

# MEMORANDUM

Agenda Item No. 14(A)(7)

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**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** October 17, 2023

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving the amended Fiscal Year 2021-2022 budget and fiscal year 2022-2023 budget for the North Miami Community Redevelopment Agency and the North Miami Community Redevelopment Area totaling \$17,991,792.00 and \$21,514,983.00, respectively

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The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.



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Geri Bonzon-Keenan  
County Attorney

GBK/gh

MDC001

# Memorandum



**Date:** October 17, 2023

**To:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** North Miami Community Redevelopment Agency's Amended FY 2021-2022 and FY 2022-23 Budgets for the North Miami Community Redevelopment Area

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## **Executive Summary**

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies, and any amendments to the budgets. This item seeks approval of the Agency's amended fiscal year (FY) 2021-22 (\$17,991,792) and fiscal year (FY) 2022-23 (\$21,514,983.00) budgets, respectively, for the Agency and the North Miami Community Redevelopment Area (redevelopment area).

## **Recommendation**

It is recommended that the Board adopt the attached resolution approving the Agency's amended FY 2021-2022 and FY 2022-23 budgets for the redevelopment area in the amount of \$17,991,792 and for \$21,514,983.00, respectively. The Board must approve the Agency's budget prior to the Agency expending any funds, as required by the interlocal. Additionally, section 163.387, Florida Statutes, which was amended after the execution of the interlocal, requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budget or amended budget.

## **Scope**

The area lies within County Commission Districts 2 and 4, represented by Commissioner Marlene Bastien and Commissioner Mickey Steinberg, respectively.

## **Fiscal Impact / Funding Source**

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in section 163.387, Florida Statutes. The County's TIF payment into the Agency's trust fund for FY 2021-22 is \$4,939,962 and the Agency provides a refund to the County for any portion of TIF above \$1 million for a net County contribution of \$1,000,000. For FY 2021-22, the Agency provided a refund to the County for the properties west of Biscayne Boulevard of \$3,939,962 for a net County contribution of \$1.000 million, which is the maximum net County contribution. The City's TIF payment into the trust fund is \$7,939,428. The Agency provided a refund to the City of \$922,348 for a net City contribution of \$7,017,080.

For FY 2022-23, the County's TIF revenue payment into the Agency's trust fund is \$6,110,822 and the Agency provided a refund to the County for the properties west of Biscayne Boulevard of \$5,110,822 for a net County contribution of \$1.000 million. The City's TIF revenue payment into the trust fund for FY 2022-23 is \$9,736,246. The Agency provided a refund to the City of \$1,124,938 for a net City contribution of \$8,611,308.

The County and the City will continue to make annual payments to the Agency through 2044, when the Agency and the redevelopment area will sunset.

MDC002

**Delegation of Authority**

This item does not delegate any authority to the County Mayor or County Mayor's designee.

**Track Record / Monitor**

This item does not provide for contracting with any specific entity. It approves the Agency's amended FY 2021-22 budget of \$17,991,792) and FY 2022-23 budget of \$21,514,983.00, as detailed in Exhibits A and B to the resolution.

**Background**

On July 13, 2004, the Board adopted Resolution No. R-837-04, which approved the finding of necessity for the creation of the Agency. On June 7, 2005, the Board adopted Resolution No. R-610-05 approving the redevelopment plan (plan) and interlocal. The Board approved the funding of the plan through the enactment of Ordinance No. 05-109 on June 7, 2005, which created the Agency's trust fund. The interlocal among the County, City and Agency requires, among other things, that the Agency shall refund the County's TIF payment for the redevelopment area west of Biscayne Boulevard and that the Agency shall submit for County approval an annual budget for the implementation of the plan prior to expending any funds. On December 6, 2016, the Board adopted Resolution R-1132-16 approving an amendment to the plan and second amendment to the interlocal which extended the life of the Agency until 2044 and required a refund to the County of revenues over \$1 million and required a refund to the City, among other things. On October 3, 2017, the Board adopted Resolution No. R-882-17, amending the interlocal to remove the section requiring the Agency to submit an amended redevelopment plan.

**FY 2021-22 Amended Budget**

On April 11, 2023, the Agency adopted Resolution No. 2023-010, which approved the Agency's second amended FY 2021-22 budget of \$17,991,792 for the area. On April 25, 2023, the City approved the budget through Resolution No. 2023-R-68. Both resolutions are attached to this memorandum and are incorporated herein by reference (Exhibit A). The Agency communicated to the County that some line-item re-programming was necessary, due to supply-chain interruptions and delays experienced. As a result, this caused an increase in the overall budget from \$17,268,367 to \$17,991,792 for FY 2021-22. The amended budget includes \$4,939,962 in revenue sources of County TIF, \$7,939,428 in City TIF, carryover funds of \$5,072,398, interest earnings of \$34,939 and \$5,065 in miscellaneous revenue.

Administrative expenditures, excluding the 1.5 percent County Administrative charge (\$74,099), total \$615,042, and include direct support from County staff (\$572,266), annual audit (\$18,451), other administrative expenses (\$20,161), advertising and notices (\$2,956), and local travel (\$1,208). Administrative expenses represent 3.42 percent of the total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge.

Operating expenditures total \$7,484,184 and include:

- \$3,939,962 Refund to the County pursuant to the interlocal
- \$987,607 Nomi Trolley and Enterprise Resource planning upgrade
- \$922,348 Refund to the City for the area east of Biscayne Boulevard
- \$679,383 Employee salary & fringes
- \$331,767 Marketing & promotional events
- \$325,127 Professional services
- \$136,538 Legal services
- \$126,519 Occupancy

- \$20,120 Out-of-town travel
- \$7,813 Printing & publishing
- \$7,000 Conferences & meetings

Capital and Infrastructure Expenses total \$4,304,652 and include:

- Commercial grants total \$707,637:
  - \$510,563 Business grants for Covid-19 impacts
  - \$195,255 Art in Public Places
  - \$1,819 Public safety equipment
- Housing initiatives total \$666,938
  - \$353,767 Single family & multi-family home rehabilitation
  - \$313,171 NoMi Loft Project
- Infrastructure grants total \$2,928,077

#### FY 2022-23 Budget

The Agency's FY 2022-23 budget totaling \$21,514,983 was approved by the Agency on February 23, 2023 (Resolution No. 2023-004) and by the City on February 23, 2023 (Resolution No. 2023-R-29. Copies of the Agency's and City's resolutions are attached to this memorandum and incorporated herein by reference (Exhibit B). The budget includes \$6,110,823 in revenue sources of County TIF, \$9,736,246 in City TIF, carryover funds of \$5,515,815, interest earnings of \$26,000 and \$126,099 in miscellaneous revenue.

Administrative expenditures, excluding the 1.5 percent County Administrative charge (\$91,662), total \$786,551, and include direct support from County staff (\$600,000), administrative staff salaries & fringes (\$122,000), annual audit (\$18,451), other administrative expenses (\$16,600), insurance (\$14,000), office utilities/maintenance (\$11,000), advertising and notices (\$4,000), and local travel (\$500). Administrative expenses represent 3.65 percent of the total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge.

Operating expenditures total \$8,557,207 and include:

- \$5,110,823 Refund to the County pursuant to the interlocal
- \$1,124,938 Refund to the City for the area east of Biscayne Boulevard
- \$750,000 Operating personnel costs for the Agency
- \$400,000 Professional services
- \$212,160 for the NoMi Trolleys
- \$250,000 FreeBee
- \$233,900 Marketing & promotional events
- \$150,000 Legal services provided by an outside firm
- \$155,386 Partial upgrade to the City's enterprise resource planning software
- \$130,000 Office space
- \$20,000 Printing and binding
- \$10,000 Out-of-town travel
- \$10,000 Conferences & meetings

Capital & Infrastructure Project Expenditures total \$5,770,191 and include:

- \$1,595,495 Housing initiatives
- \$1,500,000 Commercial Incentives program
- \$1,241,595 Carryover for budgeted grants
- \$1,033,101 Carryover budgeted housing
- \$300,000 Art in Public Places
- \$100,000 Eat Healthy Pilot/Local farmers

Capital Infrastructure Grants total \$6,159,372 and include:

- Capital projects including:
  - Infrastructure grants (\$5,079,372)
  - 125<sup>th</sup>, W. Dixie, NE 6<sup>th</sup> Corridors Initiative (\$300,000)
  - Pioneer Boulevard Renovation (\$200,000)
  - Budgeted carryover funding (\$150,000)
  - Griffin Community Center (\$130,000)
  - NW 7<sup>th</sup> Avenue Corridor Initiatives (\$100,000)
  - Library Tot Lot Improvements (\$100,000)
  - Downtown Parking Garage Initiative (\$100,000)
- Capital maintenance (\$150,000)

All expenditures are detailed in Exhibits A & B, attachments to the resolution.




Carladenise Edwards  
Chief Administrative Officer



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** October 17, 2023

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 14(A)(7)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 14(A)(7)  
10-17-23

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING THE AMENDED FISCAL YEAR 2021-2022 BUDGET AND FISCAL YEAR 2022-2023 BUDGET FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AND THE NORTH MIAMI COMMUNITY REDEVELOPMENT AREA TOTALING \$17,991,792.00 AND \$21,514,983.00, RESPECTIVELY

**WHEREAS**, the Interlocal Cooperation Agreement (“interlocal”) between Miami-Dade County, Florida (the “County”), the City of North Miami (“City”), and the North Miami Community Redevelopment Agency (the “Agency”) and section 163.387, Florida Statutes, require that the Agency transmit its adopted annual budget to this Board for approval; and

**WHEREAS**, the Agency and its counsel have determined that all expenditures associated with the attached budgets are allowable under the redevelopment plan, the interlocal and chapter 163, part III, Florida Statutes; and

**WHEREAS**, this Board desires to approve the Agency’s amended annual budget for Fiscal Year 2021-22 and the Agency’s annual budget for Fiscal Year 2022-23 for the North Miami Community Redevelopment Area, totaling \$17, 991,792.00; and \$21,514,983,.00, respectively; and

**WHEREAS**, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The matters contained in the foregoing recitals and the memorandum are incorporated in this resolution by reference.

**Section 2.** This Board approves the amended Fiscal Year 2021-22 budget and Fiscal Year 2022-23 budget for the North Miami Community Redevelopment Agency and the North Miami Community Redevelopment Area in the total amounts of \$17,991,792.00 and \$21,514,983.00, respectively, which are attached hereto as Exhibits “A” and “B” and incorporated herein by reference.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	



The Chairperson thereupon declared this resolution duly passed and adopted this 17<sup>th</sup> day of October, 2023. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Shannon D. Summerset-Williams



## Council Report

To: Honorable Mayor and City Council

From: Rasha Cameau, MBA, FRA-RP, City Manager

Date: April 25, 2023

RE: **RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (“NMCRA”) FISCAL YEAR 2021-2022 SECOND AMENDED BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE NMCRA FISCAL YEAR 2021-2022 SECOND AMENDED BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE NMCRA FISCAL YEAR 2021-2022 SECOND AMENDED BUDGET WITH MIAMI-DADE COUNTY; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**CRA AREA**

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### **EXECUTIVE SUMMARY**

The purpose of this item is to request that Mayor and City Council approve the North Miami Community Redevelopment Agency (NMCRA) Fiscal Year 2021-2022 Second Amended budget. In addition, Staff is requesting the authorization of the City Manager to transmit the NMCRA Fiscal Year 2021-2022 Second Amended Budget to Miami-Dade County and take all actions necessary to complete the approval process for the NMCRA Fiscal Year 2021-2022 Second Amended Budget with Miami-Dade County.

### **RECOMMENDATION**

Staff recommends the Mayor and Council approve the resolution.

### **BACKGROUND**

The NMCRA Board approved the Fiscal Year 2021-2022. This resolution is to adjust the expenditures and the carry-over for Fiscal Year 2022-2023.

### **ATTACHMENT(s)**

Proposed Resolution

NMCRA Board Resolution

FY 21-22 Budget Narrative

RESOLUTION NO. 2023-R-68

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (“NMCRA”) FISCAL YEAR 2021-2022 SECOND AMENDED BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE NMCRA FISCAL YEAR 2021-2022 SECOND AMENDED BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE NMCRA FISCAL YEAR 2021-2022 SECOND AMENDED BUDGET WITH MIAMI-DADE COUNTY; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

WHEREAS, the Interlocal Cooperation 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 City and County for review and approval by the City Council and Board of County Commissioners (the “BCC”), respectively; and

WHEREAS, the NMCRA Fiscal Year 2021-2022 Budget was previously approved by the NMCRA and the City; and

WHEREAS, the NMCRA desires to amend the NMCRA Fiscal Year 2021-2022 Budget in certain respects; and

WHEREAS, the Second Amended Fiscal Year 2021-2022 Budget for the NMCRA is attached hereto as Exhibit “A” (the “NMCRA Fiscal Year 2021-2022 Amended Budget”); and

WHEREAS, the NMCRA previously approved the NMCRA Fiscal Year 2021-2022 Amended Budget; and

WHEREAS, on September 28, 2022, the Mayor and City Council adopted Resolution No. 2022-R-148 approving the NMCRA 2021-2022 Fiscal Year Amended Budget; and

WHEREAS, the Mayor and City Council desire to approve the NMCRA Fiscal Year 2021-2022 Second Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

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

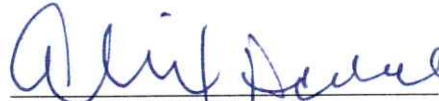
**Section 2. Approval of Amended Budget.** The NMCRA Fiscal Year 2021-2022 Second Amended Budget attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 3. Transmittal.** The City Manager is hereby authorized to transmit the NMCRA Fiscal Year 2021-2022 Amended Budget to the County for review and approval.

**Section 4. Authority of City Manager.** The City Manager is hereby authorized to take all action necessary to complete the approval process for the NMCRA Fiscal Year 2021-2022 Second Amended Budget with the County.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon approval.


PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of April, 2023.

  
ALIX DESULME, Ed.D.  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Estime-Irvin

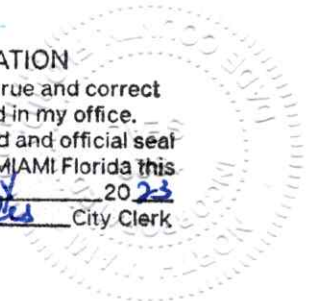
Seconded by: Charles

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>  X  </u> (Yes) <u>      </u> (No)
Vice-Mayor Mary Estimé-Irvin	<u>  X  </u> (Yes) <u>      </u> (No)
Councilman Scott Galvin	<u>  X  </u> (Yes) <u>      </u> (No)
Councilwoman Kassandra Timothe, MPA	<u>  X  </u> (Yes) <u>      </u> (No)
Councilman Pierre Frantz Charles	<u>  X  </u> (Yes) <u>      </u> (No)

**CERTIFICATION**

I certify this to be a true and correct  
copy of the record in my office.  
WITNESSETH my hand and official seal  
of the City of NORTH MIAMI Florida this  
the 5<sup>th</sup> day of May 2023  
Jane Jandres City Clerk



**RESOLUTION NO. 2023-010**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, CONFIRMING THE YEAR TO DATE EXPENDITURES IN THE FISCAL YEAR 2022-2023 AMENDED BUDGET; 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**, at a duly noticed meeting of the Board of Commissioners of the NMCRA held on February 14, 2022, the NMCRA Fiscal Year 2022-2023 Amended Budget was approved; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to confirm the Year to Date expenditures for Fiscal Year 2021-2022 as shown in the NMCRA Fiscal Year 2022-2023 Amended 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. Confirmation of Year to Date Expenditures for Fiscal Year 2021-2022.** The Year To Date expenditures for Fiscal Year 2021-2022 as set forth in the NMCRA Fiscal Year 2022-2023 Amended Budget are hereby confirmed.

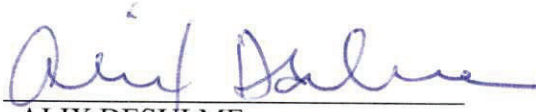
**Section 3. Effective Date.** This Resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a 50 vote of the Board of the North Miami Community Redevelopment Agency, this 11<sup>th</sup> day of April, 2023.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

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

  
\_\_\_\_\_  
ALIX DESULME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

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

SPONSORED BY: ADMINISTRATION

Moved by: CHARLES

Seconded by: ESTIME-IRVIN

**Vote:**

Chair Alix Desulme  
Vice Chair Mary Estimé-Irvin  
Board Member Pierre Frantz Charles  
Board Member Scott Galvin  
Board Member Cassandra Timothe

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



# BUDGET AMENDMENT NARRATIVE

Fiscal Year 2021-22



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

MDC016



## BOARD OF COMMISSIONERS

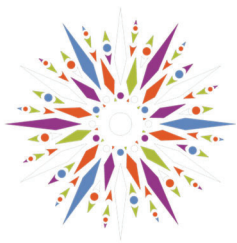
Commissioner Philippe Bien-Aime	Board Chair
Commissioner Alix Desulme, Ed.D.	Board Member
Commissioner Mary Estimé-Irvin	Board Member
Commissioner Kassandra Timothe, MPA	Board Member
Commissioner Scott Galvin	Board Member

## ADVISORY COMMITTEE

Michael McDearmaid	Committee Chair
Ashaki Bronson-Marcellus	Committee Member
Blanco Cobo	Committee Member
Brenda AlFaro	Committee Member
Edwidge Clark	Committee Member
Holly Cohen	Committee Member
Kenneth Each	Committee Member
Karol Geimer	Committee Member
Marie Metellus	Committee Member
Pierre Charles	Committee Member
Robert Husted	Committee Member
Sara McDevitt	Committee Member

## EXECUTIVE STAFF

Cornelius Shiver, Esq.	Executive Director
Steven W. Zelkowitz, Esq.	Board Attorney
Vanessa Jospeh, 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. On June 7, 2005, the Board of County Commissioners adopted Resolution R-610-05 approving the Redevelopment Plan and the Interlocal Agreement, and the funding of the Plan when it enacted Ordinance No. 05- 109, creating the Agency's Trust Fund. The Interlocal Agreement between Miami Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) requires the Agency to refund the County's Tax Increment Financing payment for the redevelopment area west of Biscayne Boulevard and to submit for County approval an annual budget for the implementation of the Plan prior to expending any funds.

The City of North Miami City Council approved the Findings of Necessity, the CRA boundaries, and created the North Miami Community Redevelopment Agency in June, 2004 by the passage of Resolution R-2004-3. The Community Redevelopment Agency approved the Redevelopment Plan, pursuant to the Redevelopment Act in March, 2005, by Resolution R-3-2005-1. The City of North Miami approved the Redevelopment Plan in March, 2005, by Resolution R-2005-15. The first amendment to the Plan was adopted by the BCC through Resolution No. R-1113-08, to incorporate the development and implementation of community policing initiatives and define affordable housing guidelines. On September 20, 2016 the BCC approved the Ordinance extending the Trust Fund for another 29 years, with the 2016 NMCRA Plan Amendment approved at the December 6, 2016 meeting.

## NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY2021-22 AMENDED PROJECTED REVENUE

Total amended revenue in FY 2021-22 for the NMCRA totaled \$17,991,792. The sources of revenue for FY 2021-22 include tax increment revenue payments from the City of North Miami of \$7,939,428 and Miami-Dade County of \$4,939,962 respectively and a carryover from FY 2020-2021 of \$5,072,398, \$34,939 interest on investments and \$5,065 miscellaneous revenue.

### Tax Increment Revenue Payments

	(FY 21-22)	Amended (FY 21-22)
TIF City Contribution	\$ 7,939,428	\$ 7,939,428
TIF County Contribution	\$ 4,939,962	\$ 4,939,962
Carryover	\$ 4,358,477	\$ 5,072,398
Projected Interest on	\$ 26,000	\$ 34,939
Misc. Revenue	\$ 4,500	\$ 5,065
<b>Total Revenues:</b>	<b>\$ 17,268,367</b>	<b>\$ 17,991,792</b>

### NMCRA FY2021-22 AMENDED ACTUAL EXPENSES

The North Miami Community Redevelopment Agency focused on the following initiatives for Fiscal Year 2021-22:

- Continued assisting area businesses survive the impact COVID-19 global pandemic through supportive initiatives such as business grants to improve their properties, operations and provide technical assistance.
- Continued the Business Attraction grant program to attract new and innovative businesses to the CRA.
- Continued funding housing initiatives as appropriate.
- Continued renovation at Pioneer Blvd Phase 1.
- Continue Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown and other major corridors. Focus will be murals and utility box wrapping.
- Funded NOMI Trolleys, providing quality free transportation for residents and the community within CRA boundaries.
- Funded City's P3 consultants.
- Funded upgrade of city's ERP system to allow for greater and faster response to residents, businesses and developers. This will facilitate reporting of CRA activities to the public with more efficient access to data from within the CRA.
- Infrastructure Grant: Funded two (2) large scale development projects, which promises 370 of workforce housing units & 200 low-income affordable housing units. Once completed these projects will generate additional new tax revenues to reinvest in the CRA.
- Defunded Residences @ NoMi Infrastructure Grant. Developer was not able to secure appropriate funding for project.

## ADMINISTRATIVE EXPENSES

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

The CRA hired an independent auditor for its annual audit, as required by state statutes.

### 2. Advertising and Notices \$2,956

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

### 3. Local Travel \$1,208

### 4. Other Administrative Expenses (\$592,427)

- a) **City Administrative Support \$572,266:** As per the 2005 Interlocal Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. However, only 4% of overhead allocation will be applied to the budget. The City of North Miami will provide support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$20,161:** Overhead expenses include operating supplies, bank fees, postage, utilities, insurance, 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 the Miami Herald, South Florida Business Journal and Daily Business Review.

### 5. County Administrative Charge \$74,099

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

**Total Administrative Expenses including Salary/Fringe \$689,141**

## OPERATING EXPENSES

### **1. Employee Salary and Fringe (\$679,383)**

Operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing and capital projects.

1 Executive Director

1 Operations & Programs Manager

1 Commercial and Residential Grants Administrator

.5 FTE Arts Projects Manager

1 Street Sweeper Driver

**2. Occupancy \$126,519:** Costs associated with renting a new office space within the Downtown.

### **3. Printing and Publishing \$7,813**

Costs associated with producing agendas / annual reports and other documents required by the CRA Board, and the CRA 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 & CRA.

### **4. Marketing/Promotional Events \$331,767**

The CRA promoted its outreach initiatives and activities to new businesses and developers interested in doing business and applying for existing programs and incentives.

### **5. Out of Town Travel \$20,120**

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

### **6. Conferences & Meetings \$7,000**

Costs associated with the registration and attendance of the Florida Redevelopment Association Annual Conference and the P3 Conference for NMCRA Staff, Board and Advisory Committee members.

**7. Legal Services Costs \$136,538**

Costs associated with outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board Meetings.

**8. Professional Services \$325,127**

Costs associated with consultants for the Redevelopment, a financial advisor, PR firm, and city requests.

**9. NoMi Trolley and Enterprise Resource Planning (ERP) Upgrade \$987,607**

Acquisition, operating and maintenance, of CRA Trolley to match match City's trolley's upgrades, and upgrades to the City's EnerGov Enterprise Resource Planning and MUNIS programs.

**10. Refund to Miami-Dade for West and East Portions \$3,939,962**

As per the Interlocal, the North Miami community Redevelopment Agency will reimburse Miami-Dade County its portion of Tax Increment Revenue for the west side of the area and the east side.

**11. Refund to the City of North Miami for East Side Portion \$922,348**

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

Additionally, the NMCRA is expecting a refund of \$252,197 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>\$2,621,874</b>
<b>Total Refund due to City/County</b>	<b>\$4,862,310</b>
<b><u>Total Operating:</u></b>	<b><u>\$7,484,184</u></b>

## CAPITAL AND INFRASTRUCTURE EXPENSES

### 1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$707,637

- \$510,563 was spent in grants to assist businesses survive the impact of the COVID-19 global pandemic and to fund existing commercial grant programs such as the Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification & Enhancement Programs.
- \$195,255 Arts In Public Places: This multi-year initiative will span across the CRA area. Funds to be used for murals, utility box wrapping and street art. Future areas are along West Dixie Highway and the Arts & Entertainment District.
- \$1,819 Public safety equipment for residents.

### b) Capital Grants Projects – Housing Initiatives \$666,938

- \$313,171 spent for the NoMi Lofts Project.
- \$353,767 of new funds used for single-family rehabilitation and multi-family rehabilitation.

### 2. Capital & Infrastructure Grant Projects: \$2,928,077

- Infrastructure Grants \$2,928,077:
  - Funding multi-year projects for workforce affordable housing.

**Total Capital:** **\$4,302,652**

	(FY 21-22)	(FY21-22) Amended
Total Administrative Expenses:	\$ 960,650	\$ 689,141
Total Operating Expenses:	\$ 3,392,120	\$ 2,621,874
Total Refund to Taxing Authorities	\$ 4,862,310	\$ 4,862,310
Capital Improvement	\$ 8,053,287	\$ 4,302,652
<b>TOTAL BUDGET</b>	<b>\$ 17,268,367</b>	<b>\$12,475,977</b>
Carry-over for FY22-23		\$5,515,815
<b>TOTAL</b>		<b>\$17,991,792</b>

EXHIBIT A  
COMMUNITY REDEVELOPMENT AGENCY  
FY2021-22  
(FY21-22 BEGINS OCTOBER 1, 2022)

	FY21-22	FY21-22	FY22-23	FY22-23
	Approved Budget	Amended YTD/Actual Budget	Approved Budget	Amended Budget
<b>REVENUES</b>				
City Tax Increment Revenue	7,939,428	7,939,428	9,736,246	9,736,246
County Tax Increment Revenue	4,939,962	4,939,962	6,110,822	6,110,823
Carryover from prior year (cash & equiv.)	4,358,477	5,072,398	6,461,453	5,515,815
Interest Earnings	26,000	34,939	26,000	26,000
Misc. Revenue	4,500	5,065	126,099	126,099
<b>(A) REVENUE TOTAL</b>	<b>17,268,367</b>	<b>17,991,792</b>	<b>22,460,620</b>	<b>21,514,983</b>
<b>EXPENDITURES</b>				
<b>Administrative Expenditures:</b>				
Accounting & Audits	18,451	18,451	18,451	18,451
Advertising & Notices	4,000	2,956	4,000	4,000
Local Travel	500	1,208	500	500
Other Admin. Exp (attach list)	863,600	592,427	763,600	763,600
County Admin Fee 1.5%	74,099	74,099	91,662	91,662
<b>(B) Subtotal Adm. Exp</b>	<b>960,650</b>	<b>689,141</b>	<b>878,213</b>	<b>878,213</b>
<b>Operating Expenditures:</b>				
Employee Salary & Fringe	500,000	679,383	750,000	750,000
Occupancy	100,000	126,519	130,000	130,000
Printing & Binding	10,000	7,813	20,000	20,000
Marketing/Promotional Events/Positioning	270,000	331,767	295,000	233,900
Out of Town Travel	7,000	20,120	10,000	10,000
Conferences & Meetings	7,000	7,000	10,000	10,000
Other Oper. Expenses (attach list)				
Legal Services/Court Costs	150,000	136,538	150,000	150,000
Professional Services	214,800	325,127	400,000	400,000
Public Safety Officers			-	-
Emergency Commercial Grants			-	-
Emergency Rental Assistance			-	-
Clean Team/Ambassadors			-	-
Freebee				250,000
City Reqs - ERP/Trolleys	2,133,320	987,607	367,546	367,546
County TIF Refund	3,939,962	3,939,962	5,110,822	5,110,823
City TIF Refund	922,348	922,348	1,124,938	1,124,938
<b>CAPITAL PROJECTS - Grants &amp; Other</b>				
Commercial Incentives Program	900,000	510,563	1,500,000	1,500,000
Carryover Budgeted Grants	651,056		1,241,595	1,241,595
Eat Healthy Pilot/Local Farmers Prog.	100,000	-	100,000	100,000
License Plate/Community Policing				-
Art in Public Places	200,000	195,255	411,000	300,000
Housing Initiatives	816,743	666,938	2,119,033	1,595,495
Carryover Budgeted Grants/Housing	1,136,850		1,033,101	1,033,101
Public Safety Equipment	12,000	1,819	-	-
<b>CAPITAL PROJECTS - Infrastructure</b>				
Capital Maintenance	100,000	-	400,000	150,000
Capital/Infrastructure Grants	4,096,638	2,928,077	6,409,372	6,159,372
Carryover Funds for Budgeted Proj.				-
<b>(C) Subtotal Oper. Expenses</b>	<b>16,267,717</b>	<b>11,786,836</b>	<b>21,582,407</b>	<b>20,636,770</b>
<b>(D) Reserve/Contingency</b>				
<b>EXPENDITURE TOTAL (B+C+D)</b>	<b>17,228,367</b>	<b>12,475,977</b>	<b>22,460,620</b>	<b>21,514,983</b>
	<b>FY21-22</b>	<b>FY21-22</b>	<b>FY22-23</b>	<b>FY22-23</b>
	<b>YTD</b>	<b>Amended YTD</b>	<b>APPROVED</b>	<b>AMENDED Proposed</b>
<b>CAPITAL PROJECTS</b>				
Pioneer Boulevard Renovation	100,000	-	200,000	200,000
Neighborhood Gateway Signs				-
Capital Project Management/Maintenance				-
NW 7th Avenue Projects Initiatives	666,000			-
NW 7th Avenue Corridor Initiatives			100,000	100,000
125th, W. Dixie, NE 6th Ave Corridors Initiative			300,000	300,000
Library Tot Lot Improvements				100,000
Downtown Parking Garage Initiative			100,000	100,000
Draining Flood Mitigation				-
Infrastructure Grants	3,000,638	2,928,077	5,429,372	5,079,372
Griffing Community Center	130,000	-	130,000	130,000
Carryover Funds Budgeted Proj.	200,000		150,000	150,000
<b>Total Project Dollars:</b>	<b>4,096,638</b>	<b>2,928,077</b>		<b>6,159,372</b>
<b>YEAR END CARRY-OVER</b>		5,515,815	6,409,372	0
			-	

\* Projected Expenditures

MDC024



RESOLUTION NO. 2023-R-29

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (“NMCRA”) FISCAL YEAR 2022-2023 AMENDED BUDGET; AUTHORIZING THE INTERIM CITY MANAGER TO TRANSMIT THE NMCRA FISCAL YEAR 2022-2023 AMENDED BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE INTERIM CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE NMCRA FISCAL YEAR 2022-2023 AMENDED BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Interlocal Cooperation 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 City and County for review and approval by the City Council and Board of County Commissioners (the “BCC”), respectively; 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 NMCRA Fiscal Year 2022-2023 Budget was previously approved by the NMCRA and the City; and

**WHEREAS**, the NMCRA desires to amend the NMCRA Fiscal Year 2022-2023 Budget in certain respects; and

**WHEREAS**, the amended Fiscal Year 2022-2023 Budget for the NMCRA is attached hereto as Exhibit “A” (the “NMCRA Fiscal Year 2022-2023 Amended Budget”); and

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

**WHEREAS**, the NMCRA previously approved the NMCRA Fiscal Year 2022-2023 Amended Budget; and

**WHEREAS**, the Mayor and City Council desire to approve the NMCRA Fiscal Year 2022-2023 Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI Florida this the 28<sup>th</sup> day of February, 2023  
Tainy Bregue Fox City Clerk

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

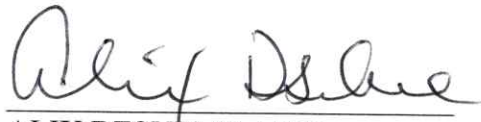
**Section 2. Approval of Amended Budget.** The NMCRA Fiscal Year 2022-2023 Amended Budget attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 3. Transmittal.** The Interim City Manager is hereby authorized to transmit the NMCRA Fiscal Year 2022-2023 Amended Budget to the County for review and approval.


**Section 4. Authority of Interim City Manager.** The Interim City Manager is hereby authorized to take all actions necessary to complete the approval process for the NMCRA Fiscal Year 2022-2023 Amended Budget with the County.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 14th day of February, 2023.

  
ALIX DESULME, Ed.D.  
MAYOR

ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

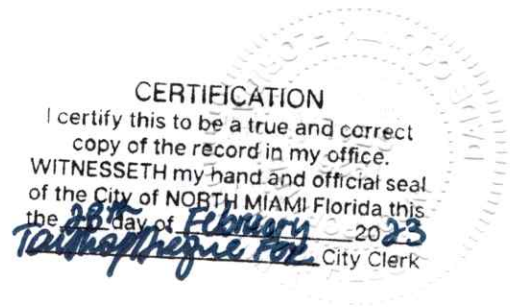
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Estimé-Irvin

Seconded by: Charles



**Vote:**

Mayor Alix Desulme, Ed.D.  
Vice-Mayor Mary Estimé-Irvin  
Councilman Scott Galvin  
Councilwoman Kassandra Timothe, MPA  
Councilman Pierre Frantz Charles

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

**CERTIFICATION**  
I certify this to be a true and correct  
copy of the record in my office.  
WITNESSETH my hand and official seal  
of the City of NORTH MIAMI Florida this  
the 28<sup>th</sup> day of February 2023  
Laishapriya Fox City Clerk

**RESOLUTION NO. 2023-004**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2022-2023 2<sup>nd</sup> AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2022-2023 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 2022-2023 AMENDED 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 NMCRA Fiscal Year 2022-2023 Budget was previously approved by the NMCRA, the City and the Board; and

**WHEREAS**, the NMCRA desires to amend the NMCRA Fiscal Year 2022-2023 Budget in certain respects; and

**WHEREAS**, the proposed NMCRA Fiscal Year 2022-2023 2<sup>nd</sup> Amended Budget is attached hereto as Exhibit A; and

**WHEREAS**, all the expenses included in the NMCRA Fiscal Year 2022-2023 2<sup>nd</sup> Amended 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 2<sup>nd</sup> Amended 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 Amended Budget.** The NMCRA Fiscal Year

2022-2023 2<sup>nd</sup> Amended 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 2<sup>nd</sup> Amended 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 2<sup>nd</sup> Amended 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 2<sup>nd</sup> Amended Budget with the City and the County.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon approval.

**PASSED AND ADOPTED** by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 14<sup>th</sup> day of February, 2023.

ATTEST:



VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY




ALIX DESULME, Ed.D.  
CHAIR

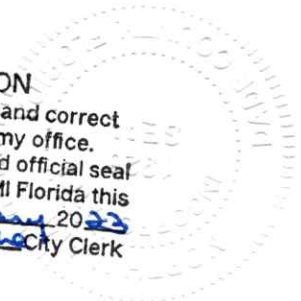
APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



TAYLOR ENGLISH DUMA LLP  
NMCRA ATTORNEY

**CERTIFICATION**

I certify this to be a true and correct  
copy of the record in my office.  
WITNESSETH my hand and official seal  
of the City of NORTH MIAMI Florida this  
the 14<sup>th</sup> day of February, 2023  
 City Clerk



SPONSORED BY: ADMINISTRATION

Moved by: Galvin

Seconded by: Estimé-Irvin

**Vote:**

Chair Alix Desulme, Ed.D.  
Vice-Chair Mary Estimé-Irvin  
Board Member Scott Galvin  
Board Member Kassandra Timothe  
Board Member Pierre Frantz Charles

<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)
<input checked="" type="checkbox"/>	(Yes)	<input type="checkbox"/>	(No)



# **2<sup>nd</sup> AMENDED BUDGET NARRATIVE**

**Fiscal Year 2022-23**



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

MDC031

## BOARD OF COMMISSIONERS

Commissioner Alix Desulme, Ed.D.	Board Chairperson
Commissioner Mary Estimé-Irvin	Board Vice Chairperson
Commissioner Scott Galvin	Board Member
Commissioner Kassandra Timothe, MPA	Board Member
Commissioner Pierre Frantz Charles	Board Member

## ADVISORY COMMITTEE

Michael McDearmaid	Committee Chairperson
Ashaki Bronson-Marcellus	Committee Member
Blanco Cobo	Committee Member
Brenda Alfaro	Committee Member
Edwidge Clark	Committee Member
Kenneth Each	Committee Member
Marysol Medina	Committee Member
Naomi Blemur	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 \$5,110,823, which would yield, since inception, a total cap refund back to the County in the amount of \$19,255,566.

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

Total revenue in FY2022-23 for the NMCRA will total \$21,514,983. The sources of revenue for FY2022-23 include tax increment revenue payments from the City of North Miami in the amount of \$9,736,246 and Miami-Dade County in the amount of \$6,110,823 in addition to an estimated carryover from FY2021-22 of \$5,515,815 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. This amendment to the budget reflected on the spreadsheet, is being made to reflect the changes to the FY 21-22 Year-To-Date Actuals, the resulting carry-over figure, and the adjustments to FY 22-23 2<sup>nd</sup> Amended Proposed budget.

### Tax Increment Revenue Payments

			(FY 21-22)	(FY 22-23)
TIF City Contribution			\$ 7,939,428	\$ 9,736,246
TIF County Contribution			\$ 4,939,962	\$ 6,110,823
Carryover			\$ 5,072,398	\$ 5,515,815
Projected	Interest	on	\$ 34,939	\$ 26,000
Misc. Revenue			\$ 5,065	\$ 126,099
<b>Total Revenues:</b>			<b>\$ 17,991,792</b>	<b>\$ 21,514,983</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 as well as the Emergency Rental Assistance 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.
- Jointly Fund Freebee with the City of North Miami.
- Fund Library Tot Lot Improvements at the North Miami Library.

## NMCRA FY 21-22 ACCOMPLISHMENTS

This past year NMCRA staff accomplished the following:

- Launched U-Wrap NoMi at Griffing Park: Completed (40) utility boxes wrapping installations
- Continued funding Business Attraction grants post the COVID-19 global pandemic; five (5) new businesses were awarded.
- Funded Infrastructure Grants to 475 North Miami LLC (Art and Tec), Allure North Miami, and Rucks Park.
- Residences at NoMi Infrastructure Grant was defunded due to developer inaction and inability to secure financing.
- Street Furniture: Projected initiated. Replace old NMCRA trash receptacles and add new ones.
- Renovation at Pioneer Blvd Phase 1: Repaired fountain, and arches installation of new book benches, and replaced trash receptacles.
- Continued assisting residents through the NMCRA Residential Rehabilitation Grant Program
- Completed Art on the Plaza, which is a yearlong series of newly commissioned, temporary public artworks by Miami-based artists on the MOCA Plaza.
- NW 7th Avenue Beautification \$150,000: Funds were used to match an FDOT grant awarded to beautify medians of NW 7th Avenue, between NW 119th Street and NW 143rd Street and painted corridors. Completed 2022.
- Continued funding for the NoMi Trolley initiative and the Enterprise Resource Planning upgrade per the interlocal agreement with the City of North Miami.

### Muralscape Project



## ADMINISTRATIVE EXPENDITURES NARRATIVE

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

The CRA will hire an independent auditor for its annual audit, as statutorily required.

### 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

Expenditures to cover gas, tolls, and other local travel related expenses.

### 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, educational programs. Specifically this amount includes professional memberships and fees for Florida Redevelopment Agency, Florida Department of Economic Affairs, and subscriptions for the Miami Herald, the South Florida Business Journal, and the Daily Business Review.
- c) **CRA 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, and 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 Operations Director
- 1 Project Director
- 1 In-house Legal Counsel
- 1 Marketing and Public Arts Director
- 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, and other documents needed to provide economic overview of the City & NMCRA.

### **4. Marketing & Promotional Events \$233,900**

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 and ads to name a few.

### **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 attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff, and Board. Additional conferences include the Public Private-Partnership



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

The NMCRA and the City entered an Interlocal Agreement on May 14, 2021, to fund the upgrade of the City's EnerGov Enterprise Resource Planning and MUNIS programs. This allocation is for this fiscal year's payment of \$155,386, which is the first of three (3) payments for the maintenance of the programs.

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.

**12. Refund to Miami-Dade County for West and East Portions \$5,110,823**

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

**13. Refund to City of North Miami for East Side Portion \$1,124,938**

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.

<b>Operating Subtotal:</b>	<b>\$2,321, 446</b>
<b>Total Refund due to City/County</b>	<b>\$6,235,761</b>
<b><u>Total Operating:</u></b>	<b><u>\$8,557,207</u></b>

**CAPITAL AND INFRASTRUCTURE PROJECTS EXPENDITURES**

**1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$3,141,595**

- \$1,241,595 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 board, and is subject to fund availability.
- \$100,000 Eat Healthy Pilot Farmers Market Program for NoMi Residents to grow and sell vegetables, thereby providing healthy and affordable food alternatives the community and creating opportunities for entrepreneurship.

- \$300,000 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 to be included are along West Dixie Highway and the Arts & Entertainment District.

**b) Capital Grants Projects – Housing Initiatives \$2,628,596**

- \$1,033,101 carried over from Residential Rehabilitation and NoMi Lofts Project.
- \$1,595,495 of new funds to be used for single-family rehabilitation and multi-family rehabilitation which is projected to fund up to 38 projects. The Emergency Rental Assistance Program will also be funded from this allocation.


**Capital Projects – Infrastructure:**

**13. Capital Maintenance \$150,000:** 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 \$200,000:** Completion of Phase 2 of the NMCRA capital project was rolled over from FY 21-22. Phase 3 is still on target for this fiscal year. 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



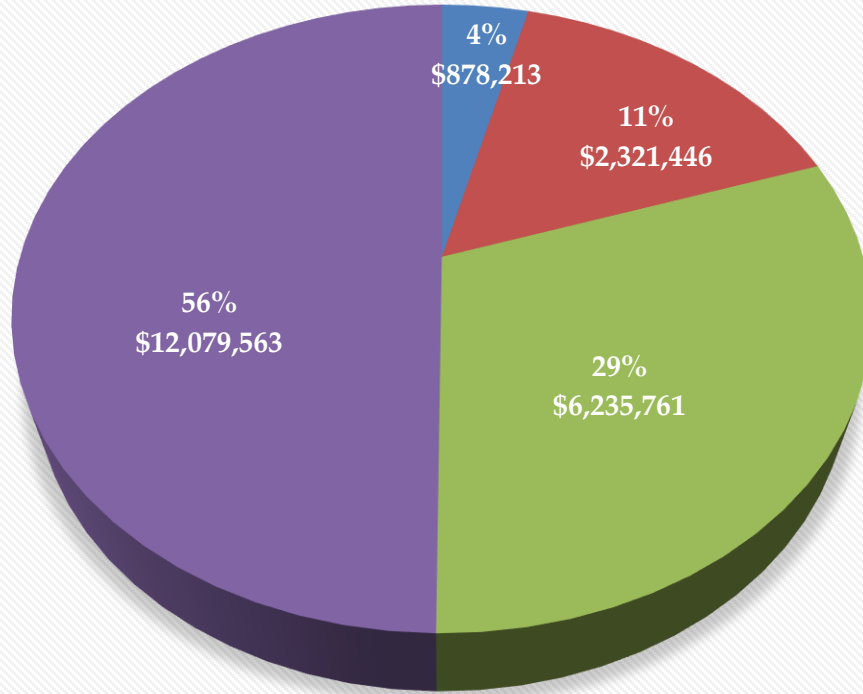


- b. Griffin Community Center Design \$130,000:** This is a multi-year project involving design and construction.
- c. N.W. 7<sup>th</sup> Avenue Commercial Corridor Initiatives \$100,000:** This is a beautification initiative targeting the N.W. 7<sup>th</sup> Avenue commercial corridor.
- d. West Dixie, 125<sup>th</sup>, and NE 6<sup>th</sup> Ave Commercial Corridor Initiatives \$300,000:** This is a beautification initiative targeting the West Dixie Highway, 125<sup>th</sup> Street, and N.E. 6<sup>th</sup> Avenue commercial corridors.
- e. Downtown Parking Garage Initiative \$100,000**
- f. Carryover From Previous Fiscal Year - \$150,000**
- g. Board approved Infrastructure Grant Priorities for FY 22-23 payments \$5,079,372:** This fiscal year's funding multi-year projects for affordable and workforce affordable housing developments.
- h. Library Tot Lot - \$100,000.00**

	(FY21-22)	(FY22-23)
<b>Total Administrative Expenses:</b>	<b>\$ 689,141</b>	<b>\$ 878,213</b>
<b>Total Operating Expenses:</b>	<b>\$ 2,621,874</b>	<b>\$ 2,321,446</b>
<b>Total Refund to Taxing Authorities</b>	<b>\$ 4,862,310</b>	<b>\$ 6,235,761</b>
<b>Capital Improvement</b>	<b>\$ 4,302,652</b>	<b>\$ 12,079,563</b>
<b>Carry-Over</b>	<b>\$ 5,515,815</b>	<b>\$ 0</b>
<b>TOTAL BUDGET</b>	<b>\$ 17,991,792</b>	<b>\$ 21,514,983</b>

# FY22-23

Total Budget: \$21,514,983



- Total Administrative Expenses:
- Total Operating Expenses:
- Total Refund to Taxing Authorities
- Capital Improvement

**EXHIBIT A**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**FY2022-23**  
**(FY22-23 BEGINS OCTOBER 1, 2022)**

	FY21-22		FY21-22		FY22-23	
	YTD	Amended YTD/Actual	Approved	Amended	2nd Amended	
REVENUES	Budget	Budget	Budget	Budget	Budget	
City Tax Increment Revenue	7,939,428	7,939,428	9,736,246		9,736,246	
County Tax Increment Revenue	4,939,962	4,939,962	6,110,822		6,110,823	
Carryover from prior year (cash & equiv.)	4,358,477	5,072,398	6,461,453		5,515,815	
Interest Earnings	26,000	34,939	26,000		26,000	
Misc. Revenue	4,500	5,065	126,099		126,099	
<b>(A) REVENUE TOTAL</b>	<b>17,268,367</b>	<b>17,991,792</b>	<b>22,460,620</b>		<b>21,514,983</b>	
EXPENDITURES						
Administrative Expenditures:						
Accounting & Audits	18,451	18,451	18,451		18,451	
Advertising & Notices	4,000	2,956	4,000		4,000	
Local Travel	500	1,208	500		500	
Other Admin. Exp (attach list)	863,600	592,427	763,600		763,600	
County Admin Fee 1.5%	74,099	74,099	91,662		91,662	
<b>(B) Subtotal Adm. Exp</b>	<b>960,650</b>	<b>689,141</b>	<b>878,213</b>		<b>878,213</b>	
Operating Expenditures:						
Employee Salary & Fringe	500,000	679,383	750,000		750,000	
Occupancy	100,000	126,519	130,000		130,000	
Printing & Binding	10,000	7,813	20,000		20,000	
Marketing/Promotional Events/Positioning	270,000	331,767	295,000		233,900	
Out of Town Travel	7,000	20,120	10,000		10,000	
Conferences & Meetings	7,000	7,000	10,000		10,000	
Other Oper. Expenses (attach list)						
Legal Services/Court Costs	150,000	136,538	150,000		150,000	
Professional Services	214,800	325,127	400,000		400,000	
Public Safety Officers			-		-	
Emergency Commercial Grants			-		-	
Emergency Rental Assistance			-		-	
Clean Team/Ambassadors			-		-	
Freebee					250,000	
City Reqs - ERP/Trolleys	2,133,320	987,607	367,546		367,546	
County TIF Refund	3,939,962	3,939,962	5,110,822		5,110,823	
City TIF Refund	922,348	922,348	1,124,938		1,124,938	
CAPITAL PROJECTS - Grants & Other						
Commercial Incentives Program	900,000	510,563	1,500,000		1,500,000	
Carryover Budgeted Grants	651,056		1,241,595		1,241,595	
Eat Healthy Pilot/Local Farmers Prog.	100,000	-	100,000		100,000	
License Plate/Community Policing			-		-	
Art in Public Places	200,000	195,255	411,000		300,000	
Housing Initiatives	816,743	666,938	2,119,033		1,595,495	
Carryover Budgeted Grants/Housing	1,136,850		1,033,101		1,033,101	
Public Safety Equipment	12,000	1,819	-		-	
CAPITAL PROJECTS - Infrastructure						
Capital Maintenance	100,000	-	400,000		150,000	
Capital/Infrastructure Grants	4,096,638	2,928,077	6,409,372		6,159,372	
Carryover Funds for Budgeted Proj.					-	
<b>(C) Subtotal Oper. Expenses</b>	<b>16,267,717</b>	<b>11,786,836</b>	<b>21,582,407</b>		<b>20,636,770</b>	
<b>(D) Reserve/Contingency</b>						
<b>EXPENDITURE TOTAL (B+C+D)</b>	<b>17,228,367</b>	<b>12,475,977</b>	<b>22,460,620</b>		<b>21,514,983</b>	
CAPITAL PROJECTS	FY21-22	FY21-22	FY22-23	FY22-23		
	YTD	Amended YTD	APPROVED	AMENDED Proposed		
Pioneer Boulevard Renovation	100,000	-	200,000	200,000		
Neighborhood Gateway Signs	50,000	-		-		
Capital Project Management/Maintenance				-		
NW 7th Avenue Projects Initiatives	666,000			-		
NW 7th Avenue Corridor Initiatives			100,000	100,000		
125th, W. Dixie, NE 6th Ave Corridors Initiative			300,000	300,000		
Library Tot Lot Improvements				100,000		
Downtown Parking Garage Initiative			100,000	100,000		
Draining Flood Mitigation			-	-		
Infrastructure Grants	3,000,638	2,928,077	5,429,372	5,079,372		
Griffing Community Center	130,000	-	130,000	130,000		
Carryover Funds Budgeted Proj.	200,000		150,000	150,000		
<b>Total Project Dollars:</b>	<b>4,146,638</b>	<b>2,928,077</b>		<b>6,159,372</b>		
<b>YEAR END CARRY-OVER</b>	<b>40,000</b>	<b>5,515,815</b>	<b>6,409,372</b>	<b>0</b>		

\* Projected Expenditures