

# **North Miami Community Redevelopment Agency (CRA)**

## **Miami-Dade County CRA Workshop Presentation**

Tony E. Crapp, Sr., Executive Director



# North Miami Community Redevelopment Agency (CRA)

- The CRA is a public agency that was fully established in June 2005 by the City of North Miami and Miami-Dade County.
- The CRA is charged with the responsibility of eliminating conditions of blight that exist within the designated boundaries of the City and helping to improve the quality of life by revitalizing the City's physical, economic, educational and social resources. The designated CRA district comprises approximately 60% of the City.
- Through annual contributions of tax increment revenue by the City and County the CRA funds diverse redevelopment projects, programs and activities that are consistent with the approved Redevelopment Plan.



# Principal Redevelopment Goals

- To eliminate the conditions of blight that exist in the redevelopment area.
- To implement the redevelopment program in a manner that balances residential, commercial, environmental, recreational, economic, and aesthetic elements.
- To develop affordable housing for low and moderate income persons and families.
- To phase out obsolete structures, land use conflicts and non-conforming land uses while enhancing the residential, commercial and civic land uses.



# Principal Redevelopment Goals

- To create a viable central business place for retail trade, finance, real estate, services, civic and cultural activities and tourism.
- To provide for safe, convenient, effective and efficient motorized and alternative means transportation systems that are intricately related to the proposed land use patterns and improves the level of mobility of the areas within the CRA boundaries.
- To encourage diversified commercial and light industrial land uses that will provide for a more constant level of employment activity.



# Principal Redevelopment Goals

- To increase the quantity and enhance the quality of commercial, industrial and housing development adding substantially to the tax base of Miami-Dade County, the City of North Miami and the Redevelopment Area.
- To coordinate CRA and City capital improvement programs and activities within the Redevelopment Area in implementing the approved Redevelopment Plan.
- To assist in coordinating the effort to improve the quality of the educational experience and facilities for the expanded school-aged population of the CRA district.



## **Significant Accomplishments through September 30, 2010**

- The CRA has assisted a total of seven (7) first time homebuyers in realizing their dream of homeownership by providing home purchase subsidy loans in the total amount of \$350,000.
- The CRA has completed the rehabilitation of the first home by providing funding assistance in the amount of \$50,000 through the single-family home rehabilitation loan program with the expectation that other homes will be completed subject to the availability of funds.
- The CRA has provided funding for Home Mortgage Foreclosure Prevention Loans to nine (9) homeowners in an amount totaling \$29,937.

# Significant Accomplishments through September 30, 2010

- The continuation of the Commercial Corridor Improvement Program was funded in the FY 2009-10 budget in the amount of \$334,392. This funding continued to support (1) a full-time, three-person Clean Team responsible for pressure cleaning of sidewalks, litter control, graffiti removal and other pro-active clean-up activities within the CRA district; and (2) a full-time, dedicated Code Enforcement Officer for an Enhanced Code Enforcement Program within the CRA boundaries with an emphasis on the commercial corridors. In 2005-06 the CRA funded the purchase and installation of 53 modern, colorful trash containers throughout the NE 125th Street, West Dixie Highway, and NW 7th Avenue commercial corridors. The staffing for the Commercial Corridor Improvement Program has been funded by the CRA since FY 2006-07.

# Significant Accomplishments through September 30, 2010

- Improvements to the facades of commercial buildings help local businesses attract new customers and can have a significant impact on the marketability of the surrounding area, while reducing the incidence of slum and/or blighting conditions in the CRA boundaries. In order to enhance the City's commercial corridors, the North Miami CRA is providing grants up to 100% to rehabilitate and beautify commercial buildings. There are two complementary programs to serve different but equally important groups - the property owners as well as business owners/tenants. To date the CRA has approved some 51 Commercial Grant projects for a total of \$1,462,721. This is comprised of nine (9) Commercial Rehabilitation Grants in the amount of \$929,885 and forty-two (42) Commercial Beautification Grants in the amount of \$532,836.

# Significant Accomplishments through September 30, 2010

- The CRA has allocated funding in the amount of \$1,750,000 in support of the planned expansion of the Museum of Contemporary Art (MOCA).
- In March 2009 the CRA and City of North Miami entered into a long-term lease agreement with Miami-Dade County for three parcels of land owned by the CRA to be used by the County for the construction of the Miami-Dade Fire Rescue North Miami Station Number 18. This fire rescue station will enhance public safety and welfare and will be located at N.E. 138th Street and N.E. 5th Avenue and is being constructed at an approximate cost of \$3,350,000.
- The CRA has provided \$1,950,000 in funding for the construction of swale improvements in the Sunkist Grove neighborhood.



## **Significant Accomplishments through September 30, 2010**

- The CRA supported the City of North Miami's successful effort in November 2006 to amend its Charter to remove height and density limitations from the charter and to have height and density governed by the City comprehensive development plan, prepare a new Comprehensive Development Master Plan (CDMP), and to rewrite its Land Development Regulations (i.e. Zoning Code).
- In December 2006 Miami-Dade County approved the CRA's request for authorization to enter into a line-of-credit in an amount not to exceed \$10.7 million to support an affordable housing development project.

# Significant Accomplishments through September 30, 2010

- Entered into a Strategic Alliance Memorandum (SAM) in partnership with the U.S. Small Business Administration and the City of North Miami since December 2007. Through this agreement the SBA, City and CRA will work together in the spirit of cooperation and open communications with the primary goal of meeting the needs of the small business community.
- The CRA supported the City's request for inclusion of the approximately 193-acre Biscayne Landing master planned development in the Miami-Dade County State-designated Enterprise Zone. The request was approved by the County Commission on September 2, 2008 and by the State of Florida on November 13, 2008 with an effective date as of September 1, 2008. The amended Enterprise Zone designation is effective until December 31, 2015.



## **Significant Accomplishments through September 30, 2010**

- The CRA in partnership with the City of North Miami has prepared, approved and submitted to the County proposed amendments to the adopted Redevelopment Plan to (1) modify the Affordable Housing Policy, and (2) add an element to the plan to support the implementation of community policing innovations. The proposed amendments were reviewed and approved by the County TIF Committee on August 4, 2008 and approved pursuant to a public hearing before the Board of County Commissioners on October 21, 2008.

## CRA Funded Projects (as of September 2010)

### Legend

#### Affordable Housing Projects

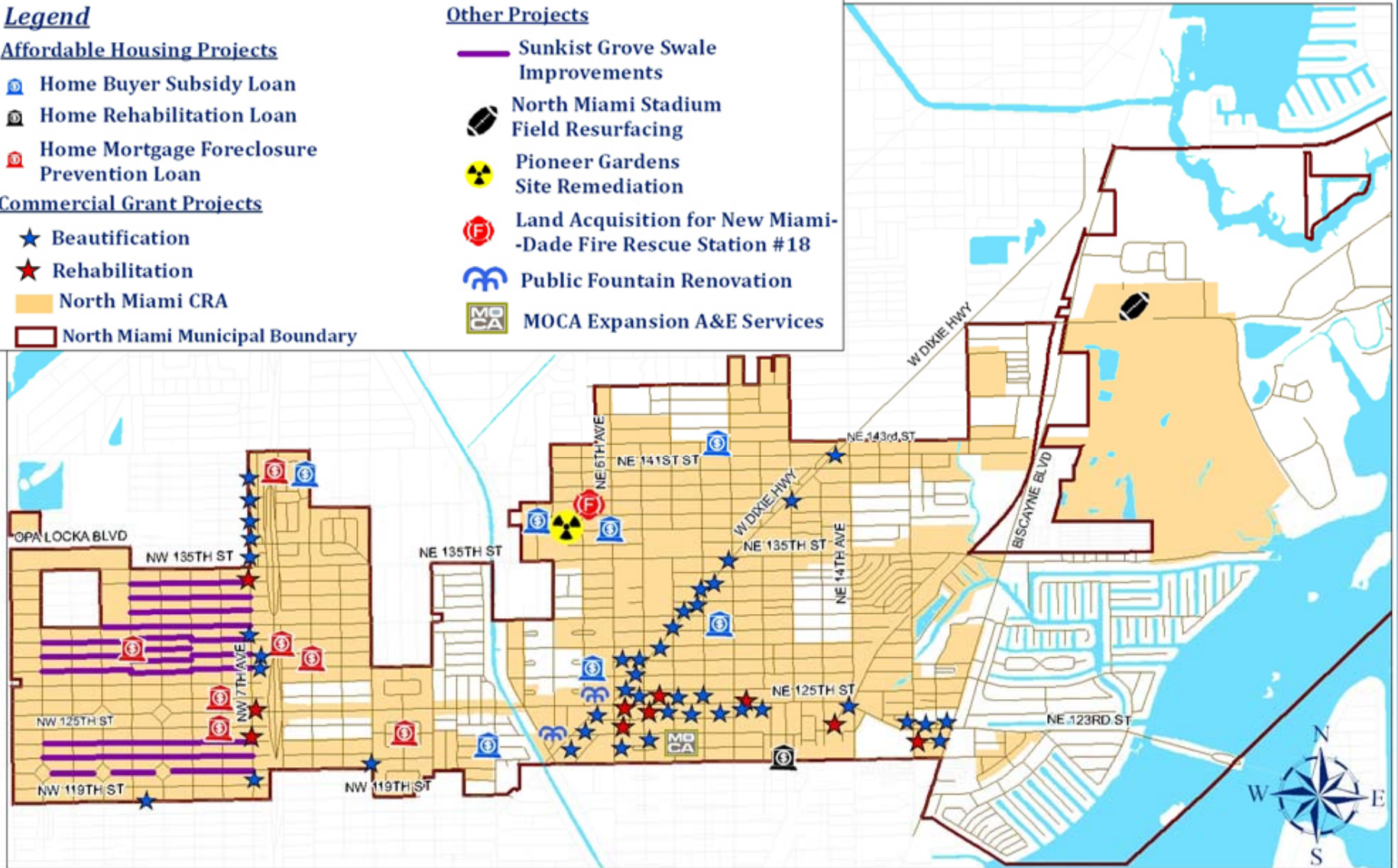
-  Home Buyer Subsidy Loan
-  Home Rehabilitation Loan
-  Home Mortgage Foreclosure Prevention Loan

#### Commercial Grant Projects

-  Beautification
-  Rehabilitation
-  North Miami CRA
-  North Miami Municipal Boundary

#### Other Projects

-  Sunkist Grove Swale Improvements
-  North Miami Stadium Field Resurfacing
-  Pioneer Gardens Site Remediation
-  Land Acquisition for New Miami-Dade Fire Rescue Station #18
-  Public Fountain Renovation
-  MOCA Expansion A&E Services



# City and County Annual TIF Payments into the CRA Trust Fund

See the attached Table

	<b>Base Year Taxable Property Value (2004)</b>	<b>FY 2005-06</b>	<b>FY 2006 -07</b>	<b>FY 2007-08</b>	<b>FY 2008-09</b>	<b>FY 2009-10</b>	<b>FY 2010-11</b>	<b>TOTAL</b>
(1) City of North Miami (CNM)	1,917,218,123	2,282,812,349	2,789,812,593	3,235,295,527	3,257,864,149	2,823,674,799	2,236,444,714	
(2) CNM CRA Area TV	869,122,633	1,050,153,621	1,375,439,542	1,602,661,496	1,662,825,105	1,486,624,201	1,154,614,042	
	879,399,850 (r) – per City							
<b>(3) CNM CRA Area TV Increment</b>		181,030,988	506,316,909	723,261,646	783,425,255	607,224,351	275,214,192	
(4) CNM Property Tax Millage Rate		8.5	8.3	6.7943	6.9195	7.339	8.1955	
(5) CNM TIF Revenue Payment @95%		\$1,461,825	\$3,992,309	4,668,354	5,149,865	4,233,599	<b>1,415,143</b>	<b>\$20,921,095</b>
(6) Miami-Dade County (MDC) CRA Area TV	869,122,633	1,050,153,621	1,366,163,674	1,586,871,505	1,649,963,952	1,473,859,324	1,142,472,688	
	870,434,294 (r) – per County							
<b>(7) MDC CRA Area TV Increment</b>		181,030,988	497,041,041	716,437,211	779,529,658	603,425,030	272,038,394	
(8) MDC Property Tax Millage Rate		5.835	5.615	4.5796	4.8379	4.8379	5.4275	
(9) MDC Gross TIF Revenue Payment w/o Refund @95%		1,003,500	2,651,341	3,142,882	3,420,768	2,529,231	<b>1,068,309</b>	<b>\$13,816,031</b>
(10) Total City and MDC Gross TIF Payments @95% (5+9)		\$2,465,325	\$6,643,650	\$7,811,236	8,570,633	6,762,830	<b>2,483,452</b>	<b>\$34,737,126</b>
(17) TIF Revenue Refunded to MDC		\$781,468	\$2,437,680	2,783,266	2,282,066	1,642,155	<b>675,482</b>	<b>\$10,602,117</b>
<b>(18) MDC Net TIF Revenue Payment after Refund</b>		\$222,032	\$213,661	\$359,616	\$1,138,702	\$887,076	<b>\$392,827</b>	<b>\$3,213,914</b>
<b>(19) Total City and Net MDC TIF Revenue Payments</b>		\$1,683,857	\$4,205,970	\$5,027,970	\$6,288,567	\$5,120,675	<b>\$1,807,970</b>	<b>\$24,135,009</b>