



**SPECIAL CRA ADVISORY COMMITTEE MEETING PACKET**  
**MONDAY, SEPTEMBER 26, 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



[www.NorthMiamiCRA.org](http://www.NorthMiamiCRA.org)

## **AGENDA**

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

Special CRA Advisory Committee Meeting

**Monday, September 26, 2022 | 06:30 pm**

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

### **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. THIS ITEM IS SELF-EXPLANATORY AND IS NOT EXPECTED TO REQUIRE ADDITIONAL REVIEW OR DISCUSSION. THIS ITEM WILL BE RECORDED AS INDIVIDUALLY NUMBERED ITEM, ADOPTED UNANIMOUSLY BY THE FOLLOWING MOTION: "...THAT THE CONSENT AGENDA COMPRISED OF TAB A ADOPTED..."

#### **A. APPROVAL OF MINUTES -- July 11, 2022**

Attachment: [CRAAC.MINUTES.7.11.22.pdf](#)

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

#### **Agenda Item 1 -- Resolution to Approve FY22-23 Proposed Budget**

Attachment: [Agenda Item 1.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***

***July 11, 2022  
6:30 P.M.***



The CRA Advisory Committee Meeting of the City of North Miami was held in Council Chambers of City Hall on Monday, July 11, 2022, beginning at 6:30 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***

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

- Operations and Program Manager, Mr. Casneve Oupelle: We have seven. We have a quorum, sir.

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

#### ***A. Approval of Minutes: November 21, 2021***

Correction made to reflect that Chairman McDearmaid recused himself on agenda item #4- Resolution to Approve Rucks Park Redevelopment Project.

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

#### ***Agenda Item #1 – Approval of funding for Kayla at Library Place, LLC***

Chairman McDearmaid had to be recused from this item due to conflict of interest. Agenda item #1 did not meet quorum to vote.

#### ***Agenda Item #2 – Approval of funding for Partners of 645 LLC***

Operations and Programs Manager, Mr. Casneve Oupelle: A Tax Increment Recapture incentive request is presented for your consideration by Partners of 645, LLC. Partners of 645, LLC owns the property located at 643 and 645 NE 125th St. Applicant is requesting \$259,533 in the form of a Tax Increment Recapture grant. It must be noted that the recapture 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 125th St 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 employs about 15 to 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 125th St 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 7,500 square foot, 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 to 45 new office, which will in turn create direct permanent employment jobs in the city. The new building along 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.

- Sebastien Scemla: Good afternoon. Sebastien Scemla, 822 NE 125th St, Suite 100. I'm here and I represent Partners of 645 and I'm here to answer any questions that you may have. The project is, it's the old dance studios located just west of where we're standing right now. It's a building that was built in, I think the late 20s. It was actually two different buildings, one that was built in the 70s, one that was built in the 20s. We purchased a building with a bunch of existing violations, which we are in the process of correcting. The 1970s building is currently being remodeled, as we speak. Fully permitted job. And, once we started to dig deeper into the 645, which is the old dance studio, the older building, we realized that the... it's just a complete dilapidated building. So, we decided it was best to knock that down. And we're putting a brand new three story steel and glass.

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

**Agenda Item #3 – Approval of Disposal of Real Properties Policy**

- Mr. Casneve Oupelle: The North Miami CRA is requesting your review and approval of the new Real Property Disposal Policy. The North Miami Community Redevelopment Agency and MCRA 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 person interested in undertaking to develop the properties in accordance with the redevelopment plan. The North Miami CRA reserves the right and its sole and absolute discretion to 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, 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, accept, or reject any of or all submissions, request resubmissions, and to enter into negotiations with proposers as warranted, negotiate with any of or all proposals in order to obtain terms most beneficial to the North Miami CRA, select one or more proposals to develop, renovate the entire properties or site or award the development rights for the vacant lot to more than one developer, waive irregularities and the responses and determine the nature of any minor irregularities, cancel, and withdraw this policy at any time. This policy will be effective as of July 13th, 2022. Staff recommends approval.

Motion made by Mr. Charles to approve the resolution. Seconded by Chairman McDearmaid. Recommendation made and approved unanimously

**Agenda Item #4 – Resolution to Approve District 4 Projects and Initiatives.**

- Operations and Programs Manager, Mr. Casneve Ouelle: On December 14, 2021, the North Miami CRA Board approved the allocation of \$666,000 towards District 4 Capital Projects and 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 fiscal year 2021/2022 budget amendment. See list below of projects and initiatives. We have a Blink Camera Distribution Program for \$20,000; Community Outreach for \$55,000; Driveway Approach Program for \$125,000; Mom and Pop Small Business Grant Assistance for \$91,000; Restaurant Boot Camp \$75,000; Small Business Enterprise \$50,000; Sprinkler Program \$200,000, and FAM, F.A.M (Food, Art & Music Festival) \$50,000, previously approved at the June 14th CRA Board Meeting, which is a total of \$666,000. Staff recommends approval.

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

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

- Kevin Crowder: But as a way of introduction, the item is an update to the North Miami Community Redevelopment Plan. It's an update to the one that

we did, was completed in 2016. Oh, Kevin Crowder. Business player, 1175 NE 125th St.

So the plan was amended in 2016. It's been six years. It's due for an update of both projects, financial projections, some of the economic data. If you remember, the 2016 update to the plan was also the plan that included the extension of life for the CRA through 2044. So it's, five to seven years is about when we come back to update CRA plans. And so that's what we are here to do. Like I mentioned, the main purpose of this was to update the priority projects, make a few changes. There's some nomenclature changes in there.

We also wanted to clarify the authority of the CRA to be able to react and respond to things like declared disasters, declared emergencies, just given the experience with the pandemic. And the plan already authorized the C... authorized the CRA to respond. We just wanted to create some more clarity in the plan for that as well.

- Chairman McDearmaid: Okay. So you've added priority projects, Kevin, is what you've done?
- Kevin Crowder: We did. And so what I can do is, while we wait on the presentation, I can walk you through the plan very briefly. The plan is organized in, and you'll see there's a Chapter 163 checklist in there. You'll see the maps that Chapter 163 requires to be included.
- Chairman McDearmaid: How long will it take to get the bond done, Kevin?
- Kevin Crowder: Bond, once we move forward, I spoke to our financial advisor, the CRA's financial advisor last week, once we start, it's going to be about a three to a four-month process for funds in hand.

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

**Agenda Item #6- Appointment of new Executive Director, Cornelius Shiver**

- Chairman McDearmaid: A little bit about yourself.
- Executive Director, Cornelius Shiver: Cornelius Shiver. I go by Neil. You call me Cornelius; I owe you money. You read my name from a document. Thank you. I'm glad to be here. I think this decision, the appointment has been made, but I don't think the decision will be final until the Board approves my agreement tomorrow night, and hopefully they would. It's an honor to be

before you. First, a little bit... I passed my resume out, but you don't have to read it. I'll summarize it briefly. And I know time is of essence and I won't hold you up. But, basically, I'm a local guy born and raised, educated in Miami. I've been the assistant director for over four years at the Southeast Overtown/Park West CRA and I was most recently the executive director of the Southeast Overtown/Park West CRA, which I believe at the time was probably one of the most productive CRAs in the country. And to tell you a little bit, let me just step back a little. I think there's nothing more powerful... There's no more powerful community redevelopment to the Community Redevelopment Act. Even though CRAs are authorized the same way, they're all not the same. As you all know, real estate is unique and so all CRAs are unique. So I can sit here and tell you about all the wonderful things I've done in Overtown, but North Miami is not Overtown, okay? Overtown has some great things. Some great history. North Miami has some great things, some great history.

But nevertheless, I'll entertain any questions. I could talk about Community Redevelopment Act. I could talk about redevelopment plans. I'm accustomed to doing TIF Agreements a little different than accustomed. I wanted to ask so many questions in some of the previous items, but I restrained myself because, I'll let you guys do your business. I just look forward to maybe having some workshops with you or to better understand, not your vision, but my understanding on how you... how can I say, be very careful, how do you improve the quality of life of the residents of North Miami, particularly those who you use their demographics, their statistics to create the CRA and some kind of way all the funds are being tilted the other way? I love TIF Agreements.

I wanted to ask a question so badly, like, if you're going to do Community Benefits Agreements, which you must do, is the language mandatory or is it on a good faith? If you don't meet the numbers, are there penalties? My history with developers are, they'll come in and say, "Listen," and we'll have a Community Benefits Agreements, and they'll come in and say, "Listen. Well, we looked in the area and we just couldn't find qualified people." That's crap, but they say that. And so if you don't have strong language, they get away with it. I've actually put penalties in my development agreements. And those guys will come in and say, "I'd just rather pay the penalties before I hire the people in Overtown." and they'll pay the penalties. And so you got to look closely at that. At the end of the day, we do want projects. At the end of the day, we do want projects. We do want to take land that's property exempt and put it on the tax roll.

- Mr. Clark: I would've liked you to elaborate. You gave us some examples, but, I'll take that offline. But you did ask the question is, "What is your vision?" My

vision would be to see more development towards the West side of our community. That would be my vision, to try to get some of it away from the Eastside, Downtown and try to get it more towards the West. And again, to Kevin's plan, we've already started seeing that, especially off of 7th Ave, but that's the side of town that really doesn't get as much attention as it should. So, I just wanted to share that.

- Executive Director, Cornelius Shiver: And before you ask your question, let me tell you something that will be a type, type, a top priority, right? One of the things that's alarming to me, and it should be alarming to you as well, is the County caps your revenues. Once you get at a \$1 million and they cap you and they take the rest of your money. And I know you're not... You're aware of it. And if you're not, you need to be aware of it and how... because right now, and I was just looking at that, and Kevin could probably give you more insight on that, they tried that with my CRA when I was running the CRA. And the Mayor came in with this memo about listen, "Once your revenues reach a certain point, we're going to cap you at that and everything after that, we're going to take back."
- Mr. Charles: How can we hammer these developers so that we have affordable units so that people can have a roof over their head? Something that also will attract people like me who's an educator? You know I'm not making a lot of money.
- Executive Director, Cornelius Shiver: First and foremost, I don't know what the bond projects have been identified when you issue that debt, right? But it's my theory, I mean, remember I'm coming in. Some of this, the train has already left the station on some of these, but I'm going to be... What you're going to get from me is me. Whether we can do it or not, if I can do it, it will be done. Some of the stuff, the train has left the station. So let me talk about the debt real fast. I truly believe, and this is my philosophy, that when you go to the bond market and bring money in today, like we were at 15, \$16 million a year in TIF revenues and we bought in \$60 million. Those \$60 million were for the poor people. When I read the Community Redevelopment Act, it talks about low, moderate, very low, and elderly people. So what happens so much is the scale get tipped to the other side. I truly believe that the Eastside, if it wasn't for a CRA, you will still have development over there, because the market will create that development. And so when you go to the market, I don't know what the projects are, I'm probably getting in trouble, being straightforward with you, but when you go and pledge your future TIF dollars and bring in money today, that money should be for the poor people. That money should be for the real slum and blight. That money should be for the West side, because I'm not saying to neglect the Eastside because where most of your revenue come from.

- Ms. Alfaro: Thank you so much. Very, very nice to meet you. Looking forward to the seminars. I was curious, what is the reason you left Overtown?
- Executive Director, Cornelius Shiver: Well, ooh, that's a good question. There was a different leadership came in. Let me see. I got to be careful about this. Why would one of the most effective best paid executive director leave? Because the previous commissioner was my best friend. We went to high school. We were actually roommates at Florida State. My father passed and I transferred then to University of Miami. I was the best man at his wedding. He worked for the Clinton administration and they gave him the appointment. And once he got the appointment, then he asked me to be his chief of staff. I knew that was political suicide when I did that, but he was my friend, and he was only up there for a year. And I knew the team that was coming in after him. In fact, the team was the team that I had been working with for the whole eight years.

And, even though they said, "We want you to be there to make sure the house didn't get burned down," at the end of the day, I knew, once his one year was up, I had to go. And so it was more of a political than anything. But I knew I was going anyway, because what I wanted to do... And currently, and I'll be honest with you, I'm the senior vice president of development for the Swerdlow Group. That's a developer in Miami. He's doing Block 55. He's done some things here in North Miami. And upon my anticipated approval, I'm withdrawing from that company. And I can be honest and tell you that, if I'm approved, I'm taking a drastic pay cut, but this is what I love doing. So politically the seat got a little hot and you don't have to say once that you don't want me. Wasn't on skills, wasn't on competency. Hey, you sided with that guy, and we don't like that guy. Well, I had to go down with the ship. Did I explain that accurately?

So that's what happened. I mean, that's what happened. But we're good friends, because I don't hold any grudges. I really don't, in the sense that we had accomplished all we could accomplish. You got to go look at Overtown folks. It has transformed. I even implemented something called an anti-gentrification plan, right? I'm from Coconut Grove, the first Black community in Miami. My community is gentrified. I'm from that Goombay side, that Black side, right? My folks are gone. We're hanging in there by a thin, thin margin. And so how I'm from Coconut Grove and my community is dying, and then I work in Overtown and it's going the other way. That's the power of leadership and the Community Redevelopment Agency. So we had accomplished all we could accomplish, in my belief. So it was good for everybody, plus, you guys got me now.

Move to approve the resolution was made by Mr. Charles. Seconded by Mrs. Bronson-Marcellus. 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. Charles. Seconded by Mrs. Bronson Marcellus. Motion made and approved.

**RESOLUTION NO. 2022- 021**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2022-2023 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2022-2023 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2022-2023 BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Interlocal Cooperation Agreement (the “Agreement”) between the North Miami Community Redevelopment Agency (the “NMCRA”), the City of North Miami (the “City”) and Miami-Dade County (the “County”) requires, among other things, the NMCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the “Board”); and

**WHEREAS**, the Agreement also requires that the annual budget for the NMCRA be adopted by the NMCRA and the City prior to review and approval by the Board; and

**WHEREAS**, the proposed NMCRA Fiscal Year 2022-2023 Budget is attached hereto as Exhibit A; and

**WHEREAS**, all the expenses included in the NMCRA Fiscal Year 2022-2023 Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to approve the NMCRA Fiscal Year 2022-2023 Budget.

**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 and Adoption of Budget.** The NMCRA Fiscal Year 2022-2023 Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the NMCRA Fiscal Year 2021-2022 Budget shall be appropriated as set forth in NMCRA Fiscal Year 2022-2023 Budget and according to established guidelines and in accordance with applicable law.

**Section 3. Transmittal of Budget.** The Executive Director is hereby authorized to

transmit the Fiscal Year 2022-2023 Budget to the City and the County for review and approval thereby.

**Section 4. Authority of Executive Director.** The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2022-2023 Budget with the City and the County.

**Section 5. 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 27<sup>th</sup> day of September, 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)

**EXHIBIT A**  
**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**  
**FY 2022-23**  
**(FY22-23 BEGINS OCTOBER 1, 2022)**

	<b>FY21-22</b>	<b>FY22-23</b>
	<b>YTD</b>	<b>Proposed</b>
<b>REVENUES</b>	<b>Budget</b>	<b>Budget</b>
City Tax Increment Revenue	7,939,428	9,870,193
County Tax Increment Revenue	4,939,962	6,110,822
Carryover from prior year (cash & equiv.)	4,358,477	6,461,453
Interest Earnings	26,000	26,000
Misc. Revenue	4,500	126,099
<b>(A) REVENUE TOTAL</b>	<b>17,268,367</b>	<b>22,594,567</b>
<b>EXPENDITURES</b>		
<b>Administrative Expenditures:</b>		
Accounting & Audits	18,451	18,451
Advertising & Notices	4,000	4,000
Local Travel	500	500
Other Admin. Expenses	863,600	763,600
County Admin Fee 1.5%	74,099	91,662
<b>(B) Subtotal Adm. Exp</b>	<b>960,650</b>	<b>878,213</b>
<b>Operating Expenditures:</b>		
Employee Salary & Fringe	500,000	750,000
Occupancy	100,000	130,000
Printing & Binding	10,000	20,000
Marketing/Promotional Events/Positioning	270,000	295,000
Out of Town Travel	7,000	10,000
Conferences & Meetings	7,000	10,000
Other Oper. Expenses		
Legal Services/Court Costs	150,000	150,000
Professional Services	214,800	400,000
Public Safety Officers		
Emergency Commercial Grants		
Emergency Rental Assistance		
Clean Team/Ambassadors		
City Reqs - ERP/Trolleys	2,133,320	367,546
County TIF Refund	3,939,962	5,110,822
City TIF Refund	922,348	1,140,434
<b>CAPITAL PROJECTS - Grants &amp; Other</b>		
Commercial Incentives Program	900,000	1,500,000
Carryover Budgeted Grants	651,056	1,241,595
Eat Healthy Pilot/Local Farmers Prog.	100,000	100,000
License Plate Readers/Comm. Policing		
Art in Public Places	200,000	411,000
Housing Initiatives	816,743	2,237,484
Carryover Budgeted Grants/Housing	1,136,850	1,033,101
Public Safety Equipment	12,000	-
<b>CAPITAL PROJECTS - Infrastructure</b>		
Capital Maintenance	100,000	400,000
Capital/Infrastructure Grants	4,096,638	6,409,372
Carryover Funds for Budgeted Proj.		
<b>(C) Subtotal Oper. Expenses</b>	<b>16,267,717</b>	<b>21,716,354</b>
<b>(D) Reserve/Contingency</b>		
<b>EXPENDITURE TOTAL (B+C+D)</b>	<b>17,228,367</b>	<b>22,594,567</b>
	<b>FY21-22</b>	<b>FY22-23</b>
<b>CAPITAL PROJECTS</b>	<b>YTD</b>	<b>YTD</b>
Pioneer Boulevard Renovation	100,000	200,000
Neighborhood Gateway Signs	50,000	
Capital Project Management/Maintenance		
NW 7th Avenue Project Initiatives	666,000	
NW 7th Avenue Corridor Initiatives		100,000
125th, W. Dixie, NE 6th Ave Corridors Initiative		300,000
Downtown Parking Garage Initiative		100,000
Draining Flood Mitigation		
Infrastructure Grants	3,000,638	5,429,372
Griffin Center	130,000	130,000
NoMI Red Garden		
Carryover Funds Budgeted Proj.	200,000	150,000
<b>Total Project Dollars:</b>	<b>4,146,638</b>	<b>6,409,372</b>
<b>YEAR END CARRY-OVER</b>	<b>6,461,453</b>	<b>-</b>



# FY22-23 Proposed Budget Presentation

## Agenda Item 1

9/27/22

1



### Tax Increment Revenue Payments

	<b>Amended (FY 21-22)</b>	<b>(FY 22-23)</b>
TIF City Contribution	\$ 7,939,428	\$ 9,870,193
TIF County Contribution	\$ 4,939,962	\$ 6,110,822
Carryover	\$ 4,358,477	\$ 6,461,453
Projected Interest on Investments	\$ 26,000	\$ 26,000
Misc. Revenue	\$ 4,500	\$ 126,500
<b>Total Revenues:</b>	<b>\$ 17,268,367</b>	<b>\$ 22,594,567</b>

\*NET City Contribution after refund of 45% of East side (\$1,140,434)      **\$ 8,729,759**  
 \*\*NET County Contribution after refund of West & East Sides (\$5,110,822)      **\$ 1,000,000**



## Proposed Expenditures

	<b>Amended (FY 21-22)</b>	<b>(FY 22-23)</b>
Total Administrative Expenses:	\$ 960,650	\$ 878,213
Total Operating Expenses:	\$ 3,392,120	\$ 2,132,546
Total Refund to Taxing Authorities	\$ 4,862,310	\$ 6,251,256
Capital Improvement	\$ 8,053,287	\$ 13,332,552
<b>TOTAL BUDGET</b>	<b>\$ 17,268,367</b>	<b>\$ 22,594,567</b>

Administrative Costs	4%
Operating Costs	9%
Refund to Taxing Authorities	28%
Capital Costs	59%

### **Contributions to the City of North Miami**

FY22-23 NMCRA Refund to the City	45% TIF of Solé Miami	\$ 1,140,434
60% Funding of ERP		\$ 155,386
Trolley Acquisition		\$ 212,160

4



### **2022-23 Initiatives**

- Continue with assisting small businesses through Commercial Grants Program.
- Continue funding the Single-family and Multi-family Rehabilitation Program.
- Continue Infrastructure grant contributions to mixed use affordable and workforce housing developments.
- Finalize renovations at Pioneer Blvd phases 2 and 3.
- Fund 7<sup>th</sup> Ave, Commercial Corridor/Streetscape Initiative.
- Fund NW 125<sup>th</sup> Street Commercial Corridor/Streetscape Initiative.
- Fund N.E. 6<sup>th</sup> Ave Commercial Corridor/Streetscape Initiative.
- Fund West Dixie Commercial Corridor/Streetscape Initiative.
- Fund Downtown Parking Garage initiative per Interlocal Cooperating Agreement.
- Implement home building initiative for NMCRA First-Time Homebuyers Program.
- Implement a Construction Workers' Training Program.



# BUDGET NARRATIVE

## Fiscal Year 2022-23



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

## BOARD OF COMMISSIONERS

Commissioner Philippe Bien-Aime	Board Chairperson
Commissioner Alix Desulme, Ed.D.	Board Member
Commissioner Mary Estimé-Irv	Board Member
Commissioner Kassandra Timothe, MPA	Board Member
Commissioner Scott Galvin	Board Member

## ADVISORY COMMITTEE

Michael McDearmaid	Committee Chairperson
Ashaki Bronson-Marcellus	Committee Member
Blanco Cobo	Committee Member
Brenda Alfaro	Committee Member
Clifford Williams	Committee Member
Edwidge Clark	Committee Member
Kenneth Each	Committee Member
Marysol Medina	Committee Member
Naomi Blemur	Committee Member
Pierre Charles	Committee Member

## EXECUTIVE STAFF

Cornelius Shiver, Esq.	Executive Director
Steven W. Zelkowitz, Esq.	Board Attorney
Vanessa Joseph, Esq.	Board Secretary



North Miami Community Redevelopment  
Agency  
**OUR HISTORY**

On July 13, 2004, the Board of County Commissioners (BCC) adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency "NMCRA". On June 7, 2005, the BCC adopted Ordinance R-610-05 establishing, among other terms and conditions, the NMCRA Trust Fund, providing for the appropriation of County Funding at the rate of 95% of the County's portion of Tax Increment Funds for a period up to 30 years. On February 17, 2017, an Interlocal Cooperation Agreement ("Second Amendment") between Miami-Dade County (County), the City of North Miami (City) and NMCRA was executed requiring NMCRA to



refund certain amounts of the County's Tax Increment Financing payment contributed by the County in excess of One Million Dollars. In otherwords, any remaining tax increment revenues from the County in the NMCRA Trust Fund in excess of One Million Dollars, after the NMCRA paid any refunds back to the County, would be remitted back to the County.

Since the implementation of the above-described County tax increment revenue cap, the NMCRA has refunded \$14,144,743 back to the County. Under this current proposed FY 2022-2023 Budget, the tax increment revenue cap refund due to the County is \$5,110,822, which would yield, since inception, a total cap refund back to the County in the amount of \$19,255,565.



## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2022-23 PROJECTED REVENUE

Total revenue in FY2022-23 for the NMCRA will total \$22,594,567. The sources of revenue for FY2022-23 include tax increment revenue payments from the City of North Miami in the amount of \$9,870,193 and Miami-Dade County in the amount of \$6,110,822 in addition to an estimated carryover from FY2021-22 of \$6,461,453 from planned projects, \$26,000 from interest on investments and pursuant to an Interlocal agreement, \$126,099 representing one half of an overpayment due from the City.

### **Tax Increment Revenue Payments**

	(FY 21-22)	(FY 22-23)
TIF City Contribution	\$ 7,939,428	\$ 9,870,193
TIF County Contribution	\$ 4,939,962	\$ 6,110,822
Carryover	\$ 4,358,477	\$ 6,461,453
Projected Interest on	\$ 26,000	\$ 26,000
Misc. Revenue	\$ 4,500	\$ 126,099
<b>Total Revenues:</b>	<b>\$ 17,268,367</b>	<b>\$ 22,594,567</b>

### **NMCRA FY2022-23 PROJECTS AND PROGRAMS INITIATIVES**

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2022-23:

- Continue with assisting small businesses through Commercial Grants Program.
- Continue funding the Single-family and Multi-family Rehabilitation Program.
- Continue Infrastructure grant contributions to mixed use affordable and workforce housing developments.
- Finalize renovations at Pioneer Blvd phases 2 and 3.
- Fund 7<sup>th</sup> Ave, Commercial Corridor/Streetscape Initiative.
- Fund NW 125<sup>th</sup> Street Commercial Corridor/Streetscape Initiative.
- Fund N.E. 6<sup>th</sup> Ave Commercial Corridor/Streetscape Initiative.
- Fund West Dixie Commercial Corridor/Streetscape Initiative.
- Fund Downtown Parking Garage initiative per Interlocal Cooperating Agreement.
- Implement home building initiative for NMCRA First-Time Homebuyers Program.
- Implement a Construction Workers' Training Program.

### ADMINISTRATIVE EXPENDITURES NARRATIVE

#### **1. Annual Audit \$18,451**

The CRA will hire an independent auditor for its annual audit, required by state statutes.

#### **2. Advertising and Notices \$4,000**

Legal notices and advertisements for CRA Board, CRA Advisory Committee, Annual Report, special meetings, workshops, and public information.

#### **3. Local Travel \$500**

#### **4. Other Administrative Expenses (\$763,600)**

- a) **Administrative Support \$600,000:** As per the 2005 Interlocal Cooperation Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. Funds to be used to receive support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$16,600:** Overhead expenses include operating supplies, bank fees, postage, professional organization membership dues, subscription to publications, communication services and, education program. Specifically this amount includes professional memberships and fees for Florida Redevelopment Agency, Florida Department of Economic Affairs and publications for Miami Herald, South Florida Business Journal and Daily Business Review.
- c) **City Administrative Staff Salaries & Fringes \$122,000**
- d) **Office Utilities/Maintenance \$11,000**
- e) **Insurance \$14,000**

#### **5. County Administrative Charge \$91,662**

Required County Fee at 1.5% of County's tax increment contribution.

**Total Administrative Expenses including salary/fringe \$878,213**

## **OPERATING EXPENDITURES**

### **1. Employee Salary and Fringe (\$750,000)**

Operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing and capital projects. The NMCRA seeks to hire new personnel to carry out the missions of the NMCRA. Those duties will be consolidated within the NMCRA staff duties and operations to include:

- 1 Executive Director
- 1 Programs Director
- 1 Project Director
- 1 In-house Legal Counsel
- 1 Housing Development Specialist
- 1 Public Relations/Marketing Administrator
- 1 Street Sweeper

### **2. Occupancy \$130,000:** Costs associated with renting NMCRA office space.

### **3. Printing and Publishing \$20,000**

Costs associated with producing agendas / annual reports and other documents required by the NMCRA Board, and the NMCRA Advisory Committee. Also included are developer recruitment packages, welcome packages including annual public information, collateral materials, posters and banners other documents needed to provide economic overview of the City & NMCRA.

### **4. Marketing & Promotional Events \$295,000**

Through promotional activities, the NMCRA will promote its initiatives and activities to new businesses and developers interested in doing business and applying for existing programs and incentives. Specifically relating to the Downtown Redevelopment Initiative to inform the NoMi community, developers and general public, through mailers, ads to name a few. Additionally, MOCA Pop-Ups will replace Jazz at MOCA enhancements previously funded by the NMCRA.

### **5. Out of Town Travel \$10,000**

Costs associated to presentations and meetings related to Capital Investment Projects, and attendance of conferences to market CRA projects.

**6. Conferences & Meetings \$10,000**

Costs associated with the registration and possibly virtual attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff, and Board. Additional conferences include the Public Private-Partnership and the Florida Redevelopment Association Annual Conference (FRA).

**7. Legal Services Costs \$150,000**

Outside (non-city) legal assistance for development agreements/legal issues and attendance at CRA Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the NMCRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the NMCRA. "Legal services" shall include draft and review of contracts and agreements, and the rendering of legal opinions as requested by the NMCRA or members of its governing board.

**8. Professional Services \$400,000**

Costs associated with consultants for redevelopment, bond issuance consultants and financial advisors.

**9. NoMi Trolleys \$212,160**

Final funding for purchase, operating and maintenance of NMCRA Trolley to match City's trolley upgrades. Following Goal # 10 of the NMCRA Amended Plan to support and provide for safe, convenient and efficient transportation for the community within the CRA.

**10. Enterprise Resource Planning (ERP) Upgrade \$155,386**

Fund partial upgrade to the City's ERP system to allow for more effective and efficient rapport with residents, businesses and developers. The NMCRA covers 60% of the city area and access to data within such a large footprint requires more updated technology. This will facilitate reporting of CRA activities to the public with more efficient access to data.

**11. Refund to Miami-Dade County for West and East Portions \$5,110,822**

As per the Second and Third Interlocal Cooperation Agreement, NMCRA is required to refund any and all TIF revenues in excess of \$1 million.

**12. Refund to City of North Miami for East Side Portion \$1,140,434**

As per the December 6, 2016 Interlocal Agreement, NMCRA will reimburse City of North Miami 45% Tax Increment Revenue for the east side of the area.

Additionally, the NMCRA is expecting a refund of \$252,198 of overpayment for Sole Mia revenues for FY18-19, FY19-20, & FY20-21 which will be deducted over the next two (2) years of TIF revenue.

<b>Operating Subtotal:</b>	<b>\$2,132,546</b>
<b>Total Refund due to City/County</b>	<b>\$6,251,256</b>
<b><u>Total Operating:</u></b>	<b><u>\$8,383,802</u></b>

#### **CAPITAL AND INFRASTRUCTURE PROJECTS EXPENDITURES**

##### **1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$3,252,596**

- \$1,241,596 previously awarded commercial grants but not completed by fiscal year end.
- \$1,500,000 in grants to assist businesses survive post impact of the COVID-19 global pandemic and to fund new grants; Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement, the CRA will assist properties to enhance their visibility, attract new business and new development. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. Every project must be approved by the NMCRA, and is subject to fund availability.
- \$100,000 Eat Healthy Pilot Farmers Market Program for NoMi Residents to grow and sale vegetables, providing healthy and affordable food alternatives the community and creating opportunities for entrepreneurship. Similar to Dania Beach CRA PATCH Program (People's Access to Community Horticulture). Stalled due to the COVID-19 global pandemic.
- \$411,000 Arts In Public Places: This multi-year initiative will span across the CRA area. Funds to be used for murals, street pole banners, and various initiatives. Future areas are along West Dixie Highway and the Arts & Entertainment District.

##### **b) Capital Grants Projects – Housing Initiatives \$3,270,585**

- \$1,033,101 carried over from Residential Rehabilitation and NoMi Lofts Project.
- \$1,487,484 of new funds to be used for single-family rehabilitation and multi-family rehabilitation.
- \$ 750,000 of new funds to be used toward establishing an affordable home building initiative with allocations for soft costs including complete construction documents, site preparation costs and permitting fees and funding a first time Homebuyers qualification program.

**Capital Projects – Infrastructure:**

**13. Capital Maintenance \$400,000:** Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs and supplies.

**14. Capital/ Infrastructure Grants**

a. **Renovation of Pioneer Boulevard \$300,000:** Phase 2 of the NMCRA capital project accomplished. Funds will be used for pedestrian walkway along the Boulevard, and street furniture to turn into a passive park area for residents.

**COMPLETED PROJECTS: PIONEER BLVD.**

Phase 1 – Renovation at Pioneer Blvd

- Repaired Fountain and arches
- New Book Benches & Trash Receptacles



- b. **Neighborhood Gateway Signs \$50,000**
- c. **Griffin Community Center Design \$130,000**
- d. **N.W. 7th Avenue Commercial Corridor Initiatives \$100,000**
- e. **125th, Commercial Corridor Initiatives \$100,000**
- f. **West Dixie, Commercial Corridor Initiatives \$100,000**
- g. **NE 6th Avenue Corridors Initiative \$100,000**
- h. **Downtown Parking Garage Initiative \$100,000**
- i. **Board approved Infrastructure Grants FY 22-23 payments \$5,429,372:** Funding multi-year projects for affordable and workforce affordable housing.

	(FY21-22)	(FY22-23)
<b>Total Administrative Expenses:</b>	\$ 960,650	\$ 878,213
<b>Total Operating Expenses:</b>	\$ 3,392,120	\$ 2,132,546
<b>Total Refund to Taxing Authorities</b>	<b>\$ 4,862,310</b>	<b>\$ 6,251,256</b>
<b><u>Capital Improvement</u></b>	<b>\$ 8,053,287</b>	<b>\$ 13,332,552</b>
<b>TOTAL BUDGET</b>	<b>\$ 17,268,367</b>	<b>\$ 22,594,567</b>

