</b>
1	7,860	1270 NW 123 ST	06-2126-016-3290	R-2-
2	8,730	12505 NW 11 AVE	06-2126-016-1100	R-2-
3	7,920	975 NW 132 ST	06-2126-020-0180	R-2-

**Improvements:** Properties are being offered in its "AS IS, WITH ALL FAULTS" condition. To any extent required by the City of North Miami Zoning Code, the proposer/developer of the property shall be responsible for the plat/re-plat of the development site.

All available information on the referenced properties may be obtained from the [miamidade.gov/propertysearch](http://miamidade.gov/propertysearch). For further information, please contact Gayle S. McDonald, FRA-RP, NMCRA Interim Executive Director at (305) 895-9839 or [cragrants@northmiamifl.gov](mailto:cragrants@northmiamifl.gov). All interested parties are encouraged to inspect the properties.



1270 NW 123 ST



12505 NW 11  
AVE



975 NW 132  
ST

## **SECTION 2**

### **2.0: CONTENTS AND FORMAT OF SUBMITTAL**

#### **2.1 The Submittal**

The guideline of this policy is to select a proposer/private developer for the development of the properties in a manner satisfactory to the local community and the NMCRA. All proposals should present a comprehensive, well-articulated development/rehabilitation for the properties, complete with supporting documentation to include a development concept, financing plan, developer's qualifications and experiences (if applicable), current and comparable projects (if applicable), and user commitments and local community support. To that end, the following provisions shall be applicable:

##### **1. Financing Plan**

The financing plan shall include at least the following:

- Project budget/breakdown of all hard and soft costs required to implement project including, but not limited to: property due diligence tasks, approvals, professional fees, construction, marketing, legal fees, etc.;
- Sources, amounts, terms, and conditions of financing and proposers' equity consistent with the project budget. If financing is not completely in place (for the project or one or more of its components), proposer must provide letters of interest from financing sources. If necessary, indicate status of fund-raising efforts and schedule;
- Pro forma cash flow statements, with documentation of assumptions for a 15-year period;
- Evidence of financing consistent with project budget;
- Evidence of financial capacity of lenders and equity sources; and
- Any public financing assistance that may be required.

The NMCRA may request proposers to submit revised, updated, or a more detailed financing plan as deemed helpful or relevant, in the sole discretion of the NMCRA, in evaluating the proposer or any aspect of its proposal.

##### **2. Community Benefits - Contractors**

The proposals should address the community benefits to the Redevelopment Area including, but not limited to the following:

- Coordination and partnerships with local small business;
- Job opportunities for local area residents and businesses to allow them to participate in the construction of the development and local job fairs prior to the commencement the project;
- Opportunities for local subcontractors and professional services during the design and/or construction of the project.



## 2.2 Submission Process

Proposer(s) shall submit (1) printed original and (5) printed copies. All submittals must be on 8 1/2" x 11" paper, neatly typed on one side only, with normal margins, and spacing. Handwritten responses will not be accepted. Said proposal must be submitted in a labeled and sealed envelope and delivered **only** to the following address:

**NORTH MIAMI CRA**  
**North Miami Community Redevelopment Agency**  
**735 NE 125 Street, Suite 100**  
**North Miami, Florida 33161**

Responses must be **clearly marked on the outside of the package referencing:**

**NMCRA NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS**

**NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS FOR  
 THE DEVELOPMENT OF PROPERTIES WITHIN THE  
 NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**

Responses are due no later than **August 31, 2022, at 5:00 p.m.**

Note: Submissions will **not** be accepted at any other location. Responses received after, the date and time stated in the policy will not be accepted and shall be returned unopened to the proposer(s).

## **SECTION 3**

### **3.0: GENERAL CONDITIONS**

#### **3.1 Additional Information or Clarification**

Request for additional information or clarifications must be made in writing to designated contact of the North Miami CRA at the location listed on the cover page of this policy. Proposer(s) may also email their requests for additional information or clarifications to the attention of the designated contact.

Any request for additional information or clarification must be received in writing **no later than 5:00 PM on August 31, 2022.**

The North Miami CRA will issue responses to inquiries and any other corrections or amendments it deems necessary in written addenda issued prior to the response submission date. Proposers should not rely on any representations, statements, or explanations other than those made in this policy or in any written addendum to this policy. Where there appears to be conflict between the policy and any addenda issued, the last addendum issued shall prevail.

It is the proposer's responsibility to assure submission and receipt of all addenda. Prior to submitting the response, the proposer should check the North Miami CRA webpage or social media handles, where all addenda will be posted.

#### **3.2 Changes / Alterations**

The proposer(s) may change or withdraw a response at any time prior to the response submission deadline. All changes or withdrawals shall be in writing. Oral / verbal changes, modifications, or withdrawals will not be recognized and will be disregarded. Written modifications will not be accepted after the response submission deadline. Proposer(s) shall not assign or otherwise transfer their response to another individual or entity.

#### **3.3 Disqualification**

The North Miami CRA reserves the right to disqualify responses before or after the submission date, upon evidence of collusion with intent to defraud or other illegal practices on the part of the proposer(s).

Any response submitted by a proposer(s) who is in arrears, e.g., money owed or otherwise in debt by failing to deliver goods or services to the North Miami CRA (including any agency or department of the City of North Miami) or where the North Miami CRA has an open claim against a proposer(s) for monies owed the North Miami CRA at the time of proposal submission, will be disqualified and shall not be considered for award.

Any proposer(s) who submits in its response any information that is determined by the North Miami CRA, in its sole opinion, to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration.

### **3.4 Proposer(s) Expenditures**

The proposer(s) understand and agree that any expenditure they make in preparation and submittal of responses or in the performance of any services requested by the North Miami CRA in connection with the responses to this policy are exclusively at the expense of the proposer(s). The North Miami CRA shall not pay or reimburse any expenditure or any other expense incurred by any proposer(s) in preparation of a response and/or anticipation of a contract award and/or to maintain the approved status of the successful proposer(s) if an agreement is awarded, and/or administrative or judicial proceedings resulting from the solicitation process.

### **3.5 Collusion**

By submitting a proposal, the proposer certifies that its proposal is made without previous understanding, agreement, or connection either with any person, firm, or corporation submitting a proposal for the same services, or with the North Miami CRA. The proposer certifies that its proposal is fair, without control, collusion, fraud, or other illegal action. The proposer further certifies that it is in compliance with the conflict of interest and code of ethics laws. The North Miami CRA will investigate all situations where collusion may have occurred and the North Miami CRA reserves the right to reject any and all proposal where collusion may have occurred.

### **3.6 North Miami CRA Reservations**

The North Miami CRA reserves the right, in its sole and absolute discretion, to:

- (1) Modify, waive, or otherwise vary the terms and conditions of this policy at any time, including but not limited to, deadlines for submission and proposal requirements.
- (2) Accept the proposal which best serves the interest of the North Miami CRA. The North Miami CRA shall be the sole judge of which submission is in its best interest.
- (3) Accept or reject any or all submissions, request resubmissions, and to enter into negotiations with proposers as warranted.
- (4) Negotiate with any or all proposers in order to obtain terms most beneficial to the North Miami CRA.
- (5) Select one or more proposals to develop/renovate the entire properties/site; or award the development rights for the vacant lot to more than one developer.
- (6) Waive irregularities in the responses and determine the nature of any minor irregularities.
- (7) Cancel and withdraw this policy at any time.

### **3.7 Public Records**

Proposer(s) understand that the public shall have access, at all reasonable times, to all documents and information pertaining to North Miami CRA contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the North Miami CRA and the public to all documents subject to disclosure under applicable law. Proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the agreement (if awarded) by the North Miami CRA.

## **SECTION 4.0**

### **4.0: EVALUATION / SELECTION PROCESS**

#### **Review for Responsiveness**

Each proposal will be reviewed to determine if it is responsive to the submission requirements outlined in the notice/policy. A "responsive" proposal is one which meets the requirements of the notice/policy, is submitted in the format outlined in the notice, is of timely submission, and has appropriate signatures/attachments as required on each document.

The procedure for response evaluation and selection is as follows:

1. Receipt of notice responses.
2. Opening and listing of all proposals received.
3. Preliminary review by North Miami CRA staff for compliance with the submission requirements of the notice, including verification that each proposal includes all documents required.
4. The North Miami CRA Board of Commissioners will evaluate each responsive proposal in accordance with the requirements of this policy. The North Miami CRA Board of Commissioners will rank the firms from the most qualified to the least qualified. The North Miami CRA Board of Commissioners, at its own option of may decide to hold brief presentations and/or interview sessions with all proposers or the top three (3) firms/proposers deemed to be the most qualified.
5. The North Miami CRA Board of Commissioners will forward its recommendation to the North Miami CRA Executive Director, listing the proposals in rank order.
6. After considering the recommendation, the North Miami CRA Executive Director will recommend the North Miami CRA Board of Commissioners accept the rankings at a publicly noticed meeting, and authorize the North Miami CRA Executive Director to enter into negotiation with the top-ranked qualified firm/proposer.
7. Thereafter, the North Miami CRA Executive Director shall enter into negotiations for a development agreement ("Agreement") with the top-ranked qualified firm/proposer and upon successful negotiation of an Agreement, the North Miami CRA Executive Director will award the project to the top-ranked firm/proposer and authorize the North Miami CRA Executive Director to execute the Agreement.

All North Miami CRA Board of Commissioners considerations shall be made at a public meeting, as required by Section 286.011, Florida Statutes. The North Miami CRA Board of Commissioners shall have the final decision-making authority concerning the selection of a successful proposal for the disposition of North Miami CRA-owned real property or interest therein.

The factors outlined below shall be applied to all eligible proposals. Note: fulfillment of project goals, quality and sensibility of design, and compatibility with the neighborhood and immediate surrounding will be considered when reviewing the proposals. All references will be subject to appropriate evaluation.

<b>EVALUATION CRITERIA</b>	<b>POINT VALUE</b>
Development Concept	25
Feasibility of the financing plan and realistic ability to complete the project within the proposed schedule and with the fewest financial contingencies	20
Qualifications & experience of development team, including experience with projects of similar scale and complexity <i>(if applicable)</i>	15
City of North Miami Resident	25
City of North Miami/North Miami CRA Employee	15
<b>TOTAL POINTS</b>	<b>100</b>

**SECTION 5****5.0: NOTICE OF REAL PROPERTY DISPOSAL RESPONSE FORMS**

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**5.1. RFP INFORMATION FORM****No. 21-22: NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS FOR  
THE DEVELOPMENT OF PROPERTIES WITHIN THE  
MIAMI COMMUNITY REDEVELOPMENT AGENCY**

I certify that any and all information contained in this notice is true. I certify that this RFP is made without prior understanding, agreement, or connections with any corporation, firm or person submitting a RFP for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I agree to abide by all terms and conditions of the RFP, and certify that I am authorized to sign and or sign for the proposer's firm if applicable. Please print the following and sign your name:

---

 First Name

---

 Last Name

---

 Street

---

 City

---

 State

---

 Zip Code

---

 Firm's Name *(if applicable)*


---

 Principal Business Address *(if applicable)*


---

 Telephone

---

 Fax

---

 E-mail address

---

 Title

---

 Authorized Signature

---

 Date

**FAILURE TO COMPLETE, SIGN, AND RETURN THIS FORM MAY DISQUALIFY YOUR RESPONSE**



**SECTION 6****6.0: NOTICE OF REAL PROPERTY DISPOSAL RESPONSE FORMS**

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**6.1a. ACKNOWLEDGEMENT OF RECEIPT OF ADDENDUMS FORM****RFP No. 21-22: NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS FOR  
THE DEVELOPMENT OF PROPERTIES WITHIN THE  
MIAMI COMMUNITY REDEVELOPMENT AGENCY**

I acknowledge the receipt and have familiarized myself with all addendums for this RFP, and certify that I am authorized to sign and or sign for the proposer's firm if applicable. Any and all addendums can be found on the North Miami CRA website by the Response Submission Date. Please print the following and sign your name:

---

 First Name

---

 Last Name

---

 Street

---

 City

---

 State

---

 Zip Code

---

 Firm's Name *(if applicable)*


---

 Principal Business Address *(if applicable)*


---

 Telephone

---

 Fax

---

 E-mail address

---

 Title

---

 Authorized Signature

---

 Date

**FAILURE TO COMPLETE, SIGN, AND RETURN THIS FORM MAY DISQUALIFY YOUR RESPONSE**

**RESOLUTION NO. 2022 - 017**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY ALLOCATING THE \$666,000 PREVIOUSLY ALLOCATED FOR CAPITAL PROJECTS AND INITIATIVES IN DISTRICT 4 TO SPECIFIC DISTRICT 4 CAPITAL PROJECTS AND INITIATIVES; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTION NECESSARY TO FACILITATE THE FUNDING ALLOCATION TO SPECIFIC DISTRICT 4 CAPITAL PROJECTS AND INITIATIVES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North Miami Community Redevelopment Agency (“NMCRA”) previously allocated of \$666,000 for capital projects and initiatives in District 4; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to allocate the \$666,000 to the specific District 4 capital projects and initiatives set forth in the Agenda Memorandum.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1. Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2. Approval of Allocation of Funds to Specific District 4 Capital Projects and Initiatives.** The allocation of the previously allocated \$666,000 to the specific District 4 capital projects and initiatives set forth in the Agenda Memorandum is hereby approved.

**Section 3. Authorization of Executive Director.** The Executive Director is hereby authorized to take any and all action necessary to facilitate the implementation of the \$666,000 to the specific District 4 capital projects and initiatives set forth in the Agenda Memorandum.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 12<sup>th</sup> of July, 2022.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
CHAIR

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR ENGLISH DUMA LLP  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Chair Philippe Bien-Aime  
Board Member Alix Desulme  
Board Member Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Kassandra Timothe

_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)
_____	(Yes)	_____	(No)



To: North Miami CRA Board

From: Gayle S. McDonald, FRA-RP  
Interim Executive Director

Date: July 12, 2022

Re: **Resolution to Allocate \$666,000 for District 4 Projects & Initiatives**

On December 14, 2021 the NMCRA Board approved the allocation of \$666,000 towards District 4 Capital Projects & Initiatives. Since the Board's approval of this item, staff is working with the District Board Member to identify specific projects and initiatives to be funded.

This has been incorporated in the final FY21-22 Budget Amendment. See list below of projects and initiatives:

- Blink Camera Distribution Program - \$20,000
- Community Outreach - \$55,000
- Driveway Approach Program - \$125,000
- Mom & Pop Small Business Grant Assistance - \$91,000
- Restaurant Bootcamp - \$75,000
- Small Business Enterprise - \$50,000
- Sprinkler Program - \$200,000
- F.A.M - \$50,000 \*previously approved at the June 14th CRA Board meeting

**Total: \$666,000**

**Staff recommends approval.**

**735 NE 125 St., Ste. 100, North Miami, FL 33161 | P: 305.895.9839 | F: 305.895.9822 | [NorthMiamiCRA.org](http://NorthMiamiCRA.org)**

<b>CRA Board</b>	<b>Philippe Ben-Ame</b> Chairman	<b>Alix Desulme, Ed.D.</b> Vice-Chairman	<b>Mary Estime-Irvin</b> Board Member	<b>Scott Galvin</b> Board Member	<b>Kassandra Timothe, MPA</b> Board Member	<b>Gayle S. McDonald, FRA-RP</b> Interim Executive Director	<b>Steven W. Zeikowitz, Esq.</b> CRA Attorney	<b>Vanessa Joseph, Esq.</b> CRA Secretary
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**RESOLUTION NO. 2022 - 018**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE 2022 NMCRA REDEVELOPMENT PLAN AMENDMENT; RECOMMENDING THE 2022 NMCRA REDEVELOPMENT PLAN AMENDMENT TO THE CITY OF NORTH MIAMI AS THE GOVERNING BODY OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTION NECESSARY TO FACILITATE THE APPROVAL OF SUCH AMENDMENTS BY THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to, and in accordance with, the requirements of Chapter 163, Part III, Florida Statutes, the City of North Miami ("City"), as the governing body of the North Miami Community Redevelopment Agency (the "NMCRA"), approved the North Miami Community Redevelopment Plan, as previously amended including the 2016 NMCRA Redevelopment Plan Amendment; and

**WHEREAS**, the NMCRA desires to further amend the North Miami Community Redevelopment Plan in order to maintain best practices and better undertake certain of its redevelopment activities, all as set forth in the 2022 NMCRA Redevelopment Plan Amendment; and

**WHEREAS**, in accordance with the requirements of Section 163.346, Florida Statutes, notice of the 2022 NMCRA Redevelopment Plan Amendment was provided to each taxing authority which levies ad valorem taxes on taxable real property contained within the redevelopment area; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to (a) approve the 2022 NMCRA Redevelopment Plan Amendment and (b) pursuant to Section 163.361(1), Florida Statutes, recommend the 2022 NMCRA Redevelopment Plan Amendment to the City, as the governing body of the NMCRA.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1. Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2. Approval of 2022 NMCRA Redevelopment Plan Amendment.** The 2022 NMCRA Redevelopment Plan Amendment in the form attached hereto as Exhibit "A" is hereby approved and, pursuant to Section 163.361(1), Florida Statutes, the 2022 NMCRA Redevelopment Plan Amendment is recommended to the City, as the governing body of the NMCRA.

**Section 3. Authorization of Executive Director.** The Executive Director is hereby authorized to take any and all action necessary to facilitate the approval of the 2022 NMCRA Redevelopment Plan Amendment by the City and Miami-Dade County.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 12<sup>th</sup> day of July, 2021.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
CHAIR

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR ENGLISH DUMA LLP  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Chair Philippe Bien-Aime  
Board Member Alix Desulme  
Board Member Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Kassandra Timothe

\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)  
\_\_\_\_\_ (Yes) \_\_\_\_\_ (No)



# North Miami Community Redevelopment Plan Update 2022

A Strategic Guide for Implementing Initiatives and Goals



**This plan was created by**

**CRA Board:**

Philippe Bien-Aime, Chairman  
Alix Desulme, Ed.D, Vice Chair  
Scott Galvin, Board Member  
Kassandra Timothe, MPA, Board Member  
Mary Estime-Irvin, Board Member

**CRA Executive Staff:**

Gayle S. McDonald, FRA-RP, Interim Executive Director  
Steven W. Zelkowitz, CRA Attorney  
Vanessa Joseph, CRA Board Secretary

**CRA Staff:**

Stephen Onuigbo, Sr. Administrative Coordinator  
Casneve Oupelle, Operations Programs Manager  
Michelle McKoy, Public Arts Program Manager  
Jinny Bissainthe, Administrative Specialist

*A special thanks to the North Miami CRA Advisory Committee, business owners, stakeholders and residents who provided their support and contributed to the development of this redevelopment plan.*

**Consultant Team:**

BusinessFlare®

Kevin S. Crowder, CEcD, Director  
Alicia Alleyne, Sr. Coordinator  
Farrell Tiller, Data Analyst  
Camilo Lopez, Strategic Economic Designer

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The graphics and layout were provided by  
BusinessFlare® Design



North Miami Community  
Redevelopment Agency  
(NMCRA) is an independent  
government agency tasked  
with eliminating slum and  
blight in a designated  
area. The NMCRA does this by  
using increases in taxable  
values, for a limited period of  
time within a deteriorating  
area, to transform it into one  
that again contributes to the  
overall health of the  
community.

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<b>7</b>	<b>Authority to Undertake Redevelopment</b> <ul style="list-style-type: none"><li>• Chapter 163 Checklist</li></ul>
<b>11</b>	<b>Background</b> <ul style="list-style-type: none"><li>• Redevelopment Area Overview</li><li>• Economic Conditions</li><li>• Summary of Public Input</li></ul>
<b>23</b>	<b>Redevelopment Goals</b> <ul style="list-style-type: none"><li>• Economic Development</li><li>• Public Improvements and Infrastructure</li><li>• Housing and Residential Life</li><li>• Transportation, Transit, and Parking</li><li>• Redevelopment Support &amp; Administration</li></ul>
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Appendix – Legal Description

## Executive Summary

The creation and adoption of the Community Redevelopment Plan is a critical step to improve the economic conditions and quality of life of its residents, business owners, and stakeholders, as the Plan is a guiding document that provides a toolkit for implementation.

### INTRODUCTION

The North Miami Community Redevelopment Plan Update 2022 will help city leaders, the business community, non-profit organizations, and residents, ensure that change in the North Miami redevelopment area diversifies the neighborhood's economy, increases employment opportunities, improves the health of residents, improves homeownership and housing conditions, and upgrades the quality of life.

### NEED FOR THE AMENDMENT

This amendment to the Community Redevelopment Plan (the Redevelopment Plan) for the North Miami Community Redevelopment Agency (CRA) serves to revise and update the Redevelopment Plan first adopted in 2005, then amended in 2008, and again amended in 2016. The purpose of this amendment is to update the community's redevelopment priorities.

Since 2005, the North Miami CRA has faced a series of challenges. Key among those challenges was the economic recession that impacted the world economy (2008), and more specifically property values in North Miami. In addition to the economic impacts of the global health crisis due to COVID-19 (2019).

The continued redevelopment of the North Miami Community Redevelopment Area continues to require a substantial financial investment on the part of the CRA. As provided for by Florida's Community Redevelopment Act, Florida Statutes 163, Part III, the principal source of funding for the CRA will be through increment revenue from the City of North Miami and Miami-Dade County. In addition, the CRA and the City may utilize other City, County, State, and Federal funding sources as appropriate and available to carry out the provisions of the Redevelopment Plan, and its amendments. As required by F.S. 163.362(10), the current North Miami Redevelopment Plan provides a time certain for completing all redevelopment financed by increment revenues. On December 19, 2006, Miami-Dade County approved, by Resolution 1424-06, an Interlocal Agreement extending the CRA until October 1, 2046.





Photo: Recently completed Liberty Gardens alley plaza project.

## CONTEXT FOR THE AMENDMENT

The City of North Miami Community Redevelopment Area generally consists of the older central core of the city and surrounding neighborhoods, which have deteriorated due to age, obsolescence, and the lack of investment. Unfortunately, a deteriorating area is self propagating, and as conditions worsen, residents and private businesses become less willing to put their financial resources into the area. This cycle severely limits the ability of private enterprises to stop the spread of slum and blight without public assistance.

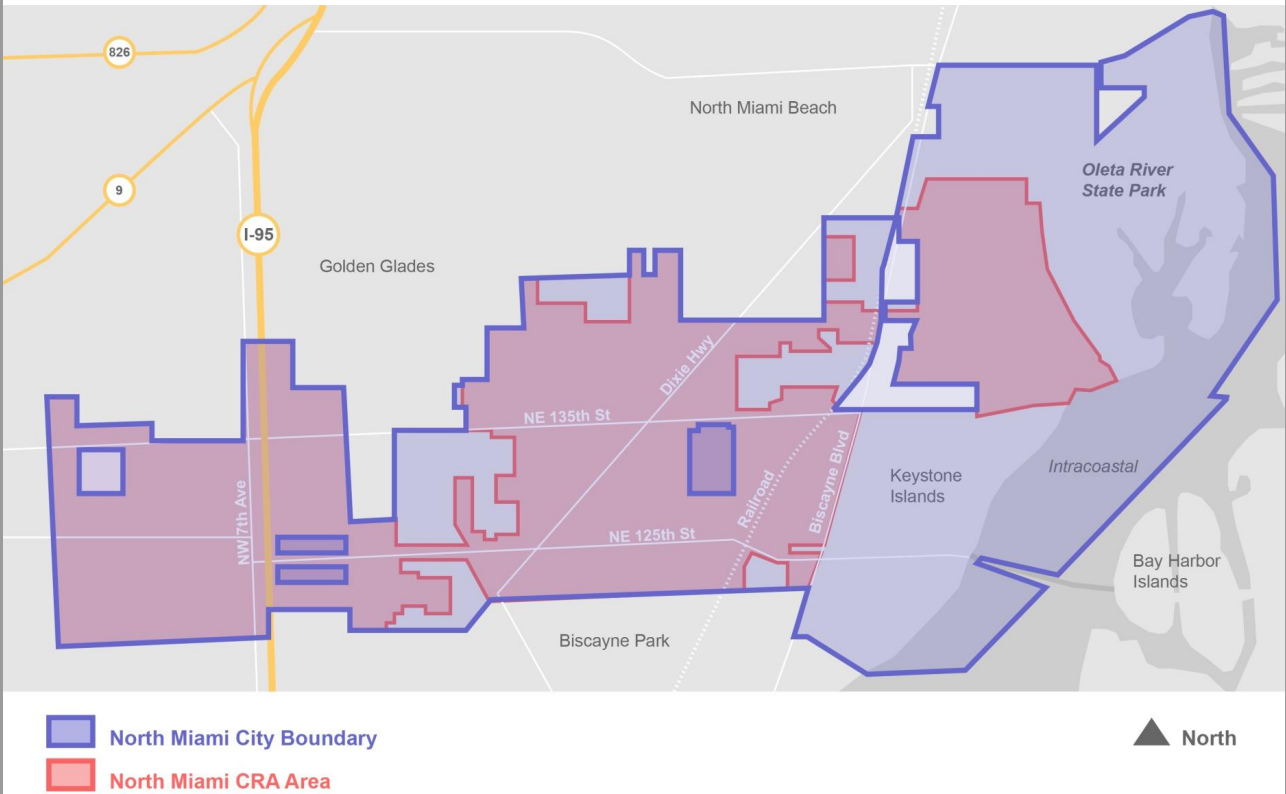
The North Miami Community Redevelopment Agency (CRA) was created in 2004, and the Redevelopment Plan was adopted in 2005. The initial focus for redevelopment was the improvement of neighborhoods within the CRA.

The strong real estate market in the early 2000s contributed to substantial tax increment growth, so the CRA was able to fund a wide variety of programs. However, when property values declined as a result of the recession and projected revenues from the failed Biscayne Landing project were not realized, the ability of the CRA to implement the Goals of the Redevelopment Plan was severely impacted.

Since the Plan Amendment in 2016, the North Miami CRA has accomplished much, however much remains to be done. While the accomplishments of the North Miami CRA are notable, blight conditions remain throughout the Community Redevelopment Area and without a continuation of CRA projects, programs and a continued focus on private sector driven economic development and real estate redevelopment, these conditions are likely to continue to plague the North Miami area.

CRA BOUNDARY MAP

The Community Redevelopment Area comprises some 3,250 acres, which represent approximately 60% of the City as shown in this map.

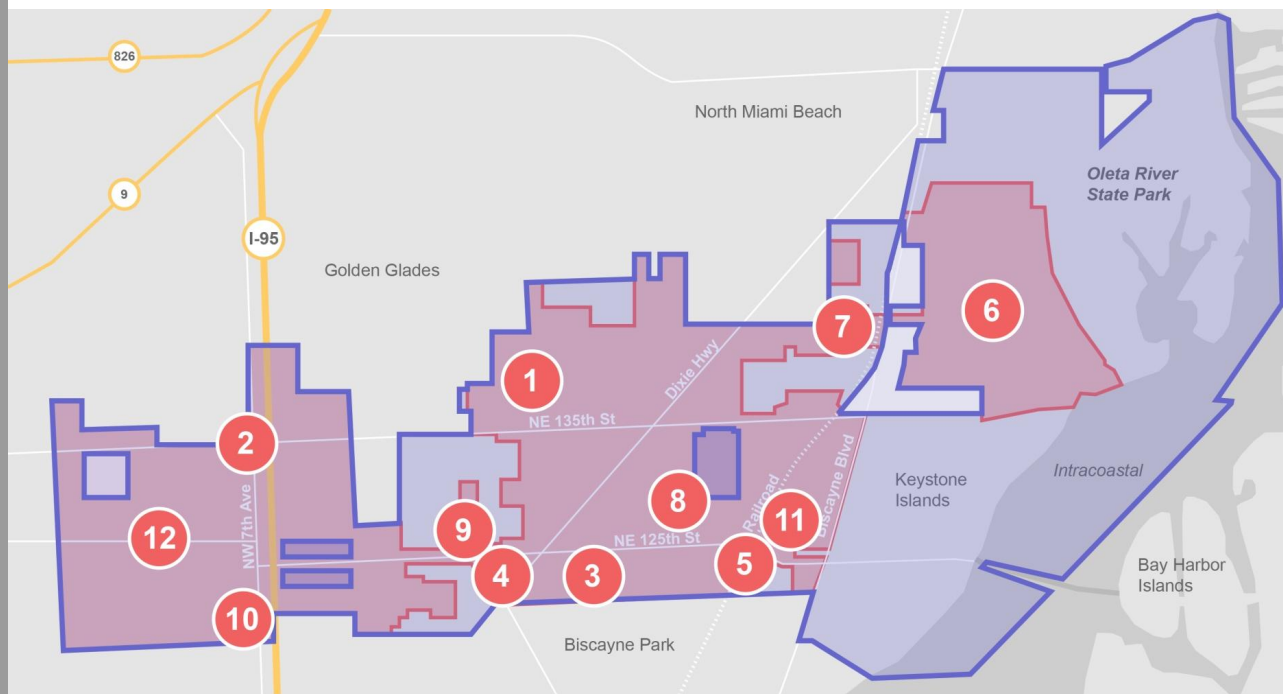




Executive Summary

## MAJOR PUBLIC AND PRIVATE PROJECTS IN THE NORTH MIAMI CRA AREA

The CRA priority projects map shows current projects.



- North Miami City Boundary
- North Miami CRA Area



### Legend

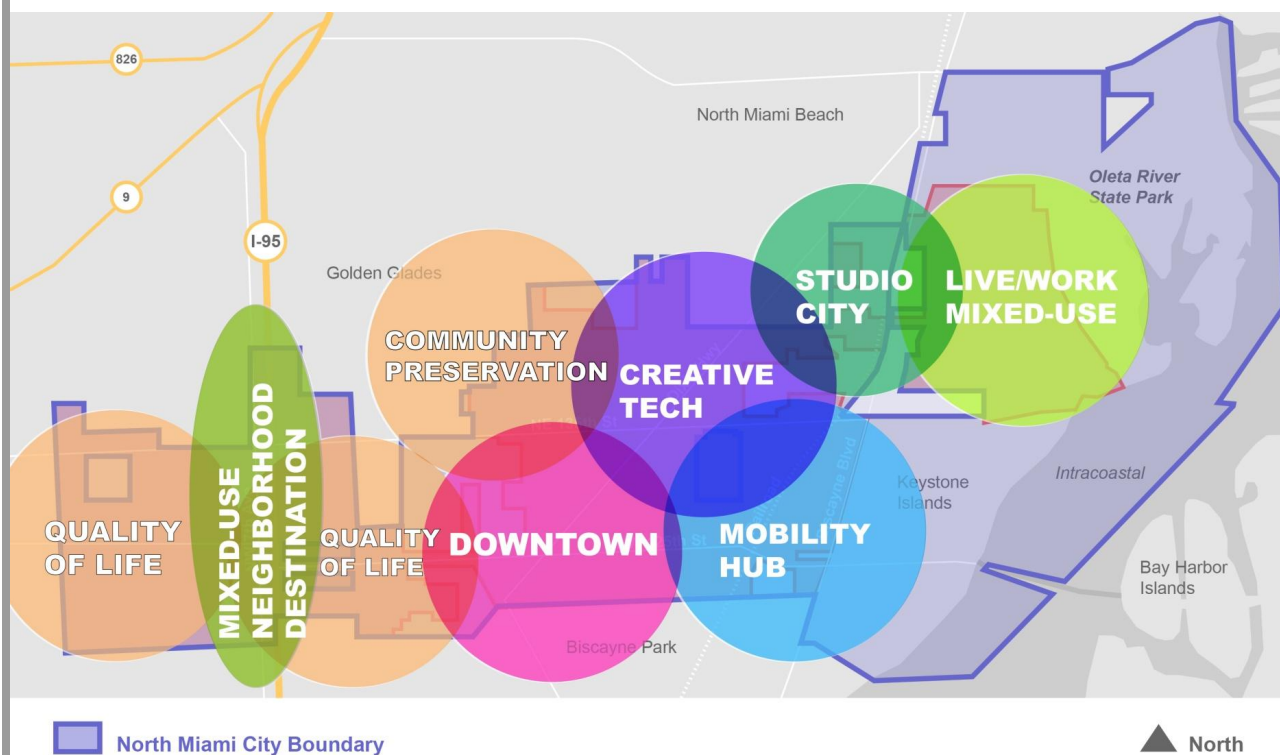
- |   |                                    |
|---|------------------------------------|
| 1. Ruck's Park                              | 7. Allure                          |
| 2. NW 7 <sup>th</sup> Avenue Revitalization | 8. The Gardens                     |
| 3. Downtown Parking Garage                  | 9. 475 NE 125 <sup>th</sup> Street |
| 4. Griffing Park Community Center           | 10. Emblem Tower Apartments        |
| 5. Mobility Hub Project                     | 11. Wildcat Center                 |
| 6. Sole Mia                                 | 12. Sunkist Grove                  |

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## REDEVELOPMENT CONCEPT DIAGRAM

The redevelopment concept diagram for North Miami CRA is based off a circular economy model which involves the creation of zones guided by lifestyle components that keep dollars within the community. These components and/or type of places include, live, work, create, and play.



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Executive Summary

HOW TO READ THIS DOCUMENT

**Executive Summary**

This section provides a summary of why the plan needs this amendment, CRA boundary map, priority projects, redevelopment concept diagram, and plan organization.

**Authority to Undertake Redevelopment**

This section provides a checklist of the Chapter 163 Part III of the Florida Statutes with statutory requirements of the Community Redevelopment Act.

**Background**

This section provides a summary of the existing conditions (physical assessment), economic market conditions, and recent public and stakeholder input.

**Redevelopment Goals**

This section introduces redevelopment goals which are the guiding topics to categorized projects.

**Redevelopment Program Initiatives**

This section itemizes future NMCRA redevelopment initiatives and potential redevelopment projects. This section gives the Agency the legislative authority to carry out programs and projects.

**Financial Projections**

This section contains financial projections, plan cost, and implementation timeline.



Photo: MOCA Plaza Lighting

## Authority to Undertake Redevelopment

This document has been prepared under the direction of the City of North Miami Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment".

For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida State Statutes, Section 163.340, shall apply:

"Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body. Approval of the North Miami CRA Finding of Necessity:

- The City of North Miami City Council approved a "Findings of Necessity", created the North Miami Community Redevelopment Agency and approved the CRA boundaries, in June 2004 by the passage of Resolution R-2004-3.
- Miami-Dade County, as a home rule county, approved the Finding of Necessity, the CRA boundaries, and a Delegation of Redevelopment Powers to the City of North Miami in July 2004, by Resolution R 837-04.

### CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon the adoption of a "Finding of Necessity" by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as "Community Redevelopment Agency". The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by Chapter 163, Part III, Florida Statutes shall be deemed and held to be the performance of an essential public function. (Section 163.356(1) Florida Statutes)

## Authority to Undertake Redevelopment

**POWERS OF THE COMMUNITY  
REDEVELOPMENT AGENCY**

The Community Redevelopment Act confers a wide array of redevelopment powers to counties and municipalities with home rule charters, as specified in Florida Statute 163.410. As a charter county, Miami-Dade County has retained those powers, except as delegated (“conveyed powers”), to the City of North Miami through incorporation in an Interlocal Agreement for redevelopment activities. The City delegates the conveyed powers to the Community Redevelopment Agency (CRA), with the exception of the following:

- The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment.
- The power to grant final approval to community redevelopment plans and modifications.
- The power to zone or re-zone any part of the City or CRA or make exceptions from building regulations approved as part of the Redevelopment Plan.

Except for the above reservations, the North Miami City Council has chosen to delegate the conveyed powers from Miami-Dade County to the North Miami Community Redevelopment Agency, including the following:

- The power to issue revenue bonds when authorized by Miami-Dade County.
- The power to acquire property deemed necessary for community redevelopment, including vacant land, commercial property, multi-family residential property, and single-family residential properties.
- The power to dispose of property acquired within the Redevelopment Area for uses in accordance with the Redevelopment Plan.

- The power to construct improvements necessary to carry out redevelopment objectives pursuant to the redevelopment plan.
- The power to carry out programs for repair and rehabilitation of existing structures in the Redevelopment Area.
- The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities.
- The power to receive and utilize tax increment revenues to fund redevelopment activities. <sup>[1]</sup><sub>SEP</sub>
- The power to make such expenditures as are necessary to carry out the purposes of the Community Redevelopment Plan.
- The power to close, vacate, plan, or re-plan, streets, roads, sidewalks, ways or other places and to plan, or re-plan, any part of the Redevelopment Area.

**The Community Redevelopment Plan**

All redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment revenue must be in accordance with a Redevelopment Plan, which has been approved by the City Council. Like the City’s Comprehensive Plan, the Community Redevelopment Plan is an evolving document, which is evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives.

**This Plan Amendment, as permitted by Florida Statutes 163, was approved on July 12, 2022 by the CRA Board by Resolution \_\_\_\_\_ and the North Miami City Council by Resolution \_\_\_\_\_.**

The amendment creates an effective plan for implementation of redevelopment goals and initiatives to remove slum and blight conditions within the CRA as authorized by Florida State Statutes.



## Authority to Undertake Redevelopment

## CHAPTER 163 CHECKLIST

## FLORIDA STATUTES

In accordance with 163.362 Florida Statutes, the Community Redevelopment Plan must include the elements described below. The following section includes language from the statute shown in italic type, with a brief response to each element in normal type.

- ☒ 1) ***Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.***
  - a. A legal description of the boundaries of the North Miami CRA is included as an exhibit in the plan. The area within the boundaries was shown to contain slum and blight in Resolution R-2004-3
- ☒ 2) ***Show by diagram and in general terms:***
  - (a) The approximate amount of open space to be provided and the street layout.***
  - (b) Limitations on the type, size, height, number, and proposed use of buildings.***
  - (c) The approximate number of dwelling units.***
  - (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.***
  - a. Maps of the North Miami CRA and a general description of the existing physical and regulatory conditions are included in the Existing Conditions. The area within the North Miami CRA remains subject to the City's Comprehensive Plan and zoning regulations, which stipulate limits on locations, sizes, height, etc. of dwelling units, streets, and park and recreations areas, among other things.
- ☒ 3) ***If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.***
- ☒ 4) ***Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.***
- ☒ 5) ***Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.***
  - a. Specific programs and expenditures must be enumerated in the Plan in order for the CRA to have the authority to undertake them. CRA activities are overseen by a Board of Commissioners that meets periodically in public session to review and monitor all CRA activities.
- ☒ 6) ***Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.***
  - a. Regulatory and zoning authority within the CRA is governed by the City. Any recommendations regarding regulatory amendments and design guidelines to assist with redevelopment efforts must be implemented by City Council.



## Authority to Undertake Redevelopment

## CHAPTER 163 CHECKLIST

## FLORIDA STATUTES

- ☒ 7) ***Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.***
- a. The Background Section includes a discussion of neighborhood impacts of redevelopment and includes a recommendation that the CRA adopt a relocation policy to provide adequate protections and assistance for any persons displaced by redevelopment activities.
- ☒ 8) ***Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.***
- a. Large portions of the North Miami CRA are residential neighborhoods. The Plan encourages the strengthening of existing neighborhoods and providing for additional housing to improve and diversify the housing stock, and to create additional housing opportunities with a range of affordability.
- ☒ 9) ***Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.***
- ☒ 10) ***Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.***
- a. As stated earlier, this amendment to the Plan will extend the life of the North Miami for a period of twenty-nine years until October 1, 2046. This date should be noted in the Resolution to adopt the Plan as the time certain for completing all redevelopment activities.

## Background

A culturally rich community. North Miami is an up and coming community strategically located just north of Miami International Airport and south of Fort Lauderdale/ Hollywood International Airport. North Miami has the Oletta River State Park and recreation center which makes it a great place to live.

The city of North Miami's history dates back to the late 1800's. Early settlers, Charles G. Ihle and David Burckhart capitalized on the coastal areas opportunities. The original settlement was known as Arch Creek, which eventually became incorporated on February 5, 1926 as the Town of Miami Shores. The 1926 hurricane impeded the young Town's growth. Along with the rest of the nation, hard economic times of the day also contributed to difficulties. During this time, the name "Miami Shores" was not approved by the Florida legislature and other developers were granted use of the name to a neighboring municipality. On July 24, 1931, the Town of Miami Shores was officially renamed to the Town of North Miami, which evolved into the City of North Miami when its charter was established in the 1950's.

Today the City is 10.5 square miles and is the sixth largest municipality in Miami-Dade County. The Miami-Dade County League of Cities has referred to it as the "Most Diverse City in the County." Many Caribbean immigrants make the North Miami Community their home and are an integral part of the North Miami community and culture. Most notably residents that are of Haitian descent. North Miami has a higher percentage of Haitian-Americans than any south Florida municipality; this can be attributed to large numbers of Haitian immigrants coming to the United States in the 1970s and 1980s.

Like many South Florida communities, Henry Flagler's railroad passed through Arch Creek and present day North Miami beginning in 1896, ushering in the 20<sup>th</sup> century. By 1905 Arch Creek Railroad Depot had become the center of the community, located at 125<sup>th</sup> Street and the existing F.E.C. tracks.

- In 1907, new settlers from Elmira, New York, lived in tents and planted 400 acres of grapefruit groves and vegetable fields. This began a trend of pioneers arriving to the area from the Arch Creek Railroad Depot and contributed to the growing community.
- The City of North Miami was established by the State of Florida Legislature on May 27, 1953, which initiated the full-time City Manager form of government to carry out the policies of the elected Mayor and City Council.
- Museum of Contemporary Art (MOCA) opened to the public in 1996, designed by internationally renowned architect Charles Gwathmey.
- The North Miami Community Redevelopment Agency is established in 2004/2005 by the City of North Miami and Miami-Dade County under Chapter 163 of the Florida Statutes.
- The North Miami CRA Plan was amended in 2016 to include existing conditions and new projects, and provided for the extension of the life of the CRA, which was approved by the City Council and the Miami-Dade County Board of County Commissioners.

**REDEVELOPMENT AREA OVERVIEW**

The North Miami Community Redevelopment Area covers an area of approximately 3,249 acres and is generally bounded on the west by the City of North Miami boundary, on the east by Biscayne Boulevard, on the north by the City Boundary, and to the south by the City Boundary. A separate CRA Boundary including the Sole Mia project east of Biscayne Boulevard, and adjacent mangrove preserve areas east to the adjacent FIU property on the east, and three (3) properties fronting on the north side of NE 151st Street, and from Biscayne Boulevard east to the FIU Campus Western Boundary.

An additional separate boundary includes a 17.06-acre area generally between NE 123rd Street on the north, 18th Avenue on the west and the alley paralleling Sans Souci Boulevard on the south. The CRA area excludes several areas west of Biscayne Boulevard shown on “CRA Boundary Plan”.

**COMMERCIAL CORRIDORS**

**NE 125<sup>th</sup> STREET**

NE 125<sup>th</sup> Street runs east-west between Biscayne Boulevard and NW 17<sup>th</sup> Avenue and is considered the city’s downtown principal street. This street is characterized by aging commercial structures, traffic, and unattractive signage. Reducing traffic and promoting more street life with wider sidewalks and outdoor dining will help in creating a truly remarkable experience along this important street.

**W DIXIE HWY**

Old Dixie Highway runs north-south between the NE 143<sup>rd</sup> Street and NE 125<sup>th</sup> Street. This corridor has industrial and commercial clusters. This area is the typical small commercial developments with one or two story bays and parking lots. This area is home to an interesting “Music Related” business cluster on the northern side.

**NW 7<sup>th</sup> AVENUE**

NW 7<sup>th</sup> Avenue runs north-south parallel to interstate 95 between the NW 119<sup>th</sup> Street (southern City boundary) and NW 143<sup>rd</sup> Street (northern City boundary) and is considered an industrial and commercial cluster within North Miami. This area is the typical small commercial developments with one or two story bays and parking lots. There is a considerable amount of automobile related businesses.

**NE 6<sup>th</sup> AVENUE**

Northeast Sixth Avenue is a north-south corridor that connects Downtown North Miami on the south to the northern limits of the city and continues north to Interstate 95. It is primarily a residential corridor, with a combination of single and multi-family structures. The corridor also has limited neighborhood commercial uses.

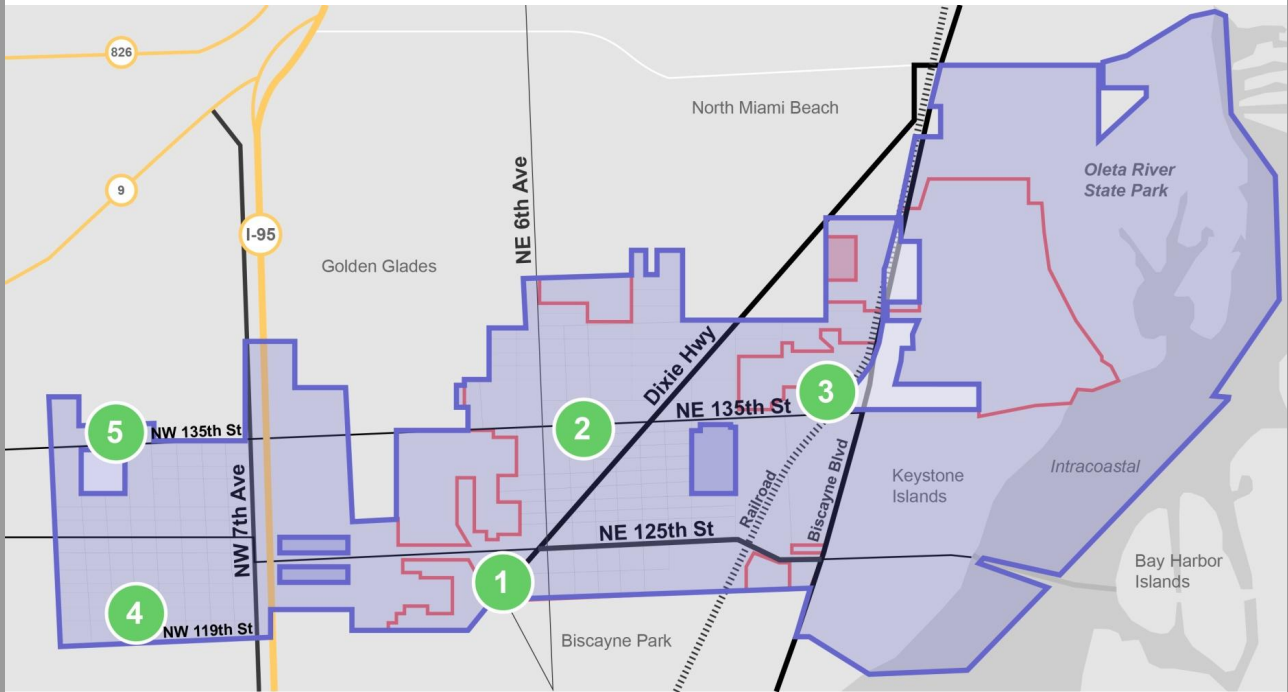
**NE 135<sup>th</sup> STREET**

NE 135<sup>th</sup> Street is a east-west corridor that connects Biscayne Blvd and Dixie Hwy to Interstate 95. It is primarily a residential corridor, with a combination of single and multi-family structures, and North Miami Senior High School. The corridor also has limited neighborhood commercial uses.

Background

STREET NETWORK AND OPEN SPACES

This map shows the major streets layout and open spaces/ parks.



- North Miami City Boundary
- North Miami CRA Area

Legend

1. Griffing Park
2. Cagni Park
3. Enchanted Forest Elaine Gordon Park & Arch Creek Park
4. Oleander Park
5. Claude Pepper Park

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Background

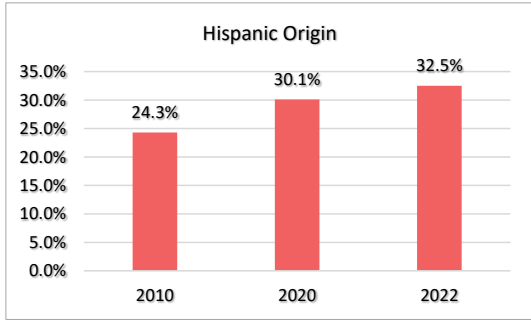
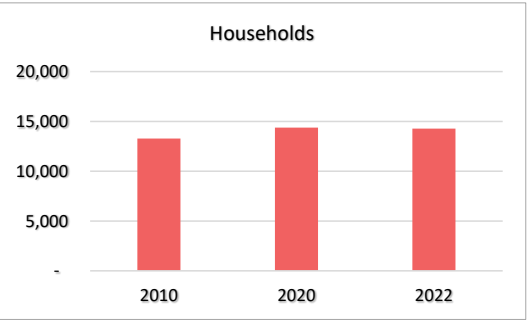
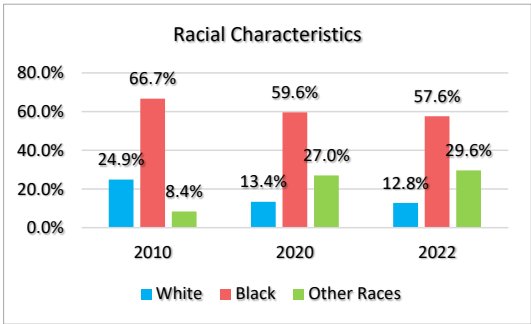
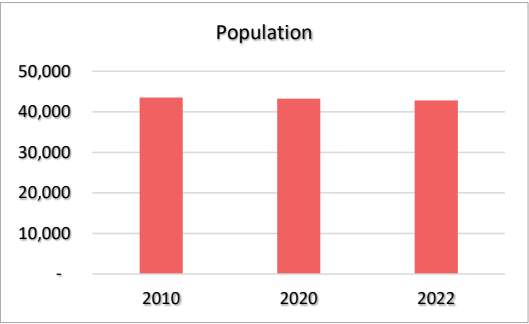
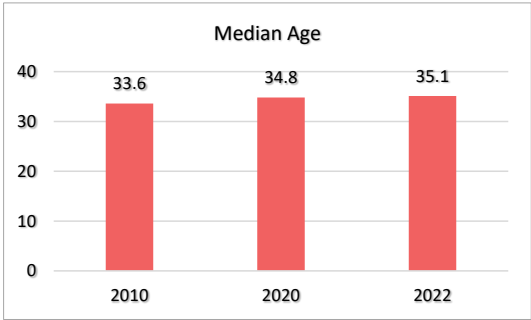
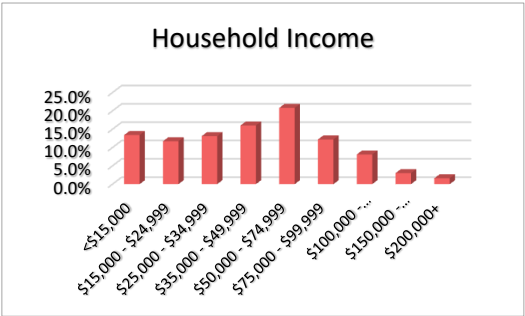
ECONOMIC CONDITIONS

Demographics

The population in the CRA has generally remained steady during the past decade, however, population is expected to grow as new units come online and are occupied. Household income has risen during this time, to a 2022 Median Household Income of \$45,054, below the Miami-Dade County median of almost \$60,000. The share of the population that is of Hispanic Origin has grown, as has the number of residents that identify as more than one race.

Note: Hispanic Origin and Race are two separate categories. Individuals that are of Hispanic Origin can belong to different racial groups.

Source: U.S. Census Bureau, ESRI.



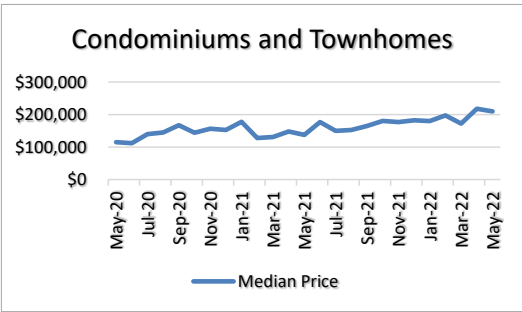
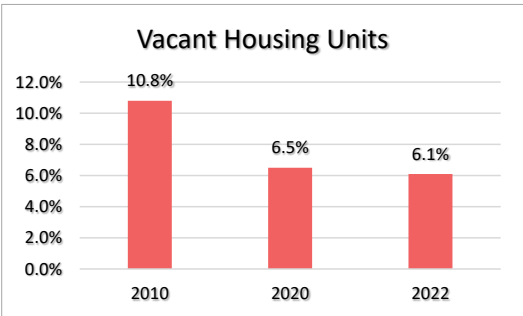
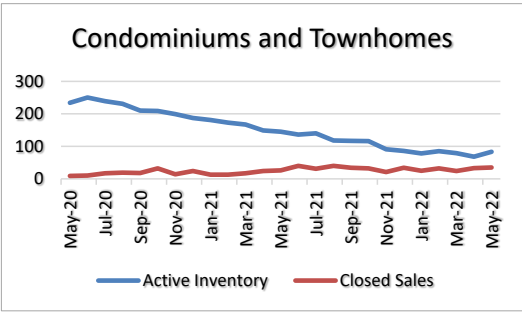
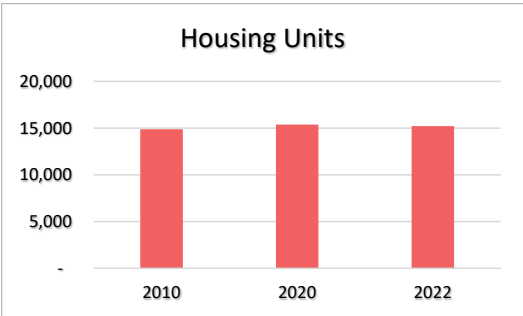
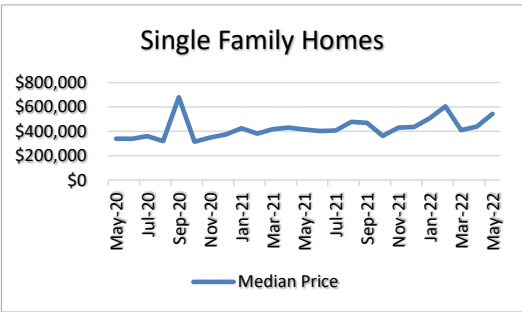
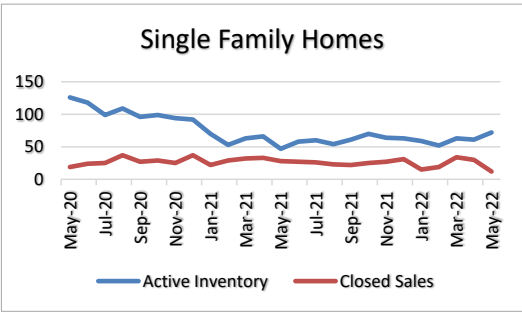
Background

ECONOMIC CONDITIONS

Residential Real Estate

Demand for residential real estate in North Miami is consistent with the trends observed throughout South Florida during the recent past. Inventories of units for sale and for rent have declined, while demand remained steady or increased. This has driven increases in prices. Another interesting trend is the decline in the percentage of housing units that are vacant, indicating that the North Miami CRA is a desirable location to live and that most households are year-round, and that the area is not as transient as other jurisdictions.

Source: Florida Realtors





Background

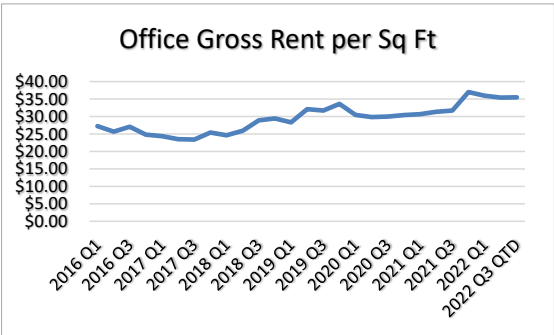
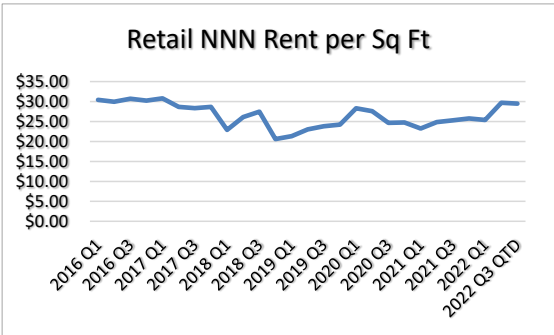
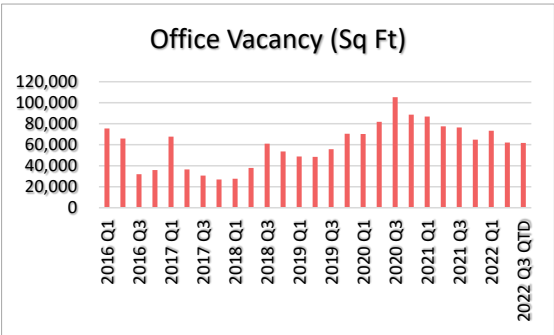
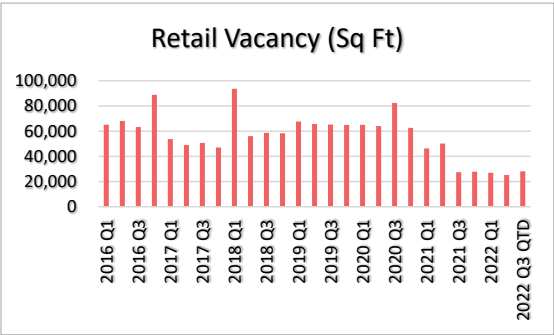
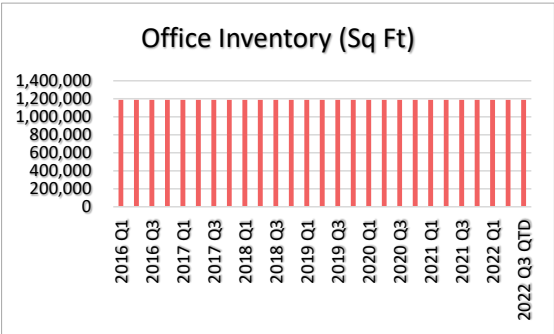
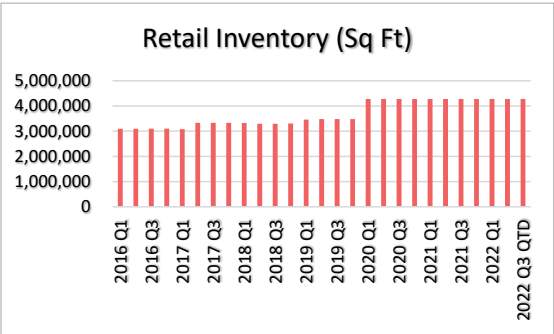
ECONOMIC CONDITIONS

Commercial Real Estate

Commercial real estate in North Miami is generally comprised of older, strip center type retail located along the commercial corridors. Retail rents have remained steady as vacancy has declined, but the limited amount of new retail that has been constructed is part of the Sole Mia project.

Similarly, there has not been construction of new office space in many years, and there is a limited amount of office space available. Demand continues to exist for North Miami office space, pushing rents higher, but there is limited inventory of space for new businesses, especially businesses that desire newer, Class A retail or office space.

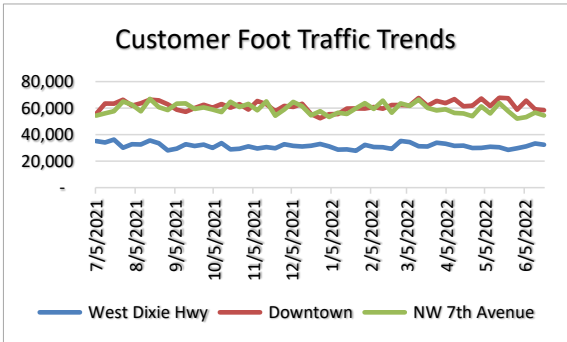
Data Source: CoStar



Background

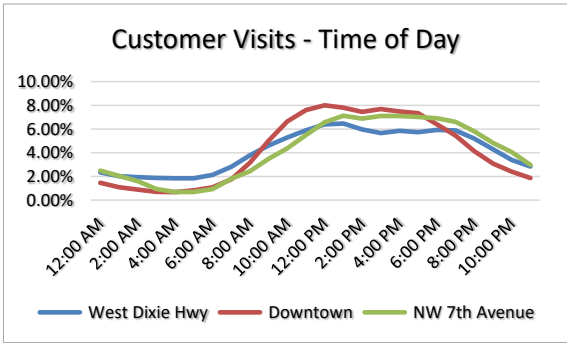
CUSTOMER FOOT TRAFFIC TRENDS

	Customer Visits	Frequency	Stay (minutes)	60% Trade Area
Downtown	3,200,000	7.57	81	14.94 sq. mi.
NW 7th Avenue	3,100,000	6.4	82	19.11 sq. mi.
West Dixie Highway	1,600,000	5.76	124	22.59 sq. mi.



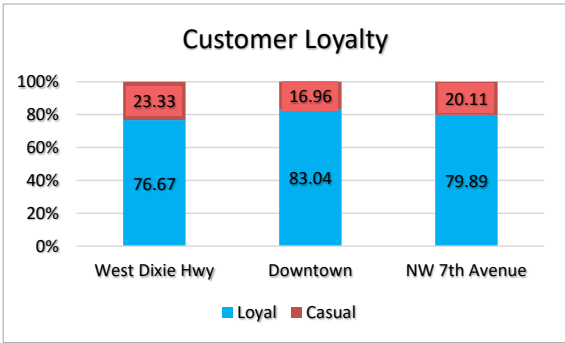
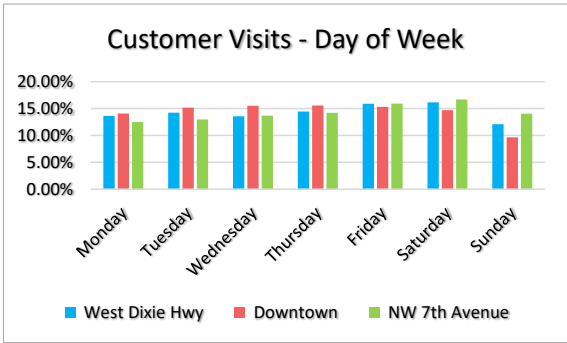
Customer foot traffic trends from Placer.ai were analyzed for the CRA’s three main commercial corridors.

Downtown and NW 7<sup>th</sup> Avenue generate the highest amount of customer visits, and customers visit Downtown the most often. There are fewer visitors along the West Dixie Corridor, but those visitors stay in the area for a longer period of time than visitors to Downtown and NW 7<sup>th</sup> Avenue.



The customers that visit West Dixie Highway come from a larger trade area than those that visit Downtown and NW 7<sup>th</sup> Avenue, with Downtown North Miami attracting 60% of its customer base from within 15 square miles.

In general, all three areas have primarily daytime activity, with limited nighttime economies, with slightly higher nighttime activity on West Dixie and NW 7<sup>th</sup> Avenue, likely due to the presence of restaurants along those corridors. Downtown also has less weekend traffic than the other two corridors, especially on Sundays.



Background

REGULATION

To understand the regulatory challenges facing the North Miami CRA, the following documents/plans have been reviewed: Chapter 29 North Miami Zoning Code, the Future Land Use Map, the Mobility Hub and TOD Strategic Plan report, and Downtown Concept Plan.

North Miami CRA strategically incorporated the Planned Corridor Development Overlay to higher density growth to targeted commercial activity areas. This helps to preserve the historic community neighborhoods while improving the attractiveness of the city towards entertainment, arts, and cultural centers. It also brings in housing options and typology diversity that aligned with market trends. This code enhancement sets North Miami CRA in the right direction for quality of life and a sustainable economy.

QUALITY OF LIFE

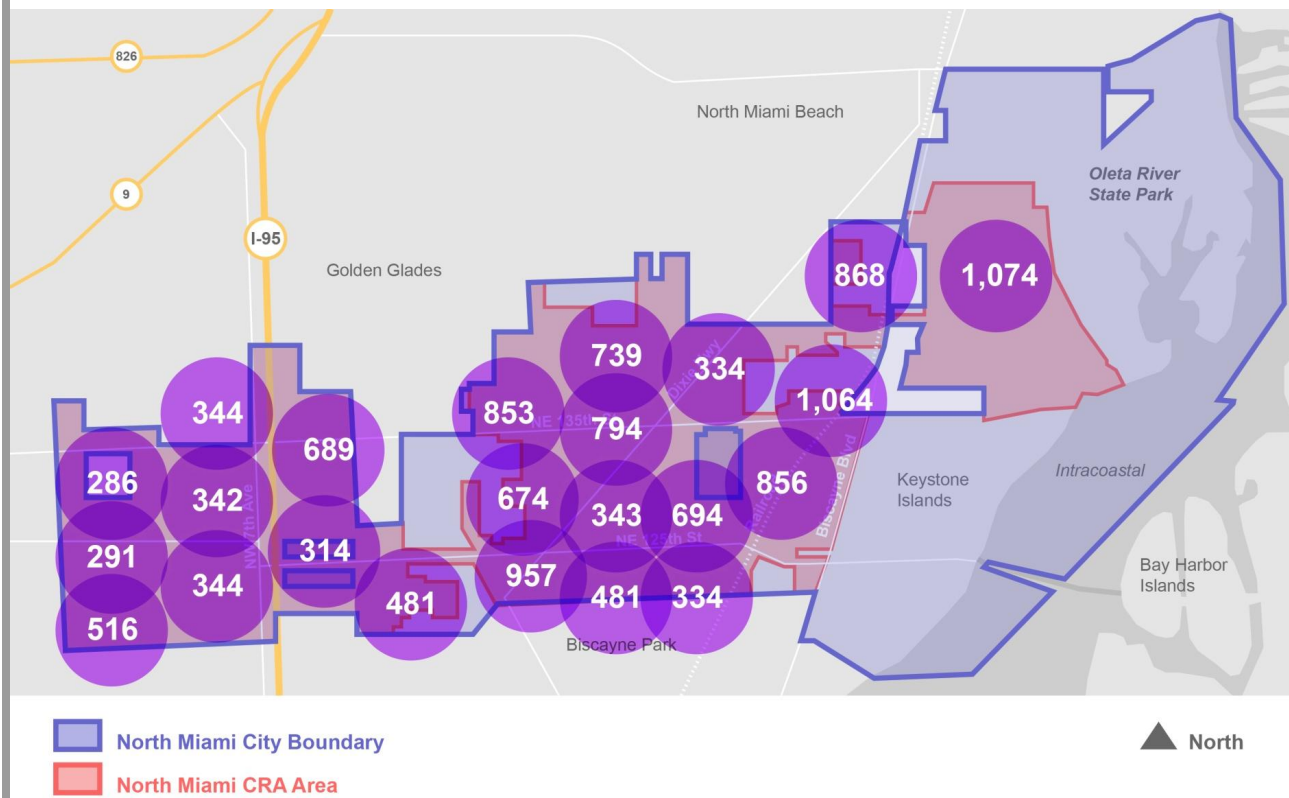
The COVID-19 Pandemic has strengthened humans’ desires to enjoy the outdoors and is increasingly becoming an important factor in choosing where to live, work, and open a business. North Miami CRA continues to make progress on enhancing open spaces and parks, plazas, squares, gardens, and other public space amenity. An example is the improvements made to MOCA Plaza at the heart of the downtown, and Liberty Gardens mural and infrastructure improvements as a pedestrian alley gathering space where residents can enjoy a cup of coffee. Also, the work being done and planned for Griffing Park as an amenity space with a potential amphitheater and community center will be an invaluable community asset for quality of life.

We encourage the North Miami CRA staff to continue to invest in public spaces, music, neighborhood aesthetic enhancements, events, and programming as they are key quality of life factors for its residents.



### APPROXIMATE NUMBER OF DWELLING UNITS

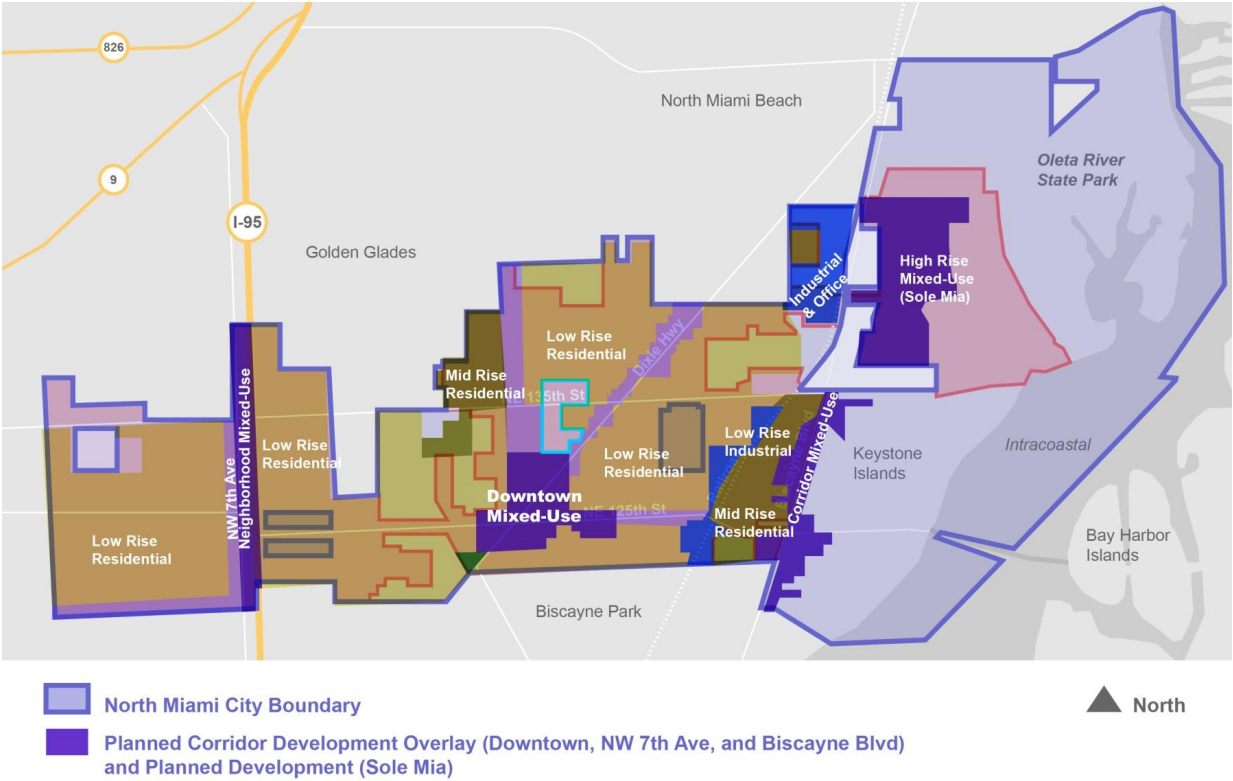
This map shows the approximate number of dwelling units in North Miami CRA.



Background

GENERAL LAND USE TYPE

This map shows future land use designations for North Miami CRA.



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## Background

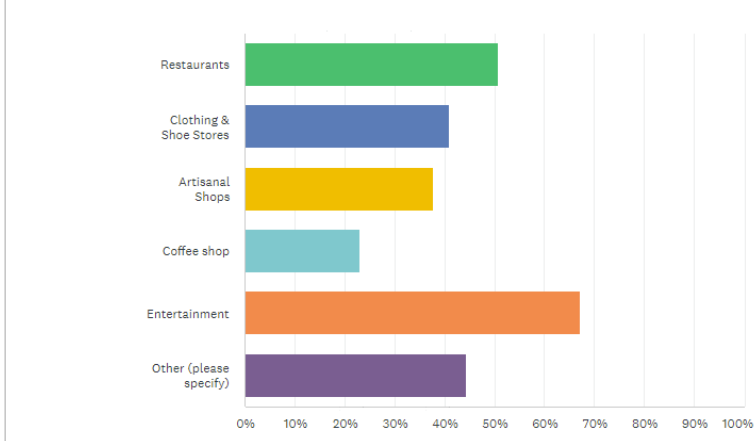
## SUMMARY OF PUBLIC INPUT

As part of the public engagement process the CRA staff and BusinessFlare® team conducted multiple site tours, visited local businesses, interviewed business owners and stakeholders, met with elected officials and city staff, interviewed the police chief, and facilitated a well attended public workshop meeting on March 10, 2022. The public outreach process was broad and it targeted all residents with flyers, surveys, and interviews held in three languages; English, Creole, and Spanish.

North Miami Community Redevelopment Agency Public Workshop	North Miami Komitee Ajans Redevlopman Atelye Piblik	Agencia de Reurbanización de la Comunidad de North Miami Taller Público
		
<h2>Save the Date Public Open House</h2> <p>The North Miami Community Redevelopment Agency (NMCRA) will be hosting a public Open House. The purpose of this event is to gather input and insight from the North Miami residents and businesses regarding redevelopment, economic development and revitalization in the city.</p> <p>The event will be facilitated by the CRA's consultant, BusinessFlare. The event will last from 10 am until 6 p.m. Members of the public will be invited to attend and meet in group and one on one conversations with the consultant.</p> <p>North Miami is your city and we want your input as we update the CRA PLAN for the future.</p> <p><b>MEETING #1 (VIRTUAL)</b></p> <p><b>DATE:</b> Thursday, March 10, 2022  <b>TIME:</b> 10:00 AM to 3:00 PM  <b>LOCATION:</b> This meeting will only be held virtually utilizing communications media technology. Please click the link below to join/register the virtual meeting: <a href="https://bit.ly/3lbgCP4">https://bit.ly/3lbgCP4</a></p> <p><b>MEETING #2</b></p> <p><b>DATE:</b> Saturday, March 12, 2022  <b>TIME:</b> 10:00 AM to 4:00 PM  <b>LOCATION:</b> Griffing Park - 12220 Griffing Blvd., North Miami, FL 33161</p> <p><small>For additional information please contact (name) at (phone) or (email)</small></p>	<h2>Rete dat la Piblik Pòt Ouvè</h2> <p>North Miami Komitee Ajans Redevlopman an (NMCRA) ap realize yon evènman piblik ki rele Pòt Ouvè. Evènman sa a gen ladan objèktif rasèdèl de ak konsènan ki rasèdèl ak biznis nan North Miami genyen atirapò redèlopman, devlopman ekonomik ak revitalizeasyon vil la.</p> <p>Konsiltan CRA a, BusinessFlare ap oganize evènman sa a. Li pral kòmanse a 10:00 a.m. e li pral fini a 4:00 p.m. Konsiltan an pral envite moun piblik yo asistè an ranvòntre an group e nan yon konvèsasyon pèsònèl avèk li.</p> <p>North Miami se vil pa w epi nou vle ide w yo pandan nou mete ajou plan CRA pou tan li ap vini an.</p> <p><b>REYINYON #1 (VIRTUAL)</b></p> <p><b>Date:</b> Jedi, 10 Mas 2022  <b>La:</b> 10:00 AM a 3:00 PM  <b>Kote:</b> Reinyon sa a ap fèt sèlman pa mwayen konvèsasyon medya teknoloji yo. Tanpri kite sou lyen ki anba a pou ranvòntre an reinyon an virtual: <a href="https://bit.ly/3lbgCP4">https://bit.ly/3lbgCP4</a></p> <p><b>REYINYON #2</b></p> <p><b>Date:</b> Samdi, 12 Mas 2022  <b>La:</b> 10:00 AM a 4:00 PM  <b>Kote:</b> Griffing Park - 12220 Griffing Blvd., North Miami, FL 33161</p> <p><small>Pou plis enfòmasyon konsiltan pou fòm konsiltan, Ofis de North Miami CRA - (305) 885-8838 - <a href="mailto:info@northmiamicra.org">info@northmiamicra.org</a></small></p>	<h2>Reserva la fecha Puertas Abiertas Público</h2> <p>La Agencia de Reurbanización de la Comunidad de North Miami (NMCRA) estará desarrollando un Puertas Abiertas con participación del público. El propósito de este evento es recoger ideas y conocimientos de los residentes y empresas de North Miami con relación a la reurbanización, desarrollo económico y revitalización de la ciudad.</p> <p>El evento será organizado por el consultor de la CRA, BusinessFlare. El evento se realizará desde las 10 a.m. hasta las 4 p.m. Miembros del público serán invitados a asistir y reunirse con el consultor en conversaciones en grupo y de forma individual.</p> <p>North Miami es tu ciudad y queremos tus ideas mientras actualizamos el PLAN CRA para el futuro.</p> <p><b>REUNIÓN #1 (VIRTUAL)</b></p> <p><b>Fecha:</b> Jueves 10 de Marzo de 2022  <b>Hora:</b> 10:00 AM a 3:00 PM  <b>Ubicación:</b> Esta reunión solo se realizará de manera virtual utilizando la tecnología de los medios de comunicación. Por favor, haga clic en el enlace que aparece a continuación para unirse/registrarse en la reunión virtual: <a href="https://bit.ly/3lbgCP4">https://bit.ly/3lbgCP4</a></p> <p><b>REUNIÓN #2</b></p> <p><b>Fecha:</b> Sábado 12 de Marzo de 2022  <b>Hora:</b> 10:00 AM a 4:00 PM  <b>Ubicación:</b> Griffing Park - 12220 Griffing Blvd., North Miami, FL 33161</p> <p><small>Para información adicional por favor contactar: Oficina de North Miami CRA - (305) 885-8838 - <a href="mailto:info@northmiamicra.org">info@northmiamicra.org</a></small></p>

What type of businesses are missing in North Miami? What do you have to travel elsewhere for? (select all that apply)

Answered: 61 Skipped: 4



Graph: Survey question answered by 61 residents.



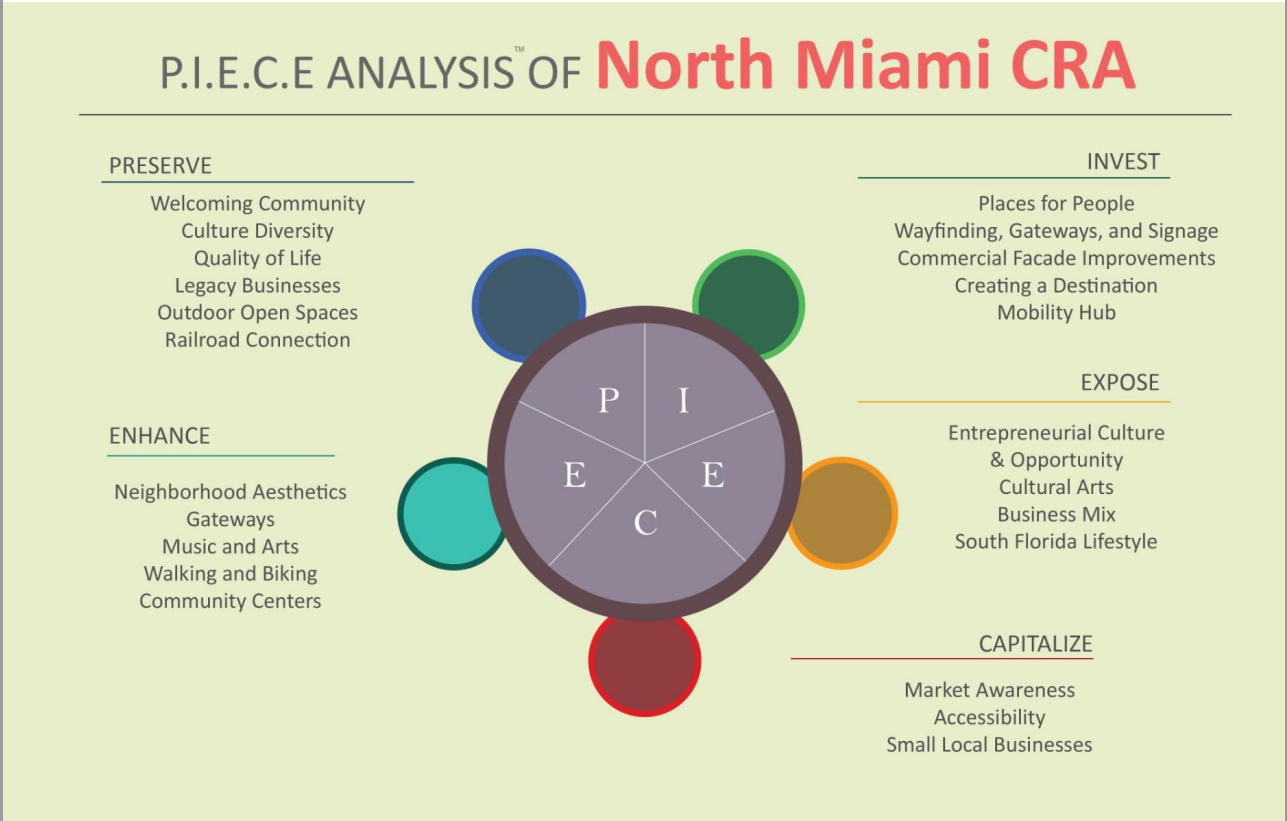
Background

P.I.E.C.E ANALYSIS

BusinessFlare's PIECE analysis is a strategic community and stakeholder engagement technique used to help build consensus on the community’s goals and opportunities by identifying the most important things to preserve, invest in, enhance, capitalize on, and expose related to market competitions, business climate, and the community at-large quality of life indicators. Through this exercise, in combination with the market analysis, inventory of assets and evaluation of the economic development ecosystem, we learned what North Miami CRA needs to prosper for residents, stakeholders and economic growth. We encouraged stakeholders to “Say Their PIECE.”

- PRESERVE what should be preserved?
- INVEST what are the most important investments?
- ENHANCE what are some game-changing enhancements?
- CAPITALIZE what can be capitalized on?
- EXPOSE what can be exposed? that you hear people say? “I didn’t know North Miami CRA had \_\_\_!”

The following diagram highlights the main themes identified by stakeholders during the BusinessFlare® P.I.E.C.E analysis of the public input process.



# North Miami CRA Redevelopment Goals!

Goal

Initiative

## #1

### Economic Development

**1.A** - Create viable commercial districts within the North Miami CRA by encouraging and facilitating sound real estate acquisition, assemblage, development and Public Private Partnerships.

**1.B** - Work with the City of North Miami to support and recruit “target” commercial, cultural technology and niche light industrial uses/industries and entrepreneurs within the CRA.

**1.C** - Support the convergence of Technology and the Cultural Arts as a critical component of Economic Development.

**1.D** - Position North Miami to attract new investment, businesses, and talented workforce and to retain existing businesses and residents.

## #2

### Public Improvements & Infrastructure

**2.A** - Coordinate CRA/City, County, State & federally-funded Public Improvements within City of North Miami commercial areas.

**2.B** - Support Neighborhood Improvement initiatives to reduce slum and blight conditions in residential neighborhoods.

**2.C** - Continue to focus on aesthetic and quality of life investments in the public realm that enhance the CRA’s desirability as a place for residential and business investment.

## #3

### Housing & Residential Life

**3.A** - Continue to work with the private sector to create a “Healthy Mix” of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

**3.B** - Work with the City of North Miami to encourage development and renovation of Affordable, Workforce, and Mixed-Income Housing.

## #4

### Transportation, Transit, and Parking

**4.A** - Encourage safe, convenient, efficient and effective motorized and alternative-means transportation and transit systems within the City of North Miami.

**4.B** - Work with partners to provide enhanced access to regional transit services through the North Miami Mobility Hub.

**4.C** - Create efficient and attractive parking to support retail, restaurant, cultural, office and industrial facilities within the redevelopment area.

## #5

### Redevelopment Support & Administration

**5.A** - Encourage and support sound and redevelopment-friendly Land Use Regulations within the City of North Miami.

**5.B** - Use Powers of Borrowing, Land Acquisition & Disposition to further North Miami CRA Redevelopment Goals & Initiatives.

**5.C** - Provide flexible Economic Incentives and other support to projects that further North Miami CRA Redevelopment Goals & Initiatives.

## Redevelopment Plan Concept

This update to the North Miami Community Redevelopment Plan approaches the redevelopment area's distinct neighborhoods in a way that recognizes the unique characteristics and opportunities of each neighborhood, and how they connect to each other and contribute to the community's economic growth.

The plan seeks to capitalize on and retain the unique character and culture of the community in ways that further creativity and entrepreneurship, while driving economic growth that provides for quality-of-life enhancements makes the CRA a place where people want to be. A place where people want to visit and stay, where investors want to invest and where creators and entrepreneurs want to open businesses and engage in commerce and culture.

The major roadway corridors are the lifeblood of the city's business community. However, they should not be viewed not only as corridors that people and vehicles travel through. Rather they should be viewed as destinations and distinct commercial districts with unique identities. Each of these areas should establish their own unique sense of place, and highlight the opportunities available for entrepreneurs, workforce, and residents.

These unique characteristics of each of the corridors can work together in a cohesive way that supports economic growth.

Northwest Seventh Avenue is the main neighborhood business district for the western part of the city. It is also has potential to serve as a destination due to its accessibility from Interstate 95, which also buffers the neighborhood to the east from more intensive potential uses along the corridor

NW 7<sup>th</sup> Avenue's combination of neighborhood and destination opportunities creates a place where investors in mixed-use development can create places for existing and new residents and businesses.

Northeast Sixth Avenue is a corridor where there is opportunity for aesthetic improvements and infill commercial development that provides opportunities for new neighborhood serving businesses.

The West Dixie Highway corridor is anchored to the south by Downtown North Miami and in the North by commercial and light industrial areas which include many creative businesses such as recording and rehearsal studios. The corridor is an ideal location for creative uses and the technology businesses that wish to connect to not only music and entertainment uses, but to other creative endeavors such as culinary and educational concepts.

Northeast 125<sup>th</sup> Street is North Miami's Downtown, will continue to evolve and grow as the downtown redevelopment project on the City Hall site moves forward. Through this plan, the CRA will be the City's partner in the revitalization of the Downtown through the development of public parking to support the existing businesses and new redevelopment.

Northeast 125<sup>th</sup> Street is also the location of the North Miami Mobility Hub, and the CRA will work with the City, Miami-Dade County, and the private sector on the development of mixed-use transit-oriented-development to enhance the city's regional connectivity.

## Redevelopment Plan Concept

Redevelopment is about realizing potential, establishing a vision, and implementing a plan to achieve success. It is about creating places that people want to be, places people want to stay, and places people want to return to. It is about creating and enhancing the aesthetics and the look and feel of a place, about the activities and opportunities for people to engage with each other in both public and private spaces, and building a community that is open and welcoming.

This plan update authorizes the CRA to move forward with the economic development initiatives, capital projects, and aesthetic enhancements along the key commercial corridors, which are the city's business districts. The plan capitalizes on the creative community infrastructure that exists throughout the city, which serves as an asset to attract additional investment and businesses.

The presence of the creative industries also creates an opportunity to connect to other innovation industries such as technology and targeted enhancements of strategic economic design will position the North Miami CRA as a place that can attract new investment, new businesses and a talented workforce, and provide opportunities to retain and grow existing businesses and residents.

The projects and programs in this plan will contribute to the look and feel of the CRA and improve its position for attracting additional investment.

The plan provides for aesthetic improvements along the corridor, and enhancing the opportunities for people to engage with one another. It supports investment into projects and that improve the infrastructure and livability of the CRA, and CRA will continue to work with the private sector to provide a healthy mix of housing of different types or for all income levels, providing more diversity in the housing stock to retain and attract residents. The CRA is also spearheading a priority project to provide assistance for the rehabilitation of aging buildings.

The CRA will continue to work with the city to provide safe and convenient multimodal transportation, and will also work with the city on the development of the North Miami Mobility Hub at the of Northeast 125<sup>th</sup> Street and the FEC rail corridor. The CRA will further work with the city to provide a component of public parking as part of the downtown redevelopment project to ensure that downtown customers and businesses have sufficient parking and to enhance the feasibility of the city's downtown project.

The CRA will work with the city as it considers amendments to the city's land development regulations to ensure that both entities are working together on redevelopment-friendly land development regulations that enhance and retain the community's character.

The plan authorizes the CRA to issue bonds and/or obtain a commercial loan for the purposes of implementing some of the plan's priority projects. The plan further authorizes the CRA to acquire property to further CRA goals including along NW 7<sup>th</sup> Avenue for the purpose of supporting a catalyst mixed use project, and along NE 6<sup>th</sup> Avenue in support of the area's revitalization.

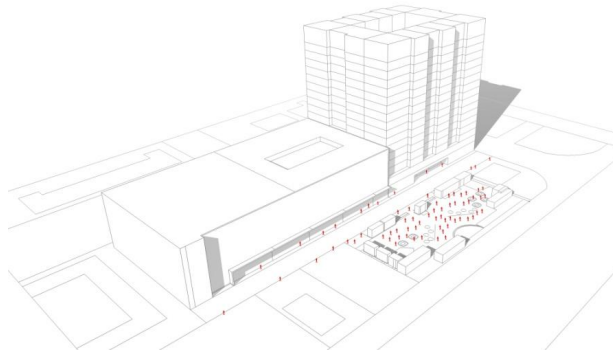
# Redevelopment Program Initiatives

## ECONOMIC DEVELOPMENT

### GOAL #1 – Economic Development

1.A - Create viable commercial districts within the North Miami CRA by encouraging and facilitating sound real estate acquisition, assemblage, development and Public Private Partnerships.

- ☐ NW 7<sup>th</sup> Avenue  
**PRIORITY PROJECT:  
MIXED-USE DEVELOPMENT**
- ☐ West Dixie Highway (Placemaking and Tech)
- ☐ District 3 Concepts
- ☐ NE 125<sup>th</sup> Street (City Center,, Mobility Hub and Five Points)
- ☐ NE 6<sup>th</sup> Avenue
- ☐ Provide funding and support for programs and activities that further Economic Development of Commercial Corridors.
- ☐ Acquisition and Assemblage: Work with the private sector to encourage and facilitate sound real estate acquisition, assemblage, and development.
- ☐ Corridor Access and Aesthetics: Work with the City, Miami-Dade County MPO and FDOT to create strategies for successful access and aesthetics for all corridors.
- ☐ Clean Team/Code/Community Policing: Provide funding and/or staffing for proactive “clean and safe” programs and activities, including pressure cleaning of sidewalks, litter control, graffiti removal, area code enforcement and community policing.





## Redevelopment Program Initiatives

1.B - Work with the City of North Miami to support and recruit “target” commercial, cultural technology and niche light industrial uses/industries and entrepreneurs within the CRA.

- ❑ Identify existing, emerging, and aspirational business clusters within the City of North Miami CRA, including:
  - Restaurants and Entertainment including Craft Breweries
  - Music/Audio-Visual/Broadcast/Film Production
  - Architecture/Interior Design/Antiques
  - Arts/Culture/Arts Education
  - Museum/Gallery
  - Information Technology
  - Event Planning/Production
  - Health Care
- ❑ Provide funding for relocation of new “targeted use” businesses, including incentives for tenant relocation, acquisition, rehabilitation or tenant improvements (buildout) to existing properties.
- ❑ North Miami “Music City”: Capitalize on the CRA and City’s music industry history, infrastructure and activities to position the area as “Music City.”
- ❑ Maintain an inventory of existing assets and appropriate, available real estate for music-related uses including rehearsal, recording, performance, retail, repair, wholesale and education and promote opportunities to artists, promoters, venue operators and entrepreneurs. Integrate the “Music City” concept into other Cultural Arts and Entertainment industry initiatives.



Photo: Music Studios in North Miami.



## Redevelopment Program Initiatives

### 1.C - Support the convergence of Technology and the Cultural Arts as a critical component of Economic Development

- ❑ Create an environment that is conducive to the expansion of performing and visual arts throughout the CRA.
- ❑ Encourage and support activities, social offerings and events that highlight the area's cultural diversity and arts and entertainment assets.
- ❑ Technology: Emerging Trends and Opportunities...
- ❑ Museum of Contemporary Art (MOCA)  
Support MOCA as a cultural and economic asset to the North Miami CRA.



Photo: Liberty Gardens Mural in North Miami CRA

### 1.D - Position North Miami to attract new investment, businesses, and talented workforce and to retain existing businesses and residents.

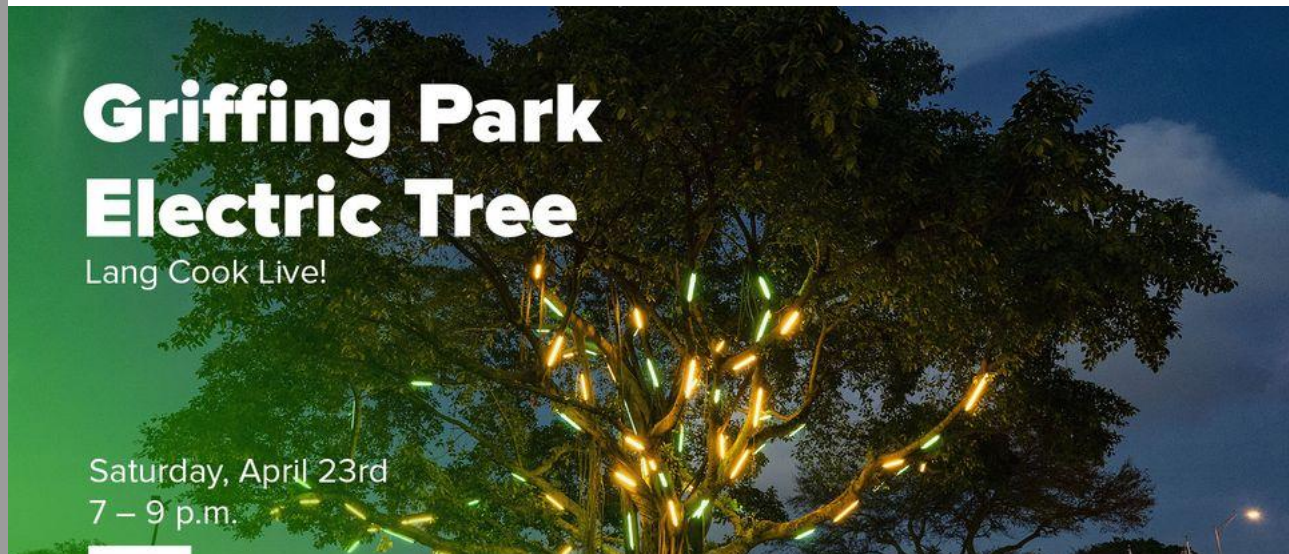
- ❑ **Commercial Rehabilitation/Beautification Grants:** Implement funding programs for rehabilitation and beautification of commercial buildings to help local businesses attract new customers. These grants may be made available to Business Owners and/or Commercial Property Owners.
- ❑ **Merchant Assistance Program:** Fund programs to provide technical assistance/ consulting services to existing business owners for training and minor aesthetic improvements to the interior of a business.
- ❑ **Business Recruitment:** Promote the City of North Miami and its assets to increase area business, including participation in trade shows, broker and developer forums, and other events and activities.
- ❑ **Business Retention and Quality of Life:** Encourage residents and visitors to shop, live, work and play in North Miami through promotional efforts including Image Enhancement, Special Events, Public Outreach Efforts, and Neighborhood engagement.
- ❑ **Other Market Positioning Initiatives:** Provide funding and support for programs and activities that further Marketing and Branding of North Miami and the CRA.



## Redevelopment Program Initiatives

**PUBLIC IMPROVEMENTS & INFRASTRUCTURE****GOAL #2 – Public Improvements & Infrastructure****2.A - Coordinate CRA/City, County, State & federally-funded Public Improvements within City of North Miami commercial areas.**

- ☐ Coordinate roadway, sidewalk, landscaping and infrastructure improvements within the CRA's commercial districts, including:
  - NW 7th Avenue
  - West Dixie Highway
  - NE 125th Street
  - NE 6th Avenue
  - NW 119th Street
  - Biscayne Boulevard
  - Streetscape Improvements in other commercial areas
- ☐ Create and support Open Space/Community Enhancement Projects, including:
  - **PRIORITY PROJECT:**  
**COMMUNITY CENTERS**
  - Art in Public Places
  - Other Enhancement Projects in commercial areas
- ☐ Wayfinding and Gateway Signage: Provide funding and support for Gateway and Wayfinding Signage consistent with North Miami Comprehensive Signage Master Plan.
- ☐ **Other Public Improvement Initiatives Commercial Areas:** Provide funding and support for other programs and activities that further Public Improvement initiatives in Downtown North Miami and along Commercial Corridors.



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## Redevelopment Program Initiatives

2.B - Support Neighborhood Improvement initiatives to reduce slum and blight conditions in residential neighborhoods.

- ❑ **Sidewalk and Swale Improvements:** Provide funding and support for improvement to sidewalks and swale areas within residential neighborhoods within the CRA.
- ❑ **Neighborhood Signage:** Provide funding and support for residential Neighborhood Signage projects consistent with North Miami Comprehensive Signage Master Plan.
- ❑ **Community Policing/Code Enforcement:** Provide funding and support for Community Policing/Code Enforcement within residential neighborhoods within the CRA.
- ❑ **Crime Prevention through Environmental Design (CPTED):** Provide funding and support for programs and activities that encourage safety through CPTED.
- ❑ **Other Public Improvement Initiatives – Neighborhoods:** Provide funding and support for programs and activities that further Public Improvement initiatives in residential neighborhoods.

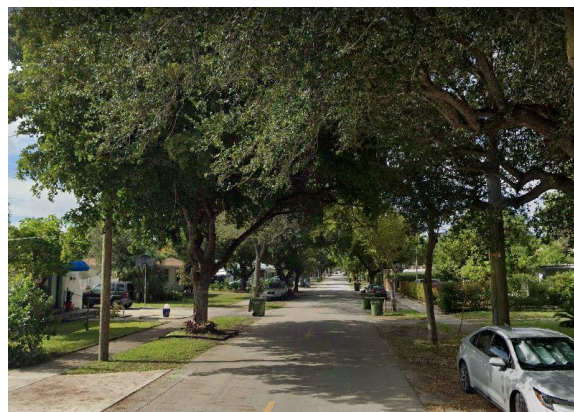
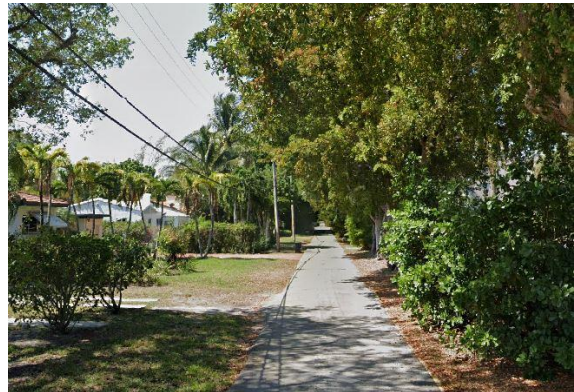


Photo: Residential Neighborhoods in North Miami.

2.C - Continue to focus on aesthetic and quality of life investments in the public realm that enhance the CRA's desirability as a place for residential and business investment.

- ❑ Continue to fund and conduct residential façade improvement projects throughout the CRA residential community.

## Redevelopment Program Initiatives

## HOUSING &amp; RESIDENTIAL LIFE

## GOAL #3 – Housing &amp; Residential Life

3.A - Continue to work with the private sector to create a “Healthy Mix” of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

- ☐ Work with the private sector to create a “Healthy Mix” of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.
- ☐ Private Sector Initiatives: Encourage the private sector to create Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing within the CRA.
- ☐ Incentivize with Increment Revenue, if necessary and when possible.
- ☐ Facilitate use of public funds to private sector development to create Workforce and Affordable Housing through programs that include:
  - Low-Income Housing Tax Credits (LIHTC)
  - State Apartment Incentive Loan program (SAIL)
  - Targeted CRA Infrastructure Grants
  - Other Funds available to private sector
  - Other Private Sector Housing Initiatives
- ☐ Provide support for programs and activities that further private sector development of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

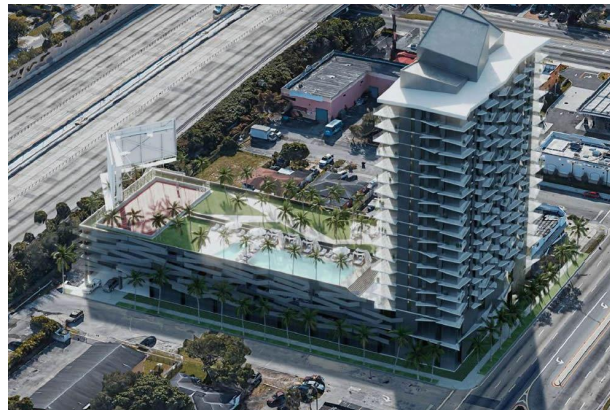


Photo: From top to bottom (Allure, The Gardens, and Emblem) pipeline developments in North Miami CRA.



## Redevelopment Program Initiatives

3.B - Work with the City of North Miami to encourage development and renovation of Affordable, Workforce, and Mixed-Income Housing

☐ **PRIORITY PROJECT:  
MULTIFAMILY REHABILITATION PROGRAM**

- ☐ Provide funding and support for renovation of multifamily buildings.
- ☐ Public Sector Initiatives:
  - Encourage the public sector to create Affordable, Workforce and Mixed Income Housing within the CRA through programs that include:
  - Community Development Block Grant Program (CDBG)
  - Home Investment Partnerships Program (HOME)
  - State Housing Initiative Partnership (SHIP)
  - Neighborhood Stabilization Program (NSP)
  - Other funding available to the public sector
  - Home Beautification Program
- ☐ Provide funding and support for residential housing beautification.
- ☐ Homebuyer Counseling and Subsidies
- ☐ Provide funding and support for Homebuyer Subsidies, including First Time Home Purchases, Single Family Home Rehabilitation, and Affordable Rental Assistance.
- ☐ Provide funding and support for programs and activities that further development and renovation of Affordable, Workforce, and Mixed-Income Housing.



## Redevelopment Program Initiatives

**TRANSPORTATION, TRANSIT, AND PARKING****GOAL #4 – Transportation, Transit, and Parking****4.A - Encourage safe, convenient, efficient and effective motorized and alternative-means transportation and transit systems within the City of North Miami.**

- ☐ **Bicycle-Friendly Initiatives:** Provide funding and support for programs and activities that expand the bicycle network within the City of North Miami and encourage bicycle transportation.
- ☐ Coordinated Advocacy, Grant and Implementation Strategies for Transportation and Transit
- ☐ Support transit and traffic circulation analysis.
- ☐ Provide and support grant funding for transportation projects, Downtown Trolley circulator(s) and other connecting public transit projects.
- ☐ Support further development of the NoMi Express free buses.
- ☐ Explore other transportation and transit initiatives.
- ☐ Provide funding and support for programs and activities that further Redevelopment Goals for transportation and transit.



Photo: Example of Indianapolis Cultural Trail.



## Redevelopment Program Initiatives

4.B - Work with partners to provide enhanced access to regional transit services through the North Miami Mobility Hub.

**PRIORITY PROJECT:  
NORTH MIAMI MOBILITY HUB**

- ☐ Work with transportation agencies and authorities to establish a mobility hub at NE 125<sup>th</sup> Street and the railroad
- ☐ Brand and market position "NOMI Central"

4.C - Create efficient and attractive parking to support retail, restaurant, cultural, office and industrial facilities within the redevelopment area.

**PRIORITY PROJECT:  
DOWNTOWN PUBLIC PARKING**

- ☐ Work with the City and the private sector to identify and create opportunities to build additional public parking for visitors to downtown and to support the downtown businesses.
- ☐ **Public Parking Development:** Support development of public parking facilities, including public/private partnerships to develop projects with public parking components.
- ☐ **Shared Parking Strategies:** Explore programs and activities that encourage shared use of public and private parking facilities.
- ☐ **Other Parking Initiatives:** Provide funding and support for programs and activities that further public and shared parking facilities within the CRA.

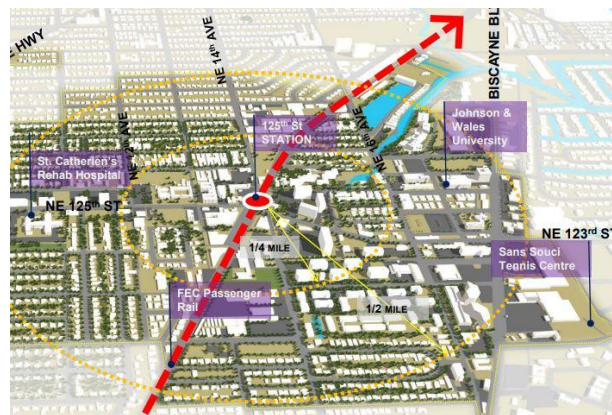


Photo: Top to bottom (Mobility Hub Potential Location Aerial Image, Mobility Hub and TOD Strategic Plan, and Downtown Parking Aerial.

## Redevelopment Program Initiatives

**REDEVELOPMENT SUPPORT & ADMINISTRATION****GOAL #5 – Redevelopment Support & Administration****5.A - Encourage and support sound and redevelopment-friendly Land Use Regulations within the City of North Miami.**

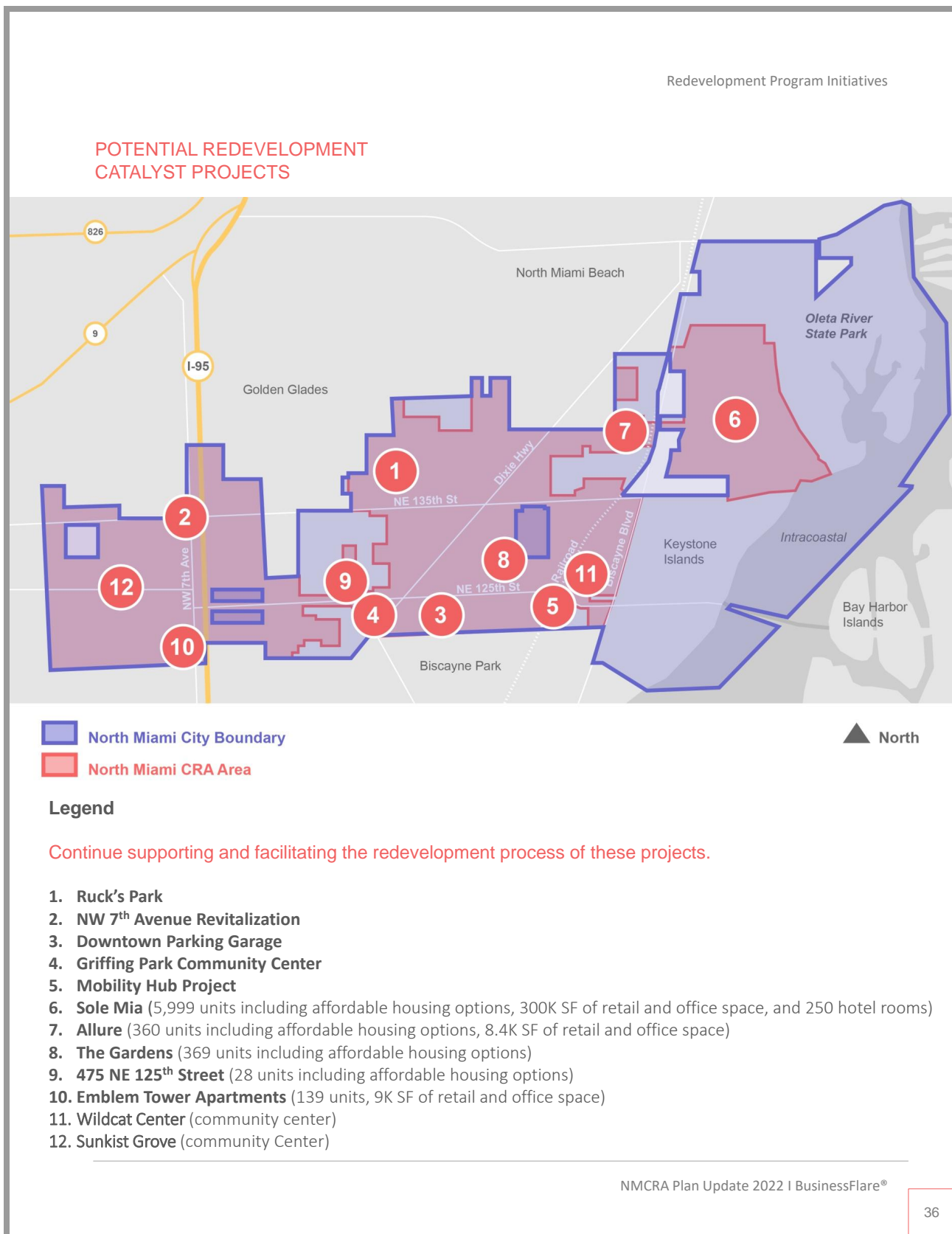
- ☐ Encourage and support Land Uses, Zoning, and Building Codes that encourage future redevelopment, such as Mixed Use and Transit Oriented Development.
- ☐ Identify opportunities to work with the city to provide Density Variances and Bonuses to create higher densities and identify opportunities to streamline the regulatory and development process for projects within the CRA.

**5.B - Use Powers of Borrowing, Land Acquisition & Disposition to further North Miami CRA Redevelopment Goals & Initiatives.****☐ PRIORITY PROJECT:  
NW 7<sup>TH</sup> AVENUE LAND ACQUISITION**

- ☐ **Land Acquisition/Disposition Strategies:** Use CRA Powers of Land Acquisition and Disposition to acquire and dispose of commercial, industrial, and residential properties to further Redevelopment Goals and Initiatives.
- ☐ **Borrowing/Bonding:** Use CRA Powers to Borrow and/or Issue Revenue Bonds to fund projects that support Redevelopment Goals & Initiatives..

**5.C - Provide flexible Economic Incentives and other support to projects that further North Miami CRA Redevelopment Goals & Initiatives.**

- ☐ **Emergency Declarations:** Provide financial assistance to CRA businesses and residents for eligible redevelopment and revitalization related expenses during periods of a declared emergency or disaster in order to prevent the re-emergence of slum or blight conditions, to protect health and welfare, and to minimize negative impacts on the CRA's tax bas.
- ☐ **Infrastructure Improvements:** Provide funding for and create infrastructure to support Redevelopment Goals, Initiatives, and projects.
- ☐ **Impact Fees Offset Incentives:** Provide funding to offset Impact Fees for Targeted Industries.
- ☐ **Direct Participation Incentives:** Provide direct incentives for development of projects to realize other Redevelopment Goals or to increase Increment Revenue.
- ☐ Provide incentives to match other funding for development projects, including:
  - Low-Income Housing Tax Credits (LIHTC)
  - State Apartment Incentive Loan program (SAIL)
  - New Market Tax Credits (NMTC)
  - Other



## Financial Projections

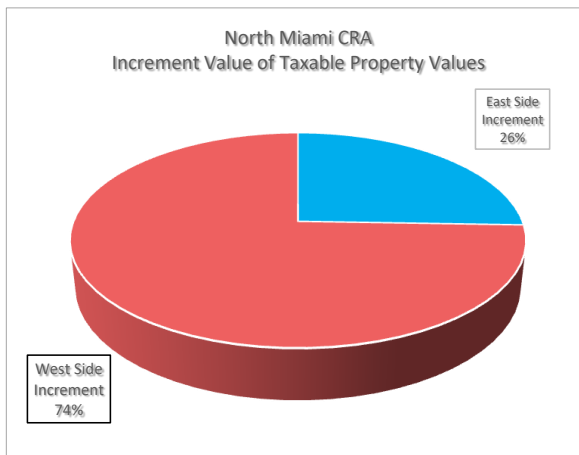
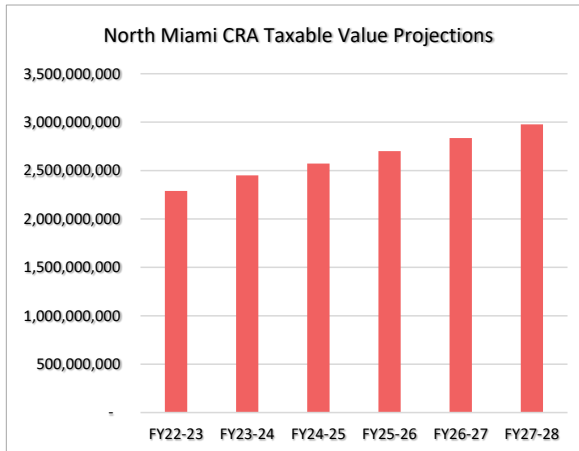
The North Miami CRA receives Tax Increment Revenue pursuant to an Interlocal Agreement between the City of North Miami and Miami-Dade County. Pursuant to the interlocal agreement, the CRA refunds a portion of the increment back to the taxing authorities.

- From the Increment Revenue received from Miami-Dade County, the CRA retains \$1 million, and refunds the balance to the county.
- From the Increment Revenue received by the CRA which is generated in the portion of the CRA located east of Biscayne Boulevard, the CRA refunds forty-five percent (45%) to the city.

West Side Base Value               \$855,698,241  
West Side 2022 Value             \$1,912,170,912  
West Side Increment Value       \$1,056,472,671

East Side Base Value               \$14,736,053  
East Side 2022 Value             \$377,201,138  
East Side Increment Value       \$362,456,085

CRA Total Base Value             \$870,434,294  
CRA Total 2022 Value             \$2,289,372,050  
CRA Total Increment Value       \$1,418,937,756



CONCEPTUAL SIX-YEAR FINANCE PLAN	FY22-23	FY23-24	FY24-25	FY25-26	FY26-27	FY27-28
<b>Revenue</b>	21,674,150	23,945,225	25,710,979	29,043,843	31,799,457	31,426,526
<b>Expenses</b>						
Admin Expenses	1,012,804	1,030,871	1,041,031	1,060,207	1,079,061	708,916
Operating Expenditures	1,440,000	1,382,000	1,413,500	1,459,575	1,494,304	1,480,769
Intergovernmental Transfers	8,904,495	9,864,733	10,514,640	11,592,503	12,724,573	12,660,370
Projects and Programs	2,062,000	1,900,000	1,100,000	1,100,000	1,100,000	1,100,000
Infrastructure and Capital	4,900,000	2,900,000	6,535,055	6,535,055	3,850,000	100,000
<b>Available For Projects</b>	3,354,851	6,867,621	5,106,753	7,296,503	11,551,519	15,376,471

NMCRA Plan Update 2022 | BusinessFlare®

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## Thank you North Miami CRA

### *Authors + Partners*

BUSINESSFLARE® is a unique trademarked approach to economic development that integrates market reality into a local government's strategic plan, annual budget process and day-to-day operations. It is practical methodology we use to identify an effective strategy that efficiently utilizes limited staff resources.

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Kevin@businessflare.net

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North Miami, FL 33161

**NORTH MIAMI**  
COMMUNITY REDEVELOPMENT AGENCY  
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## APPENDIX – LEGAL DESCRIPTION

The City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami (City) which is located at the centerline of NW 17th Avenue approximately 30 feet south of the Opa-Locka Boulevard and NW 17th Avenue intersection. The boundary then proceeds south along the city boundary until it jogs east approximately 220 feet along the rear of the row parcels located directly south of the centerline of 128th Street. It then proceeds south to 127<sup>th</sup> Street. It then turns west approximately 220 feet to the centerline of NW 17th Avenue. It proceeds south along the city boundary to NW 119th Street and travels east along the centerline until it reaches the western limited access Right-of-Way (R/W) line adjacent to Interstate 1-95. The CRA boundary proceeds north until it reaches the centerline of 121st Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Avenue where it then turns right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121 Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet until it reaches the south R/W line of NE 120th Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2nd Avenue. It then turns left and travels north along the west R/W line of NE 2nd Avenue until it reaches the southern R/W line of NE 123rd Street, where it turns left and travels west approximately 830 feet until it reaches the eastern R/W line of NE Miami Place. It then turns right and travels north approximately 175 feet and then turns west along the northern R/W line of NE 123rd Terrace. It then travels north 360 feet to the rear of the parcels directly south of NE 125th Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125th Street approximately 1,260 feet until it reaches the western R/W line of NE 2nd Avenue. It then jogs right approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125th Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121st Street. The CRA boundary travels east along the centerline of NE 121st Street and crosses over the Florida East Coast Railway line (FEC). It continues along the centerline of NE 121st Street until it turns left at the intersection of NE 14<sup>th</sup> Avenue. It travels north along the eastern R/W line of NE 14th Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern R/W line of NE 123rd Street. It then turns right along the southern R/W line of NE 123rd Street and travels easterly until it reaches NE 16th Avenue. It turns right and travels south along the western R/W line of NE 16th Avenue until it reaches NE 121 St. The CRA boundary then turns left along NE 121st Street and travels east until it hits the eastern R/W line of Biscayne Boulevard. The boundary travels north along the eastern R/W line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135th Street. The CRA boundary then turns left and travels west approximately 870 feet until it reaches the FEC. It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a northwesterly direction. It then jogs north along Arch Creek approximately 330 feet to the southern parcel lines of the parcels south of NE 137th Terrace. It then turns left and goes west until it reaches the eastern R/W line of NE 16<sup>th</sup> Avenue. The CRA boundary then travels south along the eastern R/W line of NE 16th Avenue approximately 270 feet. It then turns right and travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16th Avenue and NE 135<sup>th</sup> Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136th Street.



## APPENDIX – LEGAL DESCRIPTION (2)

It then turns right and travels west until it reaches the eastern R/W line of NE 14th Avenue and turns right and goes north until it reaches the southern R/W line of NE 140<sup>th</sup> Street. It then turns right and goes east until reaches the eastern R/W line of NE 16th Avenue where it turns left and travels north until it reaches the southern R/W line of NE 141st Street. It turns right and goes east along the southern R/W line of NE 141 Street until it reaches NE 16th Court. It then travels south along the western R/W line of NE 16th Court until it reaches the southern R/W line of NE 140th Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern R/W line of NE 142nd Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC R/W and the boundary of the City, where it then turns left and follows the FEC R/W and the boundary of the City northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC R/W diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western R/W line of NE 20th Lane and turns right and travels until it reaches the northern R/W line of NE 144th Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18th Avenue. It then turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 12th Avenue. It then turns right and travels north along the centerline of NE 12th Avenue until it reaches NE 149th Street. It then turns left and travels west along NE 149th Street until it reaches NE 11<sup>th</sup> Avenue. It then turns left and travels south along NE 11th Avenue until it reaches NE 147th Street. It then turns right and travels west one block and then turns right and travels north along NE 10th Court until it reaches NE 149th Street. It then turns left and travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It then turns left and travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary then jogs right until it reaches the western R/W line of NE 10th Avenue and jogs left and travels south until it reaches the northern R/W line of NE 143rd Street. It then turns right and travels west until it reaches the eastern R/W line of NE 8th Avenue where it turns right and goes north until it reaches the southern R/W line of NE 145th Street. It then turns left and travels west until it reaches the eastern R/W line of NE 6th Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 4th Avenue. It then turns left travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then turns left and travels east on NE 135th Street until it reaches NE 4th Avenue. It then turns right and travels south on NE 4th Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135th Street until it reaches the western R/W line of NE 5<sup>th</sup> Avenue. It then turns right and travels south until it reaches the northern R/W line of NE 131st Street where it turns right and travels west until it reaches the eastern R/W line of NE 4th Avenue. It then turns left and travels south until it reaches the southern R/W line of NE 129th Street where it turns left and travels east until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4th Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels east approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127th Street where it turns left and travels west until it reaches the eastern R/W line of NE 3rd Avenue. It then turns right and travel north until it reaches NE 131st Street where it turns left and travels west until it comes to Griffin Boulevard. It then turns left and travels south on the western R/W line of Griffin Boulevard approximately 2000 feet to a point that is at the northern parcel line of the parcel directly north of NE 125th Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the row of parcels directly north of NE 125th Street until it reaches NE 2nd Avenue.

### APPENDIX – LEGAL DESCRIPTION (3)

The CRA boundary then jogs right and travels north on NE 2nd Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second row of parcels directly north of NE 125th Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127th Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128th Street. It then turns left and travels west along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. It then turns left and travel west along the centerline of NW 139th Street until it reaches NW 5th Avenue. It then turns right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary turns left at NW 143rd Street and travels west until it reaches NW 7th Avenue. It then turns left and travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It then turns right and travels west along NW 135th Street until it reaches NW 12th Avenue. It then turns right and travels north along the centerline of NW 12th Avenue until it reaches Opa-Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the centerline of NW 17th Avenue along the western boundary line of the City. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue. The CRA boundary excludes those areas that are bordered by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125th Street. The CRA boundary excludes those areas that are bordered by NW 127th Street, NW 2nd Avenue, NW 126th Street, and NW 6th Avenue and twenty-three properties fronting on the south side of NW 126th Street, from NW 2nd Avenue on the east to NW 6th Avenue on the west plus the second property directly south of NW 126th Street and fronting on the west side of NW 5th Avenue. The CRA boundary excludes those areas that are bordered by NW 123rd Street, NW 6th Avenue, NW 124th Street, and NW 2nd Avenue and twenty properties fronting on the north side of NW 124th Street, from and including the second property directly east of NW 6th Avenue on the west to NW 2nd Avenue on the east plus the second property directly north of NW 124th Street and fronting on the west side of NW 5th Avenue. The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers:

06222900700100622290070170062229007019006222900702000622290070210062229007028006222  
90070290062229007030006222900703100622290070320062229007063006222900708100622290080  
55206222900805580622290080559062229055005006222905500600622290550160062229057001006  
222905700700622290570080

A separate CRA boundary starts at the intersection of NE 146th Street and NE 18th Avenue and proceeds east approximately 830 feet and then turns left and travels north approximately 960 feet along the eastern parcel line of the parcels directly east of NE 18th Avenue. It then crosses NE 149th Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 18th Avenue where it turns right and travels north until it reaches the northern parcel line of the parcels directly north of NW 149th Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149th Street until it reaches NW 18th Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146th Street and NE 18th Avenue.

An additional separate CRA Boundary includes the "Munisport" property east of Biscayne Boulevard and adjacent mangrove preserve areas east to the adjacent FIU property on the east and three properties fronting on the north side of NE 151st Street, from Biscayne Boulevard east to and including the property directly east of FIU Stadium Drive.

#### APPENDIX – LEGAL DESCRIPTION (4)

An additional separate CRA Boundary starts at the northwest corner of the parcel that is located north of NE 121st Street facing the easterly R/W of NE 18th Avenue. The boundary proceeds east along the northern parcel line of the parcels directly north of NE 121st Street and turns north along the western parcel line of the parcel west of NE 19th Avenue. The boundary jogs west approximately 65 feet before continuing north along the western parcel line of the parcel west of NE 19th Avenue below NE 123<sup>rd</sup> Street until it reaches the southern R/W line of NE 123rd Street. It then travels east on the southern R/W line of 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east of NE 123rd Street. It then proceeds west to the southern boundary of the R/W of the alley to the north of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 17th Road and turns right on the easterly R/W of NE 18th Avenue to the point of beginning.

Furthermore the CRA boundary shall include the following R/W's as follows:

1. NW 5th Avenue between NW 123rd Street and NW 127th Street
2. NW 4th Avenue between NW 123rd Street and NW 127th Street
3. NE Miami Place between NE 124th Terrace and NE 125th Street
4. NE 1st Avenue between NE 124th Street and NE 125th Street
5. NE 1st Court between NE 124th Street and NE 125th Street
6. NE 2nd Avenue between NE 123rd Street and NE 125th Street
7. NE 2nd Court between NE 119th Street and NE 125th Street
8. NE 124th Terrace between North Miami Avenue and NE Miami Place
9. NE 124th Street between NE Miami Place and NE 2nd Court
10. NE 123rd Street between NE Miami Place and NE 2nd Court
11. NE 122nd Street between NE 2nd Avenue and NE 3rd Court
12. NE 121st Terrace between NE 2nd Avenue and NE 3rd Court
13. NE 127th Street between NE Miami Court and NE 2nd Avenue
14. NE 127th Terrace between North Miami Avenue and NE Miami Court
15. NE 2nd Avenue between NE 125th Street and NE 127th Street
16. NE 1st Court between NE 125th Street and NE 127th Street
17. NE 1st Avenue between NE 125th Street and NE 127th Street
18. NE Miami Place between NE 125th Street and NE 127th Street
19. NE Miami Court between NE 125th Street and NE 127th Terrace
20. NE 134th Street between NE 4th Avenue and NE 5th Avenue
21. NE 132nd Terrace between NE 4th Avenue and NE 5th Avenue
22. NE 132nd Street between NE 4th Avenue and NE 5th Avenue
23. NE 131st Street between NE 3rd Avenue and NE 4th Avenue
24. NE 130th Street between NE 3rd Avenue and NE 4th Avenue
25. NE 129th Street between NE 3rd Avenue and NE 4th Avenue
26. NE 128th Street between NE 3rd Avenue and NE 5th Avenue
27. NE 127th Street between NE 3rd Avenue and NE 5th Avenue
28. NE 4th Avenue between NE 126th Street and NE 135th Street
29. NE 4th Court between NE 132nd Terrace and NE 134th Street
30. NE 7th Court between NE 145th Street and NE 147th Street
31. NE 8th Avenue between NE 145th Street and NE 147th Street
32. NE 145th Street between NE 6th Avenue and NE 10th Avenue
33. NE 144th Street between NE 7th Court and NE 10th Avenue
34. NE 15th Court between NE 136th Street and NE 137th Street
35. NE 136th Street between NE 14th Avenue and NE 15th Avenue
36. NE 137th Street between NE 14th Avenue and NE 15th Avenue
37. NE 138th Street between NE 14th Avenue and NE 15th Avenue
38. NE 139th Street between NE 14th Avenue and NE 15th Avenue
39. NE 13th Avenue between NE 129th Street and NE 135th Street
40. NE 129th Street between NE 12th Avenue and NE 14th Avenue
41. NE 130th Street between NE 12th Avenue and NE 14th Avenue
42. NE 131st Street between NE 12th Avenue and NE 14th Avenue
43. NE 132nd Street between NE 12th Avenue and NE 14th Avenue
44. NE 133rd Street between NE 12th Avenue and NE 14th Avenue
45. NE 134th Street between NE 12th Avenue and NE 14th Avenue

**RESOLUTION NO. 2022 - 019**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPOINTING CORNELIUS SHIVER AS THE EXECUTIVE DIRECTOR OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; APPROVING THE EMPLOYMENT AGREEMENT BETWEEN CORNELIUS SHIVER AND THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE EMPLOYMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE EMPLOYMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Chair and Board Members of the North Miami Community Redevelopment Agency (the “NMCRA”) desire to appoint Cornelius Shiver as the Executive Director of the NMCRA pursuant to Section 2.4 of the Amended and Restated By-Laws of the NMCRA and to enter into an Employment Agreement with Cornelius Shiver in substantially the form attached hereto as Exhibit “A” and by this reference made a part hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:**

**Section 1. Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2. Appointment of Executive Director.** Pursuant to Section 2.4 of the Amended and Restated By-Laws of the NMCRA, Cornelius Shiver is hereby appointed as Executive Director of the NMCRA.

**Section 3. Approval of Employment Agreement.** The Employment Agreement attached hereto as Exhibit “A” is hereby approved together with such non-material changes approved as to form and legality by the NMCRA Attorney.

**Section 4. Execution of Employment Agreement.** The Executive Director is hereby authorized to execute the Employment Agreement.

**Section 5. Implementation of Employment Agreement.** The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Employment Agreement.

**Section 6. Effective Date.** This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the North Miami Community Redevelopment Agency, this 12<sup>th</sup> day of July, 2022.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

\_\_\_\_\_  
PHILIPPE BIEN-AIME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR ENGLISH DUMA LLP LLC  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote:

Chair Philippe Bien-Aime  
Board Member Alix Desulme  
Board Member Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Kassandra Timothe

_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)