

The Art of Enterprise



Series 14

2019 Newsletter

NoMi Economic Development

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

City Council Approves Units for Mixed Use Development



Rendering of the mixed-use development located at 950 NE 124 Street.

On March 12, 2019, the North Miami City Council approved the allocation of 175 bonus residential units and 31,053 square feet of retail and office space for a proposed mixed-use development project located at 950 NE 124 Street on a 1.95 acre property.

The proposed development includes three buildings; a 7-story, 96-unit mixed income senior apartment building with retail space on the ground floor; a 3-story 38-unit mixed income senior apartment building with office and event space on the ground floor; and a 6-story, 41-unit mixed income senior apartment building above a parking garage with 220 parking spaces.

According to analysis from IMPLAN, this development is estimated to result in an economic impact of more than \$58 million dollars, 99 direct and indirect full time jobs equating to approximately \$6.1 million dollars in direct and indirect wages and benefits annually. When evaluating the economic impacts of any project, it is critical to look at the effect on the larger economy. For example, with the influx of new residents and workers in the area from this proposed project, area businesses in downtown North Miami will see a boost in customers, increasing revenues and potential jobs for residents in the area. Moreover, this could result in additional businesses relocating to North Miami to be closer to a customer base. Adding new residential sales taxes will improve the retail stock in the neighborhood.

From a fiscal perspective, this mixed-use development will result in \$890,000 in annual ad valorem tax revenue, including approximately \$295,246 flowing directly to the City of North Miami General Fund.

Studies indicate that a vibrant and healthy downtown includes a diverse mix of people and incomes living in the community. This proposed senior housing, classified as workforce housing (up to 140% of the median income) would be an important component to creating a diverse and dynamic downtown North Miami.

The next step in the approval process for the project requires site plan review and approval from the Development Review Committee followed by a vote at a regularly scheduled City Council meeting.

University of Miami to Build State of the Art Healthcare

Facility at Solé Mia



Photo of the existing Lennar Foundation Medical Center in Coral Gables that the new facility in North Miami will be modeled after according to University of Miami President Julio Frenk.

The University of Miami Health System, UHealth, announced in late February 2019 that they will be opening a world-class medical center at Solé Mia in North Miami.

The UHealth facility will be 225,000 square feet with an additional 100,000 square feet available for future expansion. The facility will feature academic medicine in areas such as cancer treatments, eye care, cardiology, neurology, urology, orthopedics, and much more.

This facility will create hundreds of high-paying jobs in the City of North Miami and draw patients from all over South Florida for treatment and services delivering a substantial economic impact for the city of North Miami. As the project develops, more details will be announced.

[To read the full press release on this development click here.](#)

City Partners with Miami Bayside Foundation to Support Local Entrepreneurs



28 local entrepreneurs and small business owners graduated from the MBF program

For the first time in its history, the Miami Bayside Foundation's Small Business Training Program was held outside of the City of Miami, and North Miami was the chosen host. The Miami Bayside Foundation (MBF) is a nonprofit organization designed to advance economic development in Miami through the support of minority businesses and education.

MBF's Small Business Training Program is a high quality program that provides its participants with essential tools and skills to grow their companies. The North Miami training program was the MBF's tenth Small Business Training, and was held twice a week for five weeks at the Sunkist Grove Community Center at 12500 NW 13 Avenue.

The MBF Small Business Training Program graduated 28 participants, including 8 business owners in North Miami. The City of North Miami plans to continue its partnership with MBF to offer additional Small Business Training Programs in the city limits. In addition to its Training programs, MBF offers scholarships, grants, and favorable small business loans.



Local entrepreneurs participate in the Small Business Training Program

To learn more about the MBF and its various programs and resources, please visit www.miamibaysidefoundation.org or call (305) 379-7070.

Changes to Grant Program to allow greater flexibility for Business Owners

On March 26, 2019, the North Miami City Council unanimously approved an adjustment to the Green Rehabilitation Grant Program to allow direct payment to contractors and vendors.



High Electric Bill?

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

Previously, business owners could only be reimbursed for expenditures made on energy efficient improvements, but due to lack of liquid equity and the nature of business operations, many business owners did not have the upfront cash needed for some of the improvements their businesses needed to become more energy efficient and sustainable.

To help combat this problem, the City's Green Rehab Grant program will now pay contractors and vendors directly instead of requiring a reimbursement request from business owners. To qualify for this new guideline, business owners must submit a letter of hardship and provide 3 acceptable bids for their proposed project.

North Miami business owners who are interested in participating in the program may contact the Economic Development Manager, Sam Blatt, at sblatt@northmiamifl.gov or (305) 893-6511 ext. 19006.

[Click here to learn more](#)



Doing Business with North Miami

RESIDENTS, BUSINESS OWNERS, & ASPIRING ENTREPRENEURS ARE INVITED!

Wednesday, April 24, 2019

6:00 - 8:00 p.m.



NOMI BAR AND GRILL
738 NE 125 Street,
North Miami, FL 33161

Join City staff as they discuss the ins and outs of doing business with the City of North Miami.

Discussion Topics Include:

- How to open a business in the City
- Contracting with the City
- Building permits, liens, and violations
- Grants and other resources available



Future workshop to be held at Pinecrest Bakery!

Light dinner and refreshments provided.
For more information, call the North Miami Community Planning and Development Department at 305-895-9825 or email cpd@northmiamifl.gov.

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City of North Miami, 776 NE 125 Street, North Miami, FL 33161

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