



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

BOARD PACKET

TUESDAY, SEPTEMBER 27, 2022 | 05:30 PM

Board Members:

Philippe Bien-Aime, Chairman
Alix Desulme, Ed.D., Board Member
Mary Estimé-Irvin, Board Member
Scott Galvin, Board Member
Kassandra Timothe, Board Member

Executive Staff

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

North Miami CRA
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www.NorthMiamiCRA.org



www.NorthMiamiCRA.org

AGENDA

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

Tuesday, September 27, 2022 | 05:30 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. THSI 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 -- September 13, 2022

Attachment: [Summary Minutes 9.13.22.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. Board
Summary Minutes*

*September 13, 2022
5:30 P.M.*



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

The CRA Board Meeting of the City of North Miami was held in Council Chambers of City of North Miami Hall on Tuesday, September 13, 2022, beginning at 5:34 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

Board Member Galvin	Here
Board Member Timothe	Here at 5:35pm
Board Member Desulme	Here at 5:36
Board Member Estime-Irvin	Here
Chairman Bien-Aime	Here

- CRA Secretary Joseph: Chairman, you now have a quorum to proceed.

II. CONSENT AGENDA

A. Approval of Minutes: July 12, 2022

Motion to approve the Consent Agenda was made by Board Member Estime-Irvin. Second by Board Member Galvin. Motion made and approved by a 4 – 0 vote.

III. ITEMS FOR REVIEW AND/OR ACTION

Agenda Item #1 – Resolution to Approve The Fiscal Year 2021-2022 Amended Budget

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2021-2022 AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2021-2022 AMENDED 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 2021-2022 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

- Executive Director Shiver : Thank you Mister Chairman and fellow council members, Neil Shiver Executive Director of the North Miami CRA. On Agenda Item 1, the CRA seeks to amend the fiscal year 2021-2022 budget. And in that amendment, there are only two changes from the budget that we are changing. I have presented a budget presentation on Agenda Item 1. I did want to do a PowerPoint presentation, but I don't see it up. But the only things that changed in fiscal year 21/22, we approved an item for infrastructure for \$3,666,638. We will amend that of which we are taking 666,000.00 and allocate it to the Northwest Seventh Avenue project initiative, which leaves \$3,000,638 left. That's the only amendment that we are seeking under item one. Okay. I did want to do a very short presentation on item one and I'll be very fast if somebody can queue it up for me.

Before we move to Agenda Item 2, I did want to give some acknowledgement of the successes Mister Chairman, as the board made in the previous fiscal year. This chart demonstrates seven projects, mixed use developments that during the previous fiscal year, this board approved. If you can look at the chart it would tell you that this board approved seven projects with infrastructure grants awarded of \$39,000,821 with a total TIF grants of \$19,000,243. But more importantly with total units approved in the previous fiscal year of 1,112 units. That was what this board under its leadership accomplished in the last fiscal year. If we can turn the page. I won't spend much time on this page, but these are some of the other accomplishments that I put in the record of what a well managed and good leadership does.

If we can switch to the last page, this is the page I think is most important to be recognized by this board for its work in the previous fiscal year. Pursuant to the third amendment, to the Interlocal Cooperation Agreement, the CRA was tasked when ordered to get the extension of 2044, the CRA was to increase its assess value of the taxable real estate property by at least 40%. As of last year, by my calculation, the taxable assessed value increase was 64%. Our consultant thinks it was closer to 92%, but in both cases, we have exceeded the expectations. So as of this date, as of now, this CRA is entitled

to finalize in the extension of 2044. And hopefully, general counsel, we will at least get that information over to the county. And so that's my presentation on Agenda Item number 1.

For the record these are the amendments that I have been doing all my briefings on. We knew immediately, like the day after we had made the transmission, that there was a few errors, thanks to the previous executive director. She pointed a few out, they were minor errors. So this exhibit, this amendment is exact same amendment that I have been briefing each one of you all. And so that's nothing new to you all. We just want to correct some minor errors that was transmitted in the initial submission.

- Board member Glavin In the overall total revenue, the budget we've got to work with for this year's CRA is just short of 5 million. Am I accurate in remembering that?
- Executive Director Shiver: Now if you're talking about the current budget or the upcoming fiscal year budget? That'll be in Agenda Item number 2, we haven't addressed that yet. What we are proving right now is we're making some, as we customarily do, once this board approve a agenda, then we come back at the end of the fiscal year and make some minor adjustments on things that we discussed.
- Board member Galvin: Understood.

Motion made by Board Member Galvin to approve Agenda Item 1. The motion was seconded by Board Member Timothe. Motion carries and approved by a 5 – 0 vote.

Agenda Item #2 – Resolution to Approving The Fiscal Year 2022-2023 Budget

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.

Motion made by Board Member Estimé-Irvin to defer Agenda Item 2 to September 27th. The motion was seconded by Board Member Galvin. Motion carries and approved by 5-0 vote.

Summary

Agenda items 2, 3, 4 and 5 were deferred to be discussed at a later meeting date.

V. CRA ATTORNEY REPORT

- *None*

VI. CRA EXECUTIVE DIRECTOR REPORT

- *None*

VII. PUBLIC COMMENTS

- *None*

VIII. OLD BUSINESS

- *None*

IX. NEW BUSINESS

- *None*

X. ADJOURNMENT

- Motion to adjourn made by Board Member Estimé-Irvin., seconded by Vice-Mayor Desulme. Motion carries with 5-0 vote. The time is 6:25 PM.

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 27th 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)

	FY21-22	FY22-23
	YTD	Proposed
REVENUES	Budget	Budget
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
(A) REVENUE TOTAL	17,268,367	22,594,567
EXPENDITURES		
Administrative Expenditures:		
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) Subtotal Admin. Exp	960,650	878,213
Operating Expenditures:		
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
CAPITAL PROJECTS - Grants & Other		
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	-
CAPITAL PROJECTS - Infrastructure		
Capital Maintenance	100,000	400,000
Capital/Infrastructure Grants	4,096,638	6,409,372
Carryover Funds for Budgeted Proj.		
(C) Subtotal Oper. Expenses	16,267,717	21,716,354
(D) Reserve/Contingency		
EXPENDITURE TOTAL (B+C+D)	17,228,367	22,594,567
	FY21-22	FY22-23
CAPITAL PROJECTS	YTD	YTD
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
Total Project Dollars:	4,146,638	6,409,372
YEAR END CARRY-OVER	6,461,453	-



FY22-23 Proposed Budget Presentation

Agenda Item 1

9/27/22

1



Tax Increment Revenue Payments

	Amended (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 Investments	\$ 26,000	\$ 26,000
Misc. Revenue	\$ 4,500	\$ 126,500
Total Revenues:	\$ 17,268,367	\$ 22,594,567
*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

	Amended (FY 21-22)	(FY 22-23)
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
TOTAL BUDGET	\$ 17,268,367	\$ 22,594,567

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		\$ <u>212,160</u>
		\$ 1,507,980



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 7th Ave, Commercial Corridor/Streetscape Initiative.
- Fund NW 125th Street Commercial Corridor/Streetscape Initiative.
- Fund N.E. 6th 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-Irvin	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
Total Revenues:	\$ 17,268,367	\$ 22,594,567

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 7th Ave, Commercial Corridor/Streetscape Initiative.
- Fund NW 125th Street Commercial Corridor/Streetscape Initiative.
- Fund N.E. 6th 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.

<u>Total Administrative Expenses including salary/fringe</u>	<u>\$878,213</u>
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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.

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

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)
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
TOTAL BUDGET	\$ 17,268,367	\$ 22,594,567

