

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: January 22, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving the
amended budget for Fiscal Year
2018-19 and budget for Fiscal
Year 2019-20 for the North
Miami Community
Redevelopment Agency and
North Miami Community
Redevelopment Area totaling
\$11,976,701.00 and
\$11,946,084.00, respectively

Resolution No. R-41-20

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.



Abigail Price-Williams
County Attorney



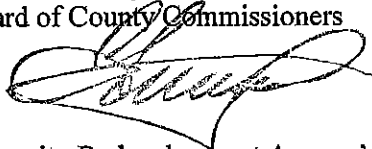
APW/uw

Memorandum



Date: January 22, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez 
Mayor

Subject: North Miami Community Redevelopment Agency's Amended FY 2018-19 \$11,976,701 and FY 2019-20 Budget Totaling \$11,946,701

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the North Miami Community Redevelopment Agency's (Agency) Amended FY 2018-19 Budget totaling \$11,976,701 and FY 2019-20 Budget totaling \$11,946,084 for the North Miami Community Redevelopment Area (Area).

The Board must approve the Agency's budget prior to the Agency expending any funding in the Trust Fund, as required by Section III D of the Interlocal Agreement.

Scope

The North Miami Community Redevelopment Area (Area) lies within Commission Districts 2, and 4, which are represented by Commissioner Jean Monestime and Sally A. Heyman, 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 of the Florida Statutes. Miami-Dade County's (County) TIF revenue payment into the Agency's Trust Fund for FY 2018-19 was \$2,545,885 and the Agency provided a refund to the County for the properties west of Biscayne Boulevard of \$2,091,649 for a net County contribution of \$454,236. The City of North Miami's (City) TIF revenue payment into the Trust Fund for FY 2018-19 was \$3,928,836. The Agency provided a refund to the City of \$408,542 for a net City contribution of \$3,502,294.

The County's TIF revenue payment into the Agency's Trust Fund for FY 2019-20 is \$3,332,339, and the Agency will provide a refund to the County for the properties west of Biscayne Boulevard of \$2,529,344 for a net County contribution of \$802,995. The City's TIF revenue payment into the Agency's Trust Fund for FY 2019-20 is \$5,273,807, the Agency provided a refund to the City of \$667,146 for a net City contribution of \$4,606,661.

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

Track Record / Monitor

This item does not provide for contracting with any specific entity; rather, only seeks approval of the Agency's Amended FY 2018-19 Budget of \$11,976,701 and the FY 2019-20 Budget of \$11,946,084.

Background

On July 13, 2004, the Board adopted Resolution No. R-837-04, which approved the Finding of Necessity and established the Agency. On June 7, 2005, the Board adopted Resolution No. R-610-05 approving the Redevelopment Plan (Plan) and Interlocal Cooperation Agreement (Interlocal Agreement). 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 Agreement 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 Redevelopment Plan and Second Amendment to the Interlocal Agreement and extending the life of the Agency until 2044. On October 3, 2017, the Board adopted Resolution R-882-17, amending the Interlocal Agreement to remove the section requiring the Agency to submit an amended redevelopment plan.

Amended FY 2018-19 Budget

The Agency's FY 2018-19 Budget was approved by the Board on February 5, 2019 through Resolution No. R-140-19. The Agency's Amended FY 2018-19 Budget totaling \$11,976,701 was approved by the Agency on September 10, 2019 (Resolution No. 2019-004) and by the City on September 17, 2019 (Resolution No. 2019-R-99). A copy of the Agency's and City's resolutions are attached to this memorandum as Exhibit A. The budget was amended to include additional carryover from prior years of \$5,450,726 (originally budgeted \$1,758,173), miscellaneous revenue of \$1,254 (originally budgeted at zero) and interest earnings of \$50,000 (originally budgeted at \$6,000). The additional carryover funding was due to delays attributed to the implementation of capital projects and commercial grant delays.

Total expenditures increased \$3,555,752 and include \$2,037,087 in additional capital projects, \$942,037 in additional commercial grants, \$466,628 in equipment and \$110,000 in other expenses.

All expenditures are detailed in Exhibit 1 to the attached resolution.

FY 2019-20 Budget

The Agency's FY 2019-20 Budget totaling \$11,946,084 was approved by the Agency on September 10, 2019 (Resolution No. 2019-005) and by the City on September 17, 2019 (Resolution No. 2019-R-100). A copy of the Agency's and City's resolutions are attached to this memorandum as Exhibit B. The budget includes revenue sources of County and City TIF of \$3,332,339 and \$5,273,807, respectively, carryover from prior years \$3,289,938 and interest earnings of \$50,000.

Administrative expenditures total \$406,143, excluding the 1.5 percent County Administrative Charge (\$49,985), and represent four percent of total expenditures, which satisfies the 20 percent cap in administrative expenditures required by the Interlocal Agreement.

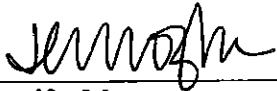
Operating expenditures total \$11,489,956 and include:

- \$2,312,012 for capital and infrastructure improvements including:
 - Downtown public/private partnership to construct a mixed-use project in downtown (\$924,448)
 - Griffin Center and West Dixie Green Trail design and construction (\$735,564);
 - Street Furniture for major corridors (\$250,000);
 - NW 7th Avenue Streetscape (\$200,000);
 - MOCA courtyard improvements including building and plaza design (\$200,000), and
 - Capital maintenance (\$2,000).
- \$2,500,000 for affordable housing grant programs that include rehabilitation, conservation and redevelopment of housing.
- \$1,500,000 for business attraction and expansion, commercial rehabilitation and beautification grants.
- \$1,685,000 for other operating expenses including:
 - Operating personnel costs for the Agency (\$450,000);
 - Clean Team Ambassadors (\$440,000);

- Professional Services for a consultant to develop a cross-section target industry analysis to determine what types of businesses to target (\$280,000);
 - Other operating expenses (\$245,000);
 - Public Safety Officers & Equipment (\$170,000), and
 - Legal services provided by an outside firm (\$100,000).
- \$2,529,344 Refund to the County for the area west of Biscayne Boulevard.
 - \$667,146 Refund to the City for the area east of Biscayne Boulevard.
 - \$100,000 for Arts in Public Places along the downtown corridor.
 - \$100,000 for film incentives.
 - \$96,454 for public safety equipment.

All expenditures are detailed in Exhibit 2 to the attached resolution.

Attachment



Jennifer Moon
Deputy Mayor

Mayor07219

EXHIBIT A

RESOLUTION NO. 2019-R-99

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (CRA) FISCAL YEAR 2018-2019 AMENDED BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2018-2019 AMENDED BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2018-2019 AMENDED BUDGET WITH MIAMI-DADE COUNTY; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA 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 CRA be adopted by the CRA and the City prior to review and approval by the BCC; and

WHEREAS, the CRA previously approved the CRA Fiscal Year 2018-2019 Budget; and

WHEREAS, the CRA desires to amend the CRA Fiscal Year 2018-2019 Budget in certain respects; and

WHEREAS, the Fiscal Year 2018-2019 Amended Budget for the CRA is attached hereto as Exhibit "A" (the "CRA Fiscal Year 2018-2019 Amended Budget"); and

WHEREAS, all the expenses included in the CRA Fiscal Year 2018-2019 Amended Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2018-2019 Amended Budget.

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

Section 1. The recitals in the 'WHEREAS' clauses are true and correct, and incorporated into this Resolution.

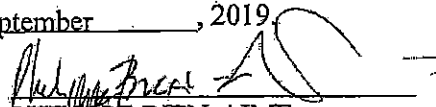
Section 2. The CRA Fiscal Year 2018-2019 Amended Budget attached hereto as Exhibit "A" is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to transmit the CRA Fiscal Year 2018-2019 Amended Budget to the County for review and approval.

Section 4. The City Manager is hereby authorized to take all action necessary to complete the approval process for the CRA Fiscal Year 2018-2019 Amended Budget with the County.

Section 5. This Resolution shall take effect immediately upon approval.

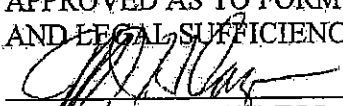
PASSED AND ADOPTED by a 3-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 17th day of September, 2019.


PHILIPPE BIEN-AIME
MAYOR

ATTEST:


VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFF P. H. CAZEAU, ESQ.
CITY 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 20th day of
September 2019


for the City Clerk

SPONSORED BY: CITY ADMINISTRATION

Moved by: Galvin

Seconded by: Bien-Aime

Vote:

Mayor Philippe Bien-Aime
Vice Mayor Carol Keys, Esq.
Councilman Scott Galvin
Councilwoman Mary Estimé-Irvin
Councilman Alix Desulme, Ed.D.

<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u> </u>	(Yes)	<u> </u>	(No) Absent
<u> </u>	(Yes)	<u> </u>	(No) Absent

RESOLUTION NO. 2019- 004

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2018-2019 AMENDED BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2018-2019 AMENDED BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2018-2019 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 "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA 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 CRA be adopted by the CRA and the City prior to review and approval by the Board; and

WHEREAS, the CRA Fiscal Year 2018-2019 Budget was previously approved by the CRA and the City; and

WHEREAS, the CRA desires to amend the CRA Fiscal Year 2018-2019 Budget in certain respects; and

WHEREAS, the proposed CRA Fiscal Year 2018-2019 Amended Budget is attached hereto as Exhibit "A"; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2018-2019 Amended Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the CRA desire to approve the CRA Fiscal Year 2018-2019 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. Chair and Board Members Approval and Adoption of Amended Budget. The Chair and Board Members of the North Miami Community Redevelopment Agency hereby approve and adopt the CRA Fiscal Year 2018-2019 Amended Budget attached hereto as Exhibit "A". All revenues and interest carried forward from the CRA Fiscal Year 2017-18 Budget shall be appropriated according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Amended Budget. The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2018-2019 Amended Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The CRA Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2018-2019 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 Chair and Board Members of the North Miami Community Redevelopment Agency, this 10th day of September, 2019.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

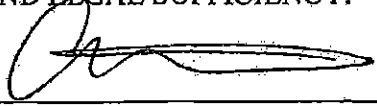


VANESSA JOSEPH, ESQ.
CITY CLERK



PHILIPPE BIEN-AIME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



FOX ROTHSCHILD, LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Cwm Mary Gistine - Irvin
Seconded by: CM Scott Galvin.

Vote:

Chair Philippe Bien-Aime

Board Member Alix Desautels

Board Member Mary Estime

Board Member Scott Galvin

Board Member Carol Keys Esq.

☒	(Yes)	☐	(No)
☒	(Yes)	☐	(No)
☒	(Yes)	☐	(No)
☒	(Yes)	☐	(No)
☒	(Yes)	☐	(No)

EXHIBIT B

RESOLUTION NO. 2019-R-100

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2019-2020 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2019-2020 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2019-2020 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA 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 CRA be adopted by the CRA and the City prior to review and approval by the BCC; and

WHEREAS, the CRA Fiscal Year 2019-2020 Budget is attached as Exhibit "A"; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2019-2020 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the CRA previously approved the CRA Fiscal Year 2019-2020 Budget; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2019-2020 Budget.

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

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

Section 2. The CRA Fiscal Year 2019-2020 Budget attached as Exhibit "A" is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to transmit the CRA Fiscal Year 2018-2019 Budget to the County for review and approval.

Section 4. The City Manager is hereby authorized to take all action necessary to complete the approval process for the CRA Fiscal Year 2019-2020 Budget with the County.

Section 5. This resolution shall take effect immediately upon approval.

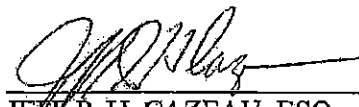
PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 17th day of September, 2019.

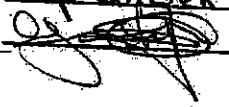

PHILIPPE BIEN-AIME
MAYOR

ATTEST:


VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFF P. H. CAZEAU, ESQ.
CITY 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 20th day of
September 2019
 for the City Clerk

SPONSORED BY: CITY ADMINISTRATION

Moved by: Keys

Seconded by: Galvin

Vote:

Mayor Philippe Bien-Aime
Vice Mayor Carol Keys, Esq.
Councilman Scott Galvin
Councilwoman Mary Estimé-Irvin
Councilman Alix Desulme, Ed.D.

<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)

RESOLUTION NO. 2019- 005

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2019-2020 BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2019-2020 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2019-2020 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 "CRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the CRA 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 CRA be adopted by the CRA and the City prior to review and approval by the Board; and

WHEREAS, the proposed CRA Fiscal Year 2019-2020 Budget is attached hereto as Exhibit "A"; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2019-2020 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the CRA desire to approve the CRA Fiscal Year 2019-2020 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. Chair and Board Members Approval and Adoption of Budget. The Chair and Board Members of the North Miami Community Redevelopment Agency hereby approve and adopt the CRA Fiscal Year 2019-2020 Budget attached hereto as Exhibit "A". All revenues and interest carried forward from the CRA Fiscal Year 2018-2019 Budget shall be appropriated according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2019-2020 Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The CRA Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2019-2020 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 Chair and Board Members of the North Miami Community Redevelopment Agency, this 10th day of September, 2019.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

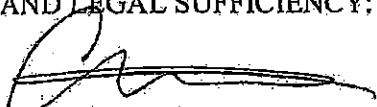


VANESSA JOSEPH, ESQ.
CITY CLERK



PHILIPPE BIEN-AIME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY;



FOX ROTHSCHILD, LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: MARY ESTIME-IRVIN

Seconded by: CAROL KEYS

Vote:

Chair Philippe Bien-Aime
Board Member Alix Desulme
Board Member Mary Estime-Irvin
Board Member Scott Galvin
Board Member Carol Keys, Esq.

☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)

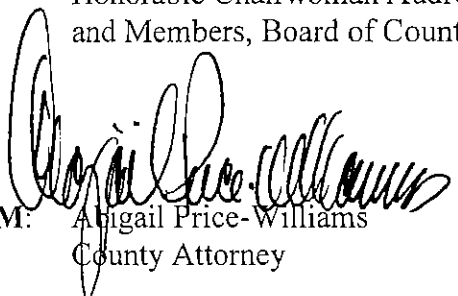


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: January 22, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(G)(1)

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 ____, CDMF 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMF 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMF 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. 8(G)(1)
1-22-20

RESOLUTION NO. R-41-20

RESOLUTION APPROVING THE AMENDED BUDGET FOR FISCAL YEAR 2018-19 AND BUDGET FOR FISCAL YEAR 2019-20 FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AND NORTH MIAMI COMMUNITY REDEVELOPMENT AREA TOTALING \$11,976,701.00 AND \$11,946,084.00 RESPECTIVELY

WHEREAS, the Interlocal Cooperation Agreement (the “Interlocal”) between Miami-Dade County, Florida (the “County”) and the North Miami Community Redevelopment Agency (the “Agency”) requires 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 budget are allowable under the Redevelopment Plan, the Interlocal and Florida Statutes; and

WHEREAS, this Board previously adopted Resolution No. R-97-18 approving the Agency’s Fiscal Year 2018-19 budget totaling \$8,238,894.00 for the North Miami Community Redevelopment Area (“Area”); and

WHEREAS, the Agency and the City propose to amend the Fiscal Year 2018-19 budget, and this Board desires to approve such budget in the total amount of \$11,976,701.00 in the form attached hereto as Exhibit 1 and incorporated herein by reference; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2019-20 for the North Miami Community Redevelopment Area totaling \$11,946,084.00 in the form attached hereto as Exhibit 2 and incorporated herein by reference; 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 are incorporated in this resolution by reference.

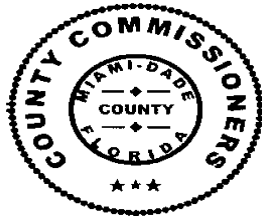
Section 2. This Board approves the Agency's and the Area's amended budget for Fiscal Year 2018-19 totaling \$11,976,701.00, in substantially the form attached hereto as Exhibit 1 incorporated herein by reference.

Section 3. This Board approves the Agency's and the Area's annual adopted budget for Fiscal Year 2019-20 totaling \$11,946,084.00 in the form attached hereto as Exhibit 2 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Daniella Levine Cava**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	absent
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	nay	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of January, 2020. 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

HARVEY RUVIN, CLERK

Linda L. Cave

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset-Williams



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

FY18-19 Budget Amendment Presentation

9/10/19



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Tax Increment Revenue Payments

	(FY 18-19)	Amended (FY 18-19)	Diff.+/-
TIF City Contribution	\$ 3,928,836	\$ 3,928,836*	\$ 0
TIF County Contribution	\$ 2,545,885	\$ 2,545,885**	\$ 0
Carryover	\$ 1,758,173	\$ 5,450,726	\$ 3,692,553
Projected Interest on Investments	\$ 6,000	\$ 50,000	\$ 44,000
Misc. Revenue	\$ 0	\$ 1,254	\$ 1,254
Total Revenues:	\$ 8,238,894	\$11,976,701	\$3,737,807

*NET City Contribution after refund of 45% of East side (\$408,542)

\$ 3,502,294

**NET County Contribution after refund of West Side (\$2,091,649)

\$ 454,236



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Expenditures

	(FY 18-19)	Amended (FY 18-19)	Diff. +/-
Total Administrative Expenses:	\$ 323,955	\$ 324,627	+\$ 672
Total Operating Expenses:	\$ 1,309,680	\$ 1,491,063	+\$ 181,383
Total Refund to Taxing Authorities	\$ 2,500,191	\$ 2,500,191	\$ 0
Capital Improvement	\$ 4,105,068	\$ 7,660,820	+\$ 3,555,752
TOTAL BUDGET	\$ 8,238,894	\$ 11,976,701	\$3,737,807

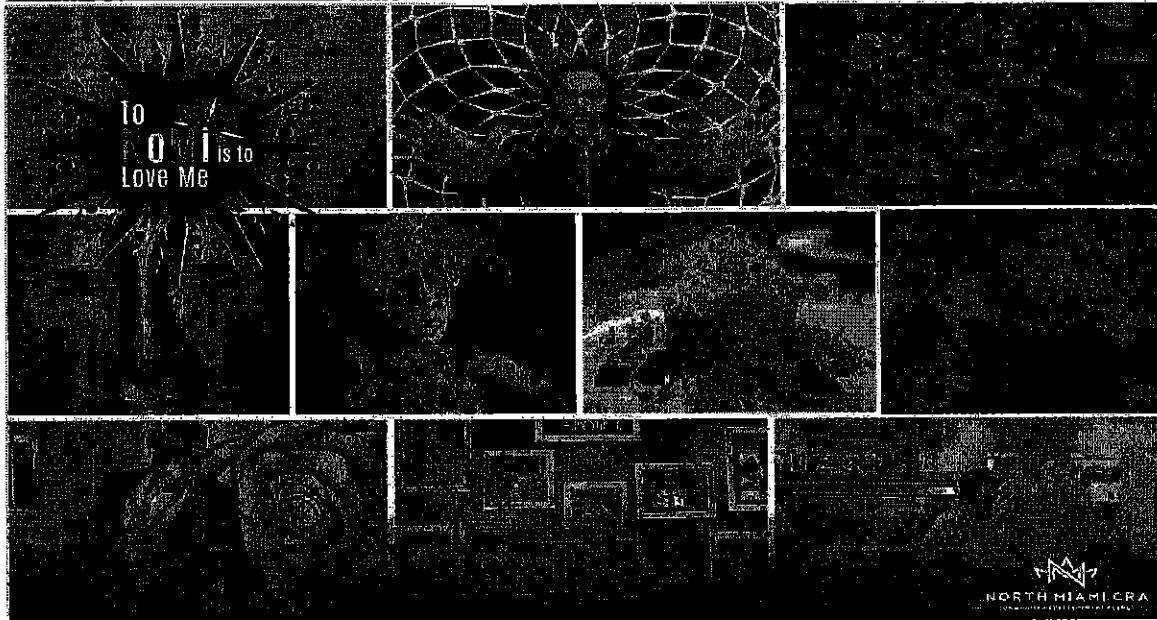
Increase in Commercial Grants

Purchase of Street Sweeper

Carry-Over Funds: for projects not started by fiscal year end: Clean Team, Restaurant Bootcamp, PR firm, Moca Courtyard renovations, Downtown P3 project.

FY 2018–19

Amended Budget Narrative



BOARD OF COMMISSIONERS

Commissioner Philippe Bien-Aime	Board Chair
Commissioner Alix Desulme, Ed.D.	Board Member
Commissioner Mary Estime-Irvin	Board Member
Commissioner Scott Galvin	Board Member
Commissioner Carol Keys, Esq.	Board Member

ADVISORY COMMITTEE

Michael McDearmaid	Committee Chair		
Blanco Cobo	Committee Member		
Kenneth Each	Committee Member	Claudio Sanchez	Committee Member
Clark Reynolds	Committee Member	Karol Geimer	Committee Member
Holly Cohen	Committee Member	Emmanuel Jeanty	Committee Member

EXECUTIVE STAFF

Larry M. Spring, Jr., CPA	CRA Executive Director
Steven W. Zelkowitz, Esq.	CRA Board Attorney
Honorable City Clerk Vanessa Joseph, Esq.	CRA Board Secretary

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 NM CRA Plan Amendment and the 2nd Amendment to the Interlocal being approved at the December 6, 2016 meeting.

NMCRA FY 17-18 ACCOMPLISHMENTS

This past year, CRA staff accomplished the following:

- Commissioned a design masterplan for the Mobility Hub area and the West Dixie Highway and NE 6th Avenue corridors. Held several community workshops to garner community input. Masterplan will be approved at the September meeting.

- Provided over **\$1,000,000** in grant funds for Beautification (7), Business Attraction (4), & Rehabilitation Grants (16) to enhance existing businesses and attract new ones. To date the NMCRA has **attracted twelve (12) new businesses into the CRA area**, with more applications pending.

- Worked with the Office of Economic Development to sponsor the Business Passport; a Guide to Doing Business in North Miami, for distribution to businesses and the community. Also, worked closely with the Office of Economic Development and Planning Zoning & Sustainability to attract target businesses to Downtown NoMi, shared information, data, and projecting a business friendly environment.

- Attended International Council of Shopping Centers (ICSC) seminars and conventions for business networking and attraction of new businesses to the Downtown and CRA areas.

- Sponsored The Mayor's Quaterly Luncheons which has brought over **500** businesses and interested parties to the North Miami CRA area; open to North Miami business owners, residents, and stakeholders to network and learn about North Miami CRA initiatives.

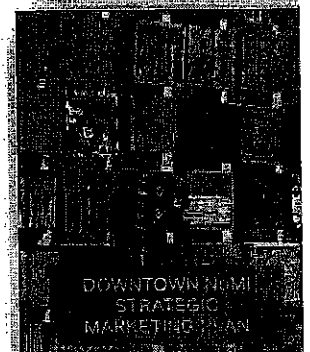
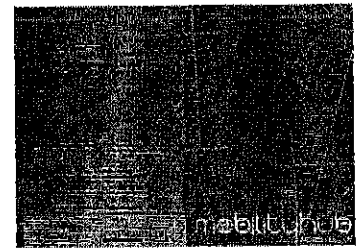
- Following the Downtown Marketing & Branding goals, a clean team has been created to improve the perception of Downtown NoMi and position it as a safe place to live, work, visit and enjoy. Large equipment has been acquired. Acquired equipment and tools for the newly created Clean Team and Neighborhood Ambassadors program.

- Created Downtown/CRA branded business attraction collateral for all departments to use.

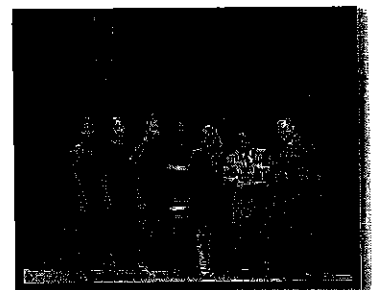
- Implemented a Downtown Branding & Marketing Initiative which included a new logo and tagline, Brand Manual Standards, branded stationary and business cards, photography for marketing campaign, Downtown pole banner campaign, advertising templates, social media templates, scrim banner, Downtown walkers guides, grant recipient stickers, new CRA website, and a promotional video.

- Printed and distributed **10,000** walker's guides to tourist centers and businesses
- Approximately **500** photos were taken in Downtown NoMi at various businesses and events for use in marketing collateral/To NoMi is to Love Me campaign and the new CRA website
- Installed a total of **52** (24 designs) banners in the Downtown
 - On NE 125th Street from 5th - 14th Avenue
 - On West Dixie Highway from 123rd - 130th

Recipient of the 2017 Roy F. Kenzie Award for Best Planning Study for the Downtown NoMi Strategic Marketing Plan by the Florida Redevelopment Association (FRA).



**2017 FRA Award Recipient
for the Downtown NoMi
Strategic Marketing Plan**



BRANDING AND MARKETING JOURNEY

The comprehensive analysis completed during the marketing plan phase, led to the conclusion that, with the right strategies, tactical plan and budget in place, North Miami was primed and ready for a bright future, with a vision for Downtown North Miami, referred to as Downtown NoMi, to be known as a place where you can enjoy a rich, diverse, cultural experience with live music, great food, stunning art and unique shopping. During the study process and concurrent with developing the comprehensive plan, authentic themes to brand the downtown area began to emerge. These themes were presented along with the plan and were adopted by the CRA Board as part of the plan. Four words were selected to position Downtown NoMi in the minds of a prospective visitor or investor -

Tasteful - Rhythmic - Eccentric - Artistic - all descriptors of what you will "feel" in Downtown NoMi. A campaign concept was presented, To NoMi is to Love Me, along with a new Downtown NoMi logo. It celebrated, the diversity in Downtown NoMi and featured faces, creations, goods and services of property and business owners, musicians, artists, chefs, entrepreneurs and investors, showcasing the "Tasteful, Rhythmic, Eccentric and Artistic" side of Downtown NoMi. The implementation consisted of the following deliverables: a brand standards manual, branded stationary, business cards, branded advertising templates, social media templates, a branded scrim banner to be used at business conventions and tradeshow, grant recipient window stickers.

FACTS

- Approximately **500 photos** were taken in Downtown NoMi at various businesses and events for use in marketing collateral "To NoMi is to Love Me" campaign and the new CRA website downtown pole banner campaign.
- North Miami CRA staff scheduled meetings with local businesses to stage a photo shoot of local business owners and their products to highlight in the To NoMi is to Love Me Pole Banner Campaign.
- A total of **52 pole banners** were designed and installed in the heart of the downtown, creating a sense of place branded walker's guides
- CRA and Economic Development staff walked the heart of Downtown NoMi (approximately 15 blocks) business-to-business, marking down over 500 brick and mortar businesses to create a branded Downtown Walker's Guide
- Over **10,000 walker's guides** were printed for distribution from Downtown NoMi businesses, at events and other CRA/City functions. Through the Greater Miami Visitors & Convention Bureau, 5,000 were disseminated to 9 of their tourist sites.
- A new innovative and dynamic CRA website (**downtownnomi.com**) Downtown promotional video the "To NoMi is to Love Me" marketing and branding campaign was unveiled and officially launched during Jazz at MOCA (Museum of Contemporary Art) in June 2018. During the event, new light pole banners featuring over 50 local downtown business owners and their products were revealed along with a downtown walkers' guides and other supporting collateral, highlighting the new downtown brand and messaging strategy. Attendees were also the first to see the new innovative CRA website and Downtown promotional video, emanating the genuine identity of North Miami: Tasteful, Rhythmic, Artistic and Eccentric.

CLEAN & SAFE JOURNEY

Northwest Corridor Detail

- Worked with the management of CVS, Auto Zone, Family Dollar and 7-11, to address quality of life issues and provide crime prevention information.
- Served as ambassadors for the City/CRA and relayed concerns to other City departments such as Code Compliance.
- Noticed smoking light pole and took immediate action to prevent a much larger fire which would have effected businesses in the area.
- **Officers made contact with (1,247 businesses, actual year to number date, or 2,500 which is an estimate for the complete year).**
- **Welcomed and engaged in conversation (1,279 people, actual year to number date, or 2,558 which is an estimate for the complete year).**
- Ensured the alleyways and roadways remain clear and routinely check the plazas for loiters.

Downtown Corridor Detail

- Responded to and were able to settle several disputes between customers and businesses.
- Conducted Segway patrols.
- Worked several special events in the Downtown area such as Art Basel, Holiday lighting, M.A.D.D. about NoMi, Art Walks, Jazz at MOCA, and several other MOCA events.
- As a result of the Officer's detail efforts, there has been a reduction in the Downtown area by 25%.
- **Made contact with (2,127 businesses, actual year to number date, or 4,250 which is an estimate for the complete year).**
- **Welcomed and engaged in conversation (2,493 people, actual year to number date, or 5,000 which is an estimate for the complete year).**



Created **NoMi Connect**, an efficient collaboration program between a business and the police department to help make North Miami a great place to live, work and play. NoMi Connect makes it possible to share HD quality video directly

with the police department. Access to HD quality video improves real time information, situational awareness and helps solve crimes. It is a force multiplier and helps to build partnerships within local communities.

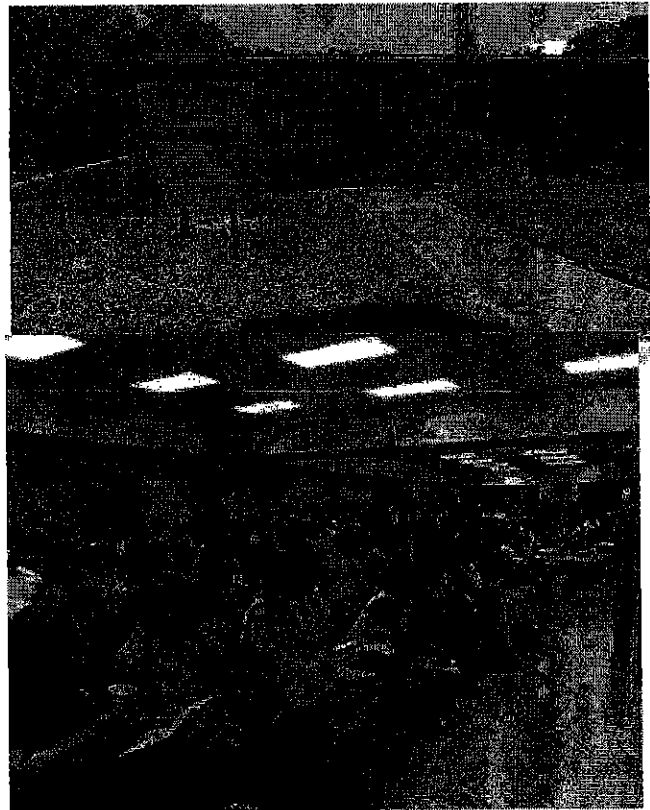
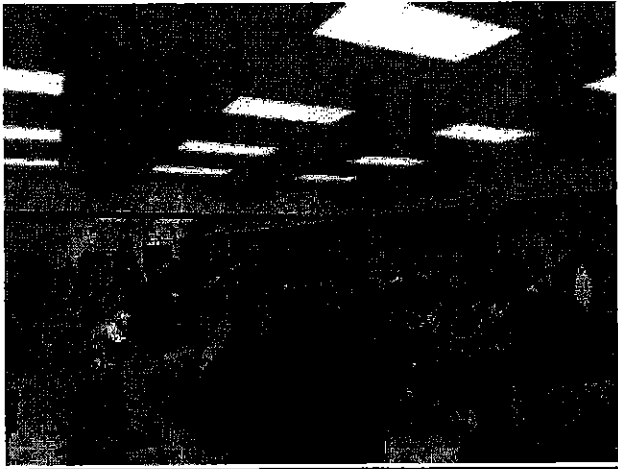
NoMi CONNECT

RESIDENTIAL INITIATIVES

The North Miami CRA partnered with the city's Housing Division to develop single-family rehabilitation grant guidelines to assist primarily disabled, seniors and very low-income households in the CRA area. In addition to funding, one-half of a Housing Coordinator and one-half of a Housing Inspector to implement the program, the NMCRA allocated **\$549,440** to assist approximately 27 households at \$20,000 each.

Over 200 residents from various districts attended housing workshops and were informed of the housing improvement program services, eligibility criteria, and were provided applications on site.

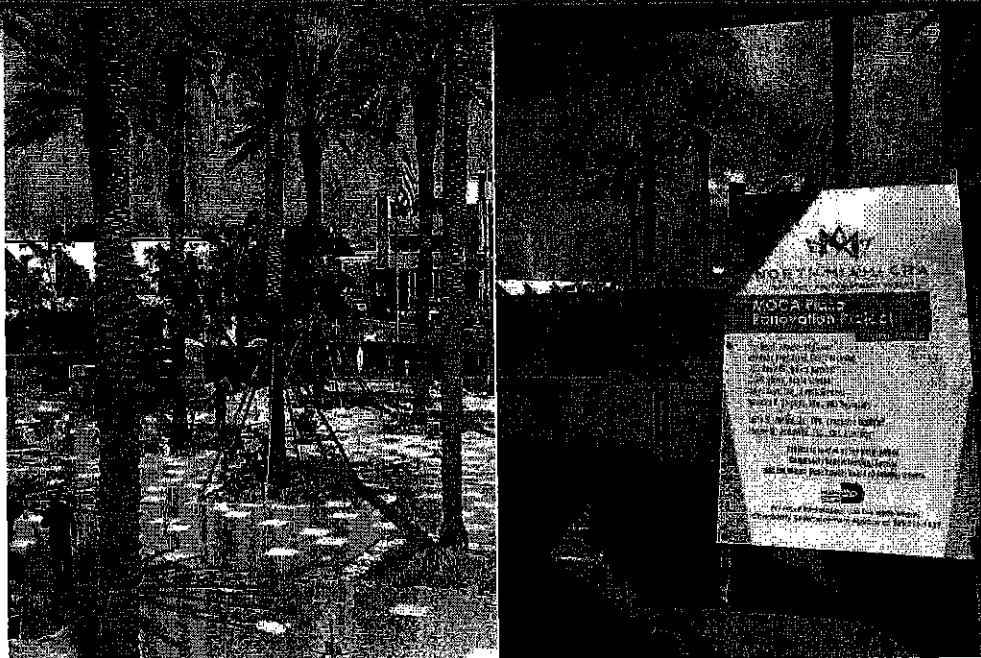
The NMCRA retained the FIU Metropolitan Center to conduct a Housing & Workforce Needs Assessment & Revitalization Area Strategy. The purpose of this study is to assess the inventory of the housing stock within the community and identify market demand and strategies for rehabilitation and accessibility. The study will also assess the workforce landscape of the City and provide strategies to retain and support a skilled workforce within the City.

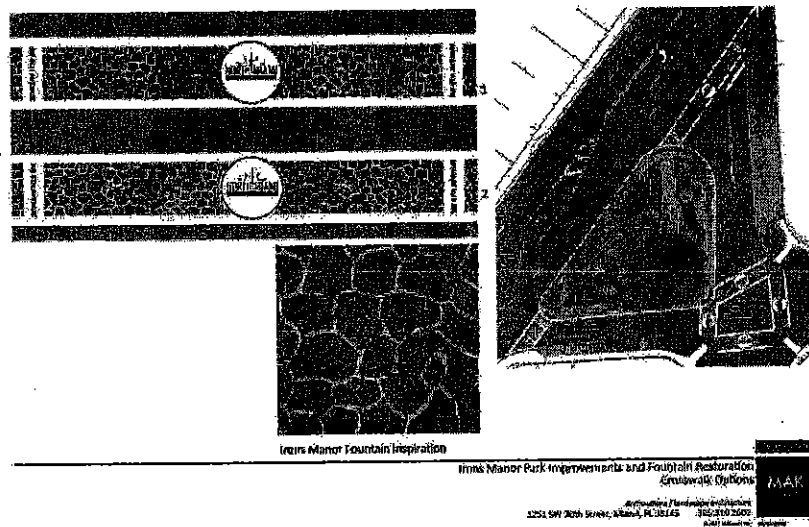


CAPITAL & INFRASTRUCTURE PROJECTS

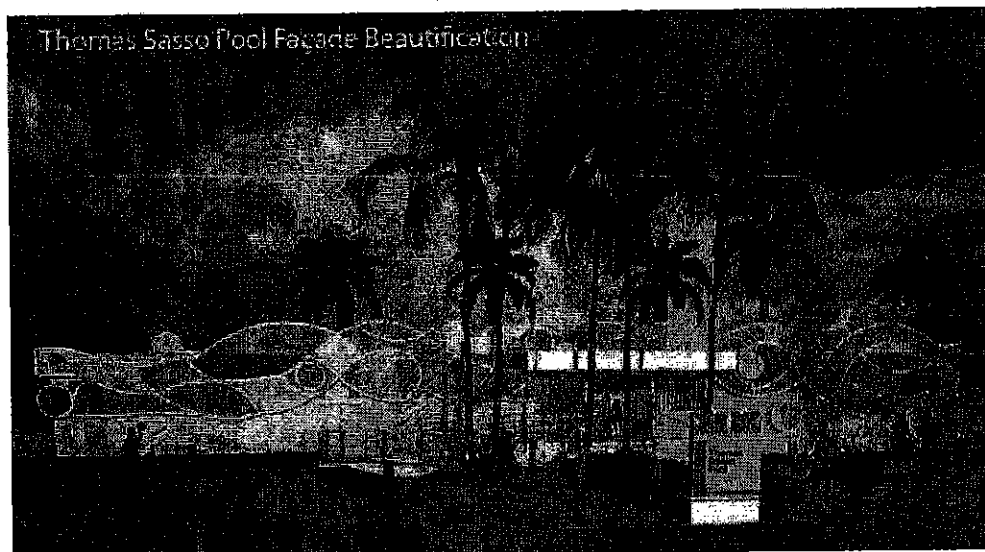
- Renovated the **Moca Plaza** to allow for better public experience during events. The project completed end of November 2018.

A dark, grainy, black and white photograph of a large, multi-story building, possibly a government or institutional structure, with a prominent central section and a flat roof. The image is heavily shadowed and has a high-contrast, almost abstract quality.





- Sasso Pool underway. Project to be completed September 2019.
- As part of innovative community policing and protecting the community, license plate readers were acquired to be installed in major corridors surrounding the downtown.
- Acquired equipment for the new NMCRA Clean Team. Equipment purchase required an 8 month lead time to allow for delivery, so the Clean Team will have appropriate tools for the following fiscal year.



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2018-19 AMENDED PROJECTED REVENUE

Total amended revenue in FY 2018-2019 for the NMCRA will total \$11,976,,701. The sources of revenue for FY 2018-2019 include tax increment revenue payments from the City of North Miami of \$3,928,836 and Miami-Dade County of \$2,545,885 respectively and a carryover from FY 2017-2018 of \$5,450,726 for planned projects, and \$50,000 from interest on investments and \$1,254 of miscellaneous revenue. Capital projects and implementation of some commercial grants delays attributed for the difference in carry-overs.

Tax Increment Revenue Payments

	(FY 17-18)	(FY 18-19)	Amended (FY 18-19)
TIF City Contribution	\$ 3,031,173	\$ 3,928,836	\$ 3,928,836
TIF County Contribution	\$ 1,877,602	\$ 2,545,885	\$ 2,545,885
County Refund	\$ 0	\$ 0	\$ 0
Carryover	\$ 4,200,884	\$ 1,758,173	\$ 5,450,726
Projected Interest on	\$ 6,392	\$ 6,000	\$ 50,000
Misc. Revenue	\$ 25,000	\$ 0	\$ 1,254
Total Revenues:	\$ 9,141,051	\$ 8,238,894	\$ 11,976,701

NMCRA FY2018-2019 PROJECTED EXPENSES

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2018-19:

- Complete remaining goals of the Strategic Market Positioning of Downtown NoMi to make it an exciting place to shop, stroll, dine and enjoy. NMCRA staff will:
 - Engage the community, public relations professionals and the media to showcase the assets and positive experiences of being in Downtown NoMi.
 - Hire a local Public Relations firm to market and promote positive experiences of being in Downtown NoMi. Develop and launch a cross-promotional category advertising campaign showcasing the downtown vision and supporting the live music, food and stunning arts and shopping experiences using print, digital and video applications. Establish a branded Downtown NoMi social media presence (Facebook/Twitter/YouTube) with daily maintenance.
 - Implement an Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown. Focus will be murals and utility box wrapping in the Downtown surrounding the MOCA Museum.
 - Establish Downtown Neighborhood Ambassadors & Clean Team program to improve public perception and position Downtown NoMi as a safe place to live, work, visit and enjoy.
 - Launch a monthly strolling event or similar.
 - Continue to support events by enhancing existing ones, such as North Miami Arts & Design (NOMAD), Jazz at MOCA Jazz events.
- Continue funding single family rehabilitation program through the City's Housing Division. By the end of this fiscal year NMCRA will have completed one of its benchmarks in the Interlocal Agreement, to rehabilitate a minimum of 70 units of low income housing.
- Using the Housing & Workforce Needs Assessment & Revitalization Area Strategy Study prepared by FIU Metropolitan Center, NMCRA & City Housing Division will initiate new CRA funded housing programs.
- Continue providing Commercial grants to help existing businesses with their property and the Capacity Building & Retention Grants to improve their operations and provide technical assistance.
- Additionally, the Business Attraction grant program has been very successful and hope to continue attracting new, innovative businesses to the CRA.
- Establish a restaurant incubator and collaborate with area universities such Johnson & Wales and FIU Food Incubator to recruit applicants.

- Invest over \$6 million in capital projects in support of the newly amended CRA Plan. Over 50% of the budget has been earmarked for capital projects and improvements that will enhance the quality of life of the community.

ADMINISTRATIVE EXPENSES

1. Annual Audit \$16,710

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

2. Advertising and Notices \$5,000

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

3. Local Travel \$362

Travel costs include fees associated with meetings amongst County representatives, developers and other interested parties.

4. Other Administrative Expenses (\$264,367)

- a) **City Administrative Support \$247,167:** As per the 2005 Interlocal Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. However, only 3% 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, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$17,200:** 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.

5. County Administrative Charge \$38,188

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

<u>Total Administrative Expenses including salary/fringe</u>	<u>\$324,627</u>
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OPERATING EXPENSES

1. Employee Salary and Fringe \$393,063

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

10% of Executive Director

100% of CRA Director

100% of CRA Grants/Programs Coordinator

50% of CRA Housing Programs Coordinator

50% of CRA Housing Inspector

100% Capital Projects Manager

2. Printing and Publishing \$30,000

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.

3. Marketing/Promotional Events \$150,000

Through promotional activities, the CRA will promote its services and activities to new businesses and developers interested in doing business and applying for existing programs and incentives. Mayor's Quarterly Business Luncheon, Jazz at Moca, NOMAD Monthly events, 2nd Annual Mac & Cheese Fest, 1st Annual Chinese New Year Festivities and Grand Opening and Re-Opening events.

4. Out of Town Travel \$23,000

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

5. Conferences & Meetings \$10,000

Costs associated with the registration and attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff, Board and Advisory Committee members. Additional conferences include the Urban Land Institute (ULI) and the International Council of Shopping Centers (ICSC).

6. Legal Services Costs \$80,000

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 CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include draft and review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

7. Professional Services \$225,000

Professional Services include the FIU Housing Assessment, the Train Station Masterplan, 3D surveying imaging of the new Downtown Civic Center.

8. Public Safety \$170,000

As per the Redevelopment Plan, the NMCRA will fund a safety/security officer and innovative technologies to protect property values, commercial activity levels and the quality of life of the residents and visitors. The focus will be in the downtown area and NW 7th Avenue commercial area.

9. Clean Team \$410,000

As per the approved Downtown Strategic Marketing Plan, a Clean Team to maintain the downtown area and major corridors.

10. Refund to Miami Dade County for West Side Portion \$2,091,649

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

11. Refund to City of North Miami for East Side Portion \$408,542

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.

Operating Subtotal:	\$1,491,063
Total Refund due to City/County	\$2,500,191
 <u>Total Operating:</u>	 <u>\$3,991,254</u>

CAPITAL AND INFRASTRUCTURE EXPENSES

1. a) Capital Grants Projects – Business Attraction/Expansion, Commercial Rehab and Beautification Grants & Other Incentives \$2,344,537

- Through the existing incentive grant programs; Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement, the NMCRA will assist properties to enhance their visibility, attract new business and new development for that area. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA, and is subject to fund availability.
- \$100,000 in film incentives grants will be offered this year.

b) Capital Grants Projects -- Home Rehabilitation Program \$549,440

Through the City's Housing Division the NMCRA funds rehabilitation, conservation and/or redevelopment of at least 27 units for extremely low, very low, low to moderate income persons as authorized by the 2016 Amended Plan. Separately, the NMCRA funds 50% Housing Coordinator and 50% Housing Inspector.

- c) **Arts In Public Places \$100,000:** This a multi-year initiative, which will span across the CRA area. Phase 1 will concentrate in areas within the Downtown corridor and close proximity to MOCA Museum. Funds will be used for murals, utility box wrapping and street art. Future areas are along West Dixie Highway and the Arts & Entertainment District.

d) Capital Outlay \$466,628:

License Plate Readers \$165,000: As part of innovative community policing and protecting the community, acquisition of license plate readers to be installed in 5 locations within the Downtown and its surrounding area.

Public Safety Equipment/NoMi Connect/Ring Doorbells \$20,414: As part of the NoMi Connect Initiative, acquisition of 62 ring doorbells with 1 yr subscription, distributed to the most vulnerable residents within the CRA and providing access to the police to monitor the neighborhood's activities. This pilot project has proven beneficial for the residents and as a result the NMCRA will fund an additional 120 in the next fiscal year.

Clean Team Equipment/Street Sweeper \$281,214: Following the downtown revitalization plan, which calls for the reinstatement of the NMCRA Clean Team and acquisition of equipment such as a street sweeper.

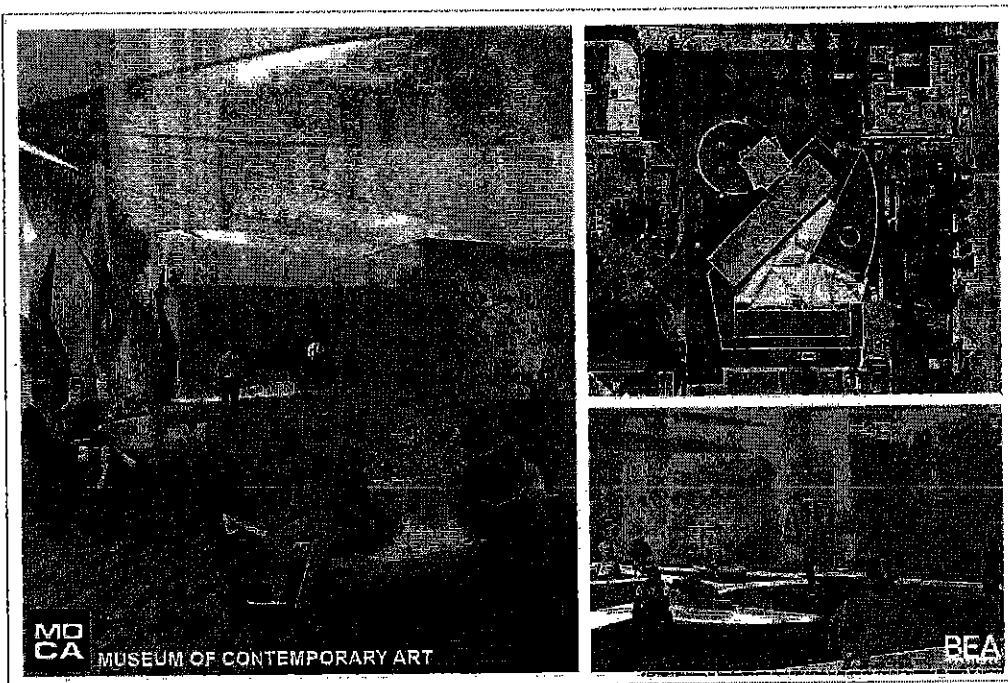
2. Capital & Infrastructure Projects

Funds are to complete projects initiated but not completed by end of fiscal year.

a) **Moca Plaza \$448,000:** Project completed November 2018. This multi year cost \$821,000 of which \$448,000 were disbursed in this fiscal year.

b) **Liberty Gardens \$360,000:** In its 2nd year of implementation, is a civic space that is to be enhanced for proper use by the community. It will allow for outdoor cafes, seating, more greenery, lighting and artistic murals. Delays due to increase in construction costs has been rectified. A design has been completed and contractor secured. Expected Completion September 2019.

c) **Moca Courtyard \$160,000:** for design of the MoCa Courtyard. This project is out to bid, construction costs will be reflected in next fiscal year's budget. Completion estimated at June 2020.



d) **West Dixie Green Trail & Griffing Center \$821,564:** This is a multi year project involving design and construction. Phase 1 of public outreach and design is to be completed by September 2019. Phase 2 construction docs will be included in next fiscal year's budget.

e) **Iron Manors \$ 290,000:** Historic Iron Manors restoration and renovations, as part of the Downtown Concept Plan. Project completed May 2019.

f) **Sasso Pool Façade \$295,347:** Project to be completed by September 2019.

Total Capital:

\$7,660,820

	(FY 17-18)	(FY 18-19)	Amended (FY18-19)
Total Administrative Expenses:	\$ 354,592	\$ 323,955	\$ 324,627
Total Operating Expenses:	\$ 997,300	\$ 1,309,680	\$ 1,491,063
Total Refund to Taxing Authorities	\$ 1,645,017	\$ 2,500,191	\$ 2,500,191
Capital Projects Improvement	\$ 6,144,142	\$ 4,105,068	\$ 7,660,820
TOTAL BUDGET	\$ 9,141,051	\$ 8,238,894	\$ 11,976,701

EXHIBIT A
North Miami Community Redevelopment Agency
FY2018-19 Budget
(FY 18-19 begins October 1, 2018)

	FY18-19 Approved Budget	FY18-19 Proposed Amendment
Revenues		
City Tax Increment Revenue	3,928,836	3,928,836
County Tax Increment Revenue	2,545,885	2,545,885
Carryover from prior year (cash & equiv.)	1,758,173	5,450,726
Interest earnings	6,000	50,000
Misc. Revenue	-	1,254
Revenue Total	8,238,894	11,976,701
Expenditures		
Administrative Expenditures:		
Employee salary and fringe	-	-
Accounting & Audits	16,300	16,710
Advertising and notices	5,000	5,000
Local Travel	100	362
Other Admin. Exps (attach list)	264,367	264,367
County Admin fee 1.5%	38,188	38,188
(B) Subtot Admin Exp	323,955	324,627
Operating Expenditures:		
Employee Salary & Fringe	287,680	393,063
Printing and Publishing	30,000	30,000
Marketing/Promotional Events/Position	95,000	150,000
Out of Town Travel	5,000	23,000
Conferences & Meetings	7,000	10,000
Legal Services/Court Costs	80,000	80,000
Professional Svcs	225,000	225,000
Public Safety Officers & Equipment	170,000	170,000
Clean Team/Ambassadors	410,000	410,000
County TIF Refund	2,091,649	2,091,649
City TIF Refund	408,542	408,542
Capital Projects - Grants		
Commercial Incentives Program	1,302,500	2,344,537
Clean Team Equipment	-	281,214
License Plate Reader/Comm. Policing	-	165,000
Film Incentives	100,000	100,000
Art In Public Spaces	100,000	100,000
Housing Initiatives	549,440	549,440
Public Safety Equipment	-	20,414
Capital Projects - Infrastructure		
Capital Maintenance	-	10,000
Capital/Infrastructure Grants	2,053,128	4,090,215
Carryover Funds for Budgeted Proj.	-	-
Other Oper. Expenses (attach list)	-	-
(C) Subtotal Oper. Expenses	7,914,939	11,652,074
(D) Reserve/Contingency	-	-
Expenditure Total (B+C+D)	8,238,894	11,976,701
Cash Position (Rev-Exp)		
	FY18-19 Approved Budget	FY18-19 Proposed Amendment
Capital Projects:		
Capital Project P3/Management	821,564	821,564
Sasso Pool Façade	-	295,347
Downtown Improvements/Moca Plaza	-	448,000
Downtown Improvements/Moca Courtyard	160,000	160,000
Iron Manors/NE 132 St Fountain	-	290,000
Liberty Gardens Improvements	250,000	360,000
NW 7th Ave Streetscape Design	-	200,000
Griffin Center/Green Trail	821,564	821,564
Carryover Funds Budgeted Proj.	-	693,740
Total Project Dollars:	2,053,128	4,090,215
Year End Carry-Over	0	0



NORTH MIAMI CRA

COMMUNITY REDEVELOPMENT AGENCY

FY19-20 Proposed Budget Presentation

9/10/19

EXHIBIT 2



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Tax Increment Revenue Payments

	Amended (FY 18-19)	(FY 19-20)
TIF City Contribution	\$ 3,928,836	\$ 5,273,807*
TIF County Contribution	\$ 2,545,885	\$ 3,332,339**
Carryover	\$ 5,450,726	\$ 3,289,938
Projected Interest on Investments	\$ 50,000	\$ 50,000
Misc. Revenue	\$ 1,254	\$ 0
Total Revenues:	\$ 11,976,701	\$ 11,946,084
		\$ 4,606,661
		\$ 802,995

*NET City Contribution after refund of 45% of East side (\$667,146)

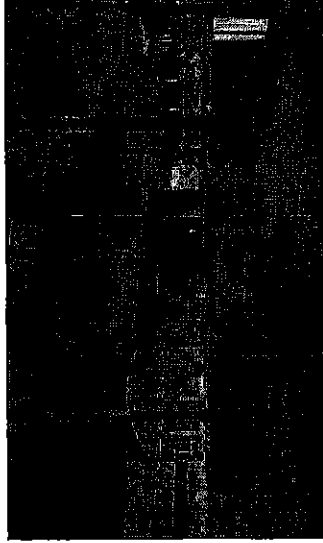
**NET County Contribution after refund of West & East Sides (\$2,529,344)



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Accomplishments

- Over \$2 million in Commercial Grants
- Funded to date the rehab for approx. 87 homes
- Surpassed Interlocal benchmark
- MOCA Plaza renovations completed
- Iron Manors renovations completed
- Provided (62) Ring doorbells to residents
- Acquired (5) License Plate Readers
- Purchased the Clean Team Street Sweeper
- Completed 1st mural project as part of Arts Public Places



MOCA Plaza



Street Sweeper



Mural @ Liberty Gardens Park



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Proposed Expenditures

(FY 19-20)
\$ 456,128
\$ 1,685,000
\$ 3,196,490
\$ 6,608,466
\$ 11,946,084

Amended (FY 18-19)
\$ 324,627
\$ 1,491,063
\$ 2,500,191
\$ 7,660,820
\$ 11,976,701

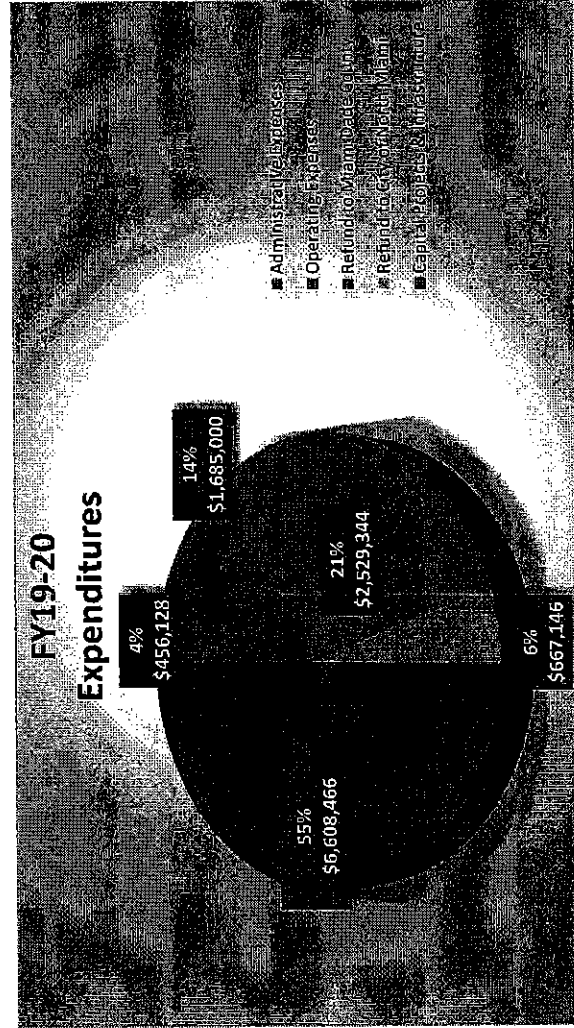
Total Administrative Expenses:

Total Operating Expenses:

Total Refund to Taxing Authorities:

Capital Improvement:

TOTAL BUDGET





NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

FY19-20 Initiatives

Complete remaining goals of the Strategic Market Positioning of Downtown NoMi & City of North Miami:

- Hire a Public Relations firm to market and promote positive experiences of being in Downtown NoMi & within the City of North Miami
- Establish Downtown Neighborhood Ambassadors & Clean Team program to improve Downtown NoMi & the City of North Miami as a safe place to live, work, visit and enjoy
- Launch a monthly strolling event or similar and continue to support events by enhancing existing ones such as Jazz at MOCA Jazz events
- Continue implementing an Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown. Focus will be murals and utility box wrapping in the Downtown surrounding the MOCA Museum
- Last phase of MOCA enhancement, MOCA Courtyard
- \$2,500,000 in housing initiatives, out of which \$300,000 will go towards a (5) energy efficient units for elderly 55+



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

FY19-20 Initiatives Continued

- \$250,000 street furniture: replace existing trash cans and add new ones along major corridors and bike racks in certain business areas
- Complete design of Griffin Center and Green Trail
- Downtown P3 initiative
- Continue providing Commercial grants to help existing businesses with their property and the Capacity Building & Retention Grants to improve their operations and provide technical assistance
- Establish a NoMi restaurant boot camp program for existing restaurants in need of intense technical assistance
- Continue working on implementing the NW 7th Avenue Innovation District (Chinatown)
- As part of innovative community policing and protecting the community, additional License Plate Readers, and RING doorbells are added to the scope



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

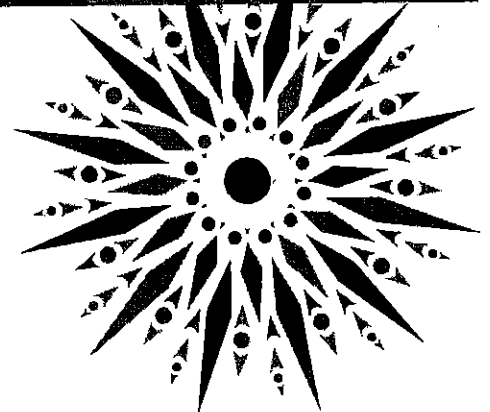
Budget Narrative

Fiscal Year 2019 - 20



© Leo A. Daly © Island Studio Productions Stuart Gobey

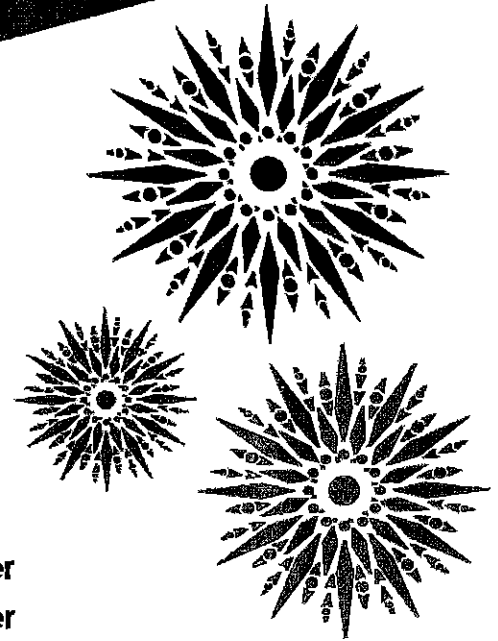
MOCA Plaza
Completed October 2018



BOARD OF COMMISSIONERS

Commissioner Philippe Bien-Aime
Commissioner Alix Desulme, Ed.D.
Commissioner Mary Estimé-Irvin
Commissioner Scott Galvin
Commissioner Carol Keys, Esq.

Board Chair
Board Member
Board Member
Board Member
Board Member



ADVISORY COMMITTEE

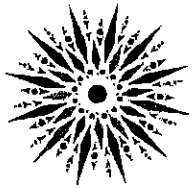
Michael McDermid
Blanco Cobo
Holly Cohen
Kenneth Each
Karol Geimer
Emmanuel Jeanty
Clark Reynolds
Claudio Sanchez

Committee Chair
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member
Committee Member

EXECUTIVE STAFF

Larry M. Spring, Jr., CPA
Steven W. Zelkowitz, Esq.
Vanessa Joseph, Esq.

CRA Executive Director
CRA Board Attorney
CRA Board Secretary



OUR HISTORY

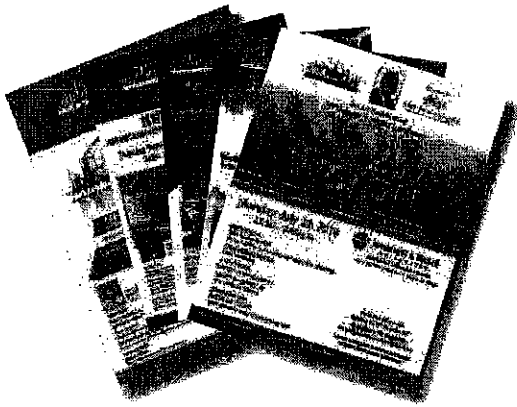
On July 13, 2004 the Board of County Commissioners (BCC) adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency. On June 7, 2005, the Board of County Commissioners adopted Resolution R-610-05 approving the Redevelopment Plan 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 and the 2nd Amendment to the Interlocal being approved at the December 6, 2016 meeting.



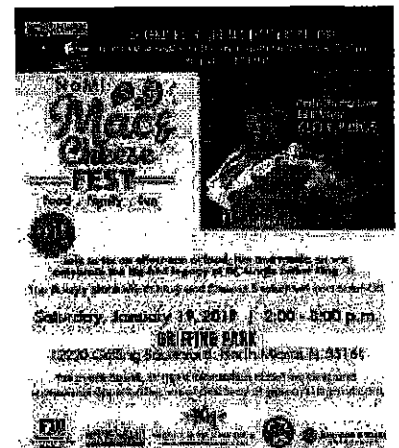


FY 18-19 NMCRA ACCOMPLISHMENTS

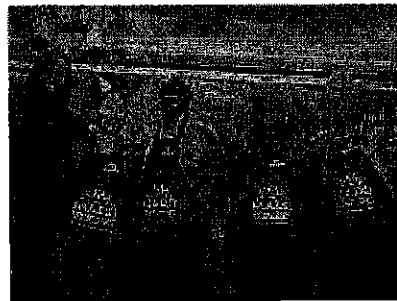
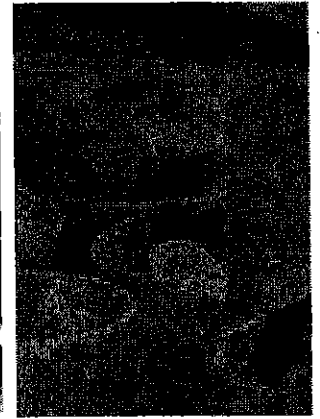


- Attended International Council of Shopping Centers (ICSC) seminars and conventions for business networking and attraction of new businesses to the Downtown area. As a result of staff's marketing and networking efforts, a national fitness chain will be opening in Downtown NoMi.

- Sponsored the Mayor's Quarterly Business Luncheons which has brought over 500 businesses and interested parties to the North Miami CRA area; open to North Miami business owners, residents, and stakeholders to network and learn about North Miami CRA initiatives.



Mac & Cheese 2nd Annual Event



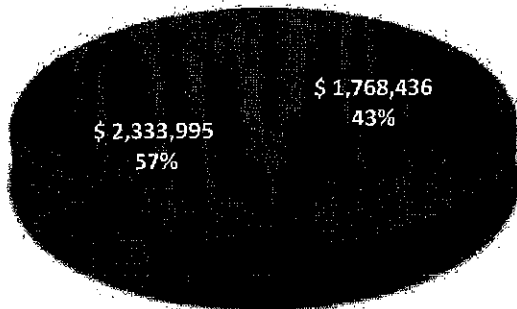


BUSINESS ASSISTANCE PROGRAM

In order to enhance the City's commercial corridors, the North Miami CRA provides grants up to \$150,000 with 50% match of total project costs to rehabilitate, relocate, beautify and enhance commercial buildings. Improvements to the facades of eligible commercial properties help local businesses attract new customers and can have a significant positive impact on the marketability of the surrounding area. These programs aid the North Miami CRA in meeting the goal of eliminating slum and/or blight conditions within the CRA boundaries. For FY2018-19, the NMCRA allocated **\$2,300,000** for Commercial Rehabilitation, Business Attraction, Capacity Building and Beautification grants, to assist properties in enhancing their visibility, attracting new businesses along the Downtown corridor and other areas within CRA boundaries.

All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA, and is subject to funding availability.

FY17-18 CRA COMMERCIAL GRANTS TOTAL PROJECTED COSTS \$4,102,431



■ CRA Grant Funding 2018

■ CRA Private Match 2018

FY 18-19 CRA Commercial Grants Total Projected Costs \$6,708,900



■ CRA Grant Funding 2019

■ Private Match 2019

V.S.

Rehabilitation Grant Program

This program provides up to \$100,000, with a 50% match of total project costs of interior/exterior improvements to the property.



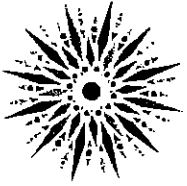
BEFORE



AFTER

Comprehensive Health Center (CHC)

CHC expanded its original site located 671 NW 119th Street, a 7,800 square feet clinic to a 14,354 square feet full service medical facility. This is a multi-year two phase project.



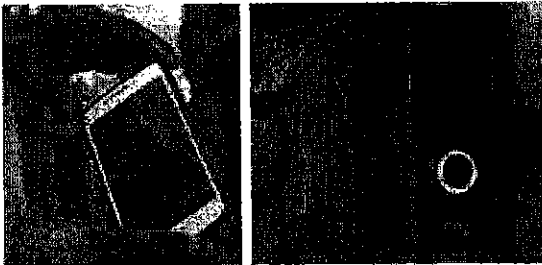
CLEAN & SAFE JOURNEY

The North Miami Community Redevelopment Agency (CRA) and the North Miami Police Department have partnered to provide additional patrol to the Downtown and North West Business Corridors. The officers patrol the area on foot and on a segway. The officers have a strong focus on community engagement and build on or improve relationships in the community. In addition to providing additional police services and community engagement in the area, the CRA Officers provide crime prevention tips to businesses and information to visitors. The CRA officers create a positive atmosphere and assist in the CRA's mission to improve the areas.

In 2018, CRA Officers made contact with several businesses and visitors in the two areas. They have been the first responders on emergency calls and have arrested several shoplifters. Visitors and businesses in the area have provided positive feedback and shown appreciation of the CRA Officers. Furthermore, the CRA has implemented three innovative projects: NoMi Connect, Ring, and License Plate Readers (LPR).

NoMi CONNECT

NoMi Connect allows businesses to share their surveillance video with the police department. The shared video can be used for virtual patrols, real-time situational intelligence and to develop investigative leads quicker such as subject descriptions.



The Ring Project is a partnership with the police department and the Ring doorbell camera company. Ring provides discounted cameras to be installed at residential properties in the CRA. Studies into property crimes have shown that the majority of property crimes start at the front door, many times with a knock to see if anyone is home. The Ring camera captures images at the front door, lets the resident monitor and communicate with anyone at their front door. Ring has also established a law enforcement website that allows the police to electronically request video from Ring users through a web-based application. 62 rings were installed to date.



The License Plate Reader (LPR) program will place cameras at five locations in the CRA that will monitor vehicular traffic for wanted and or stolen vehicles. When a wanted or stolen vehicle is identified, the police department will be alerted. Five (5) were installed to date with more pending.

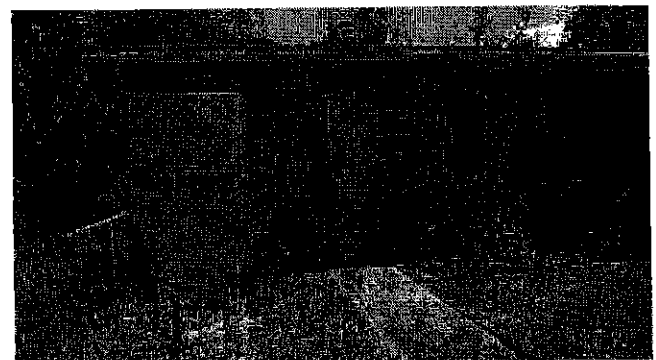


HOUSING INITIATIVES

The North Miami CRA funds the City's Housing Division to implement various housing initiatives, such as single-family rehabilitation assisting primarily disabled, seniors and very low-income households in the CRA area. In addition to funding, one-half of a Housing Coordinator and one-half of a Housing Inspector to implement the program, the NMCRA

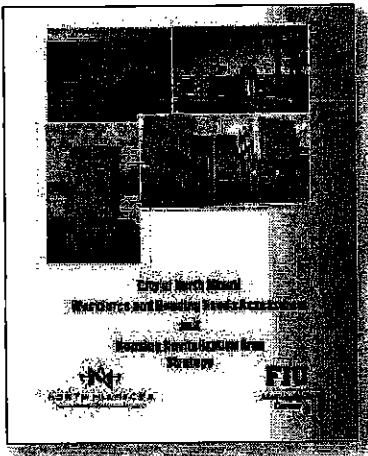
allocated \$1,190,000 for FY17-18 and an additional \$549,440 for the FY18-19 for a total of \$1,739,440 to assist approximately 87 households at \$20,000 each.

Over 200 residents from various districts attended housing workshops and were informed of the housing improvement program services, eligibility criteria, and were provided applications on site.



THE NORTH MIAMI CRA HAS ALREADY
SURPASSED ITS MINIMUM REQUIREMENT OF REHABING
70 UNITS AS OUTLINED IN THE 2016 INTERLOCAL AGREEMENT TO BE COMPLETED BY 2024.

HOUSING INITIATIVES CONTINUED



NMCRA commissioned FIU Metropolitan Center to conduct a Housing & Workforce Needs Assessment & Revitalization Area Strategy. This study will guide future housing priorities.

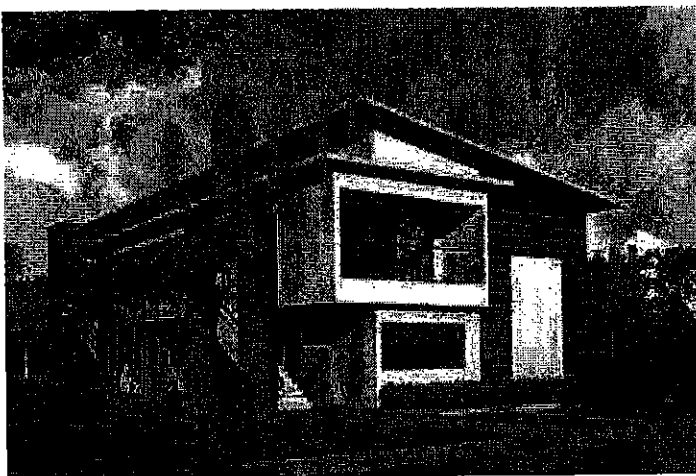
Commissioned by the NMCRA, the FIU study included an assessment of affordable housing demand and supply City-wide in order to develop policies and programs to support affordable housing efforts in North Miami. FIU Metropolitan Center's "City of North Miami Workforce and Housing Needs Assessment & Housing Revitalization Area Strategy" study provided an overview of the rise of an affordable housing crisis in Miami-Dade County, and the City of North Miami. The study has assessed the current inventory of the City's housing stock and its affordability. This assessment included determining the value of housing, age, quality, and other factors. In addition, the study did a comparative analysis on the residents' ability to afford and live in various homes in the City of

North Miami. This was demonstrated visually by displaying the City's census tracts on a scale of affordability and value.

The second part of the document provided solutions to the housing affordability crisis in North Miami. This included several suggestions such as incorporating higher density and a mix of uses/incomes in the downtown area of North Miami as well as continuing to increase funding for existing home rehab programs that are currently funded via federal, state, and CRA dollars. The study also suggested innovative strategies such as supporting accessory dwelling units (granny flats), and providing housing incentives for small business owners of new commercial development in order to subsidize the cost to workers.

To read the full report visit:
http://www.northmiami.gov/docs/NOMI_Metropolitan_Housing_Study.pdf

FY19-20 Projected Goals



Approximately \$2.5 million will be allocated towards affordable housing initiatives. In addition to single family rehab projects, NMCRA plans to contribute to a proposed development five (5) energy efficient units, affordable housing complex, for elderly residents 55 years and older, and multi-family housing assistance. These projects directly align with the NMCRA's mission by contributing to the effort of eliminating conditions of slum and blight.



CAPITAL & INFRASTRUCTURE PROJECTS

COMPLETED PROJECTS

MOCA PLAZA

Renovated the Moca Plaza to allow for better public experience during events. The project was delayed due to increase in construction costs, however the project was completed at the end of October 2018.

IMPROVEMENTS INCLUDED

30,000 SQ. FT. OF NEW GROUND PAVERS
IMPROVED LANDSCAPING
NEW LED LIGHTS
NEW DIGITAL BOARD



Equipment Purchased

Acquired equipment for the new NMCRA Clean Team.



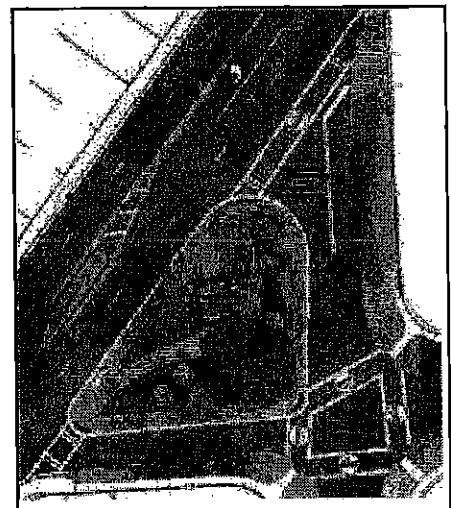
Arts in Public Places

Implemented an Arts in Public Places program, with the first mural at the Liberty Gardens.



Iron Manors Fountain Renovation

Design has been approved by Miami-Dade County Historical Dept. Expected Completion December 2019.



IN PROGRESS PROJECTS



Thomas Sasso Pool Renovation

Façade renovation is underway.



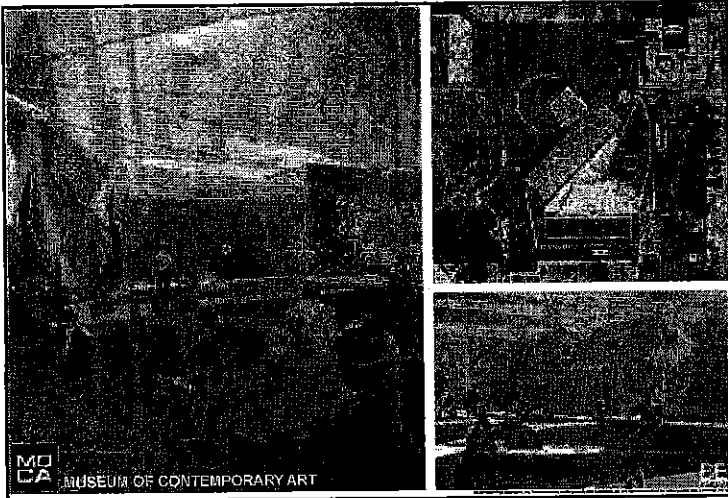
CAPITAL & INFRASTRUCTURE PROJECTS CONTINUED

IN PROGRESS PROJECTS



Liberty Gardens

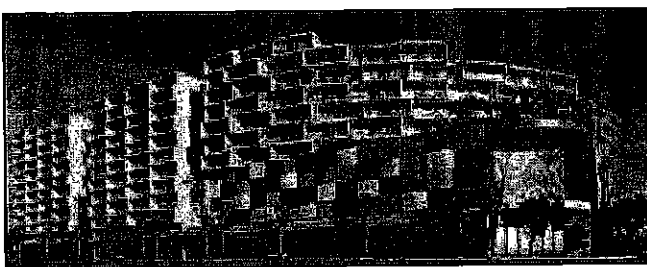
A civic space that will be enhanced for proper use by the community. It will allow for outdoor cafes, seating, additional greenery, lighting, and artistic murals. Expected Completion December 2019.



MOCA Courtyard

Final phase of the MOCA building and plaza renovation. Design has been finalized and the construction is out to bid.

FUTURE PROJECTS

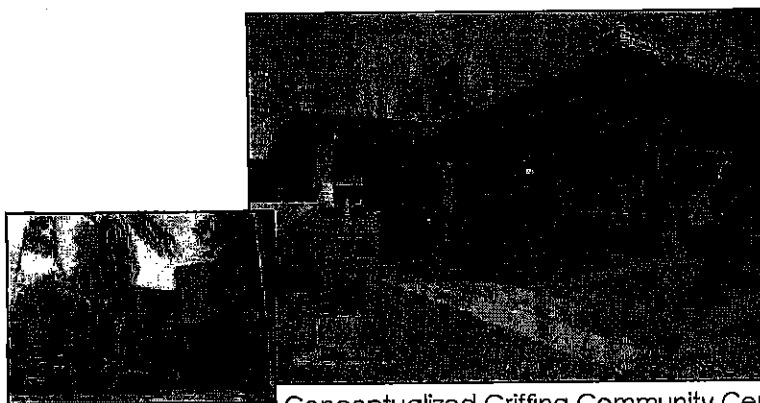


Downtown Public-Private Partnership

Planning, design, construction and possibly purchase of land. Work to include negotiating a public-private partnership to revitalize the downtown including a parking garage with retail as described in the 2016 Interlocal.

Griffing Center

This is a multi-year project involving design and construction. Costs include but are not limited to design, and engineering costs, possible acquisition of right of way or parcels to accomplish a comprehensive project.



Conceptualized Griffing Community Center



CHINATOWN CULTURAL ARTS & INNOVATION DISTRICT

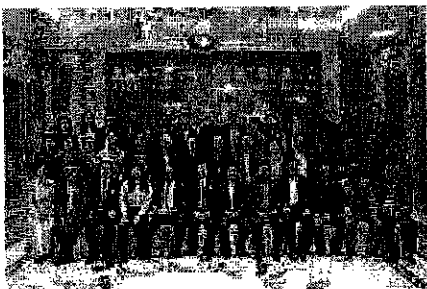
In support of the creation Chinatown Cultural Arts & Innovation District, staff has hosted several Chinese delegations interested in investing in the project. Additionally, staff is working with Florida International University (FIU) and an architectural firm to create design guidelines for the corridor and to design gateway signs.

May 11, 2018- Qingdao Delegation

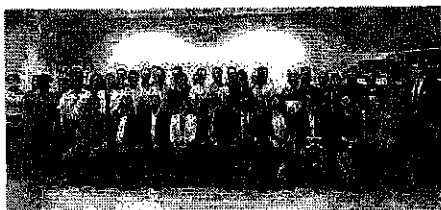
Sun Ji, Deputy Secretary General of Qingdao Municipal Government
Xing Lizhi, Director General Qingdao of Municipal Bureau of Commerce
Wang Yingbo, General Manager of Sinotruk Qingdao Heavy Industry Co., Ltd.
Zou Fangda, Electromechanical Division Director of Qingdao Bureau of Commerce
Lyu Kun, Chief Representative of Qingdao industrial and commercial center in the United States, Qingdao Municipal Bureau of Commerce
Chi Yonghui, Principal Staff of Qingdao Municipal Bureau of Commerce

November 2-10, 2018- Shanghai/ Xiamen Presentations

11/6 Shanghai Conference-Huhua Hotel



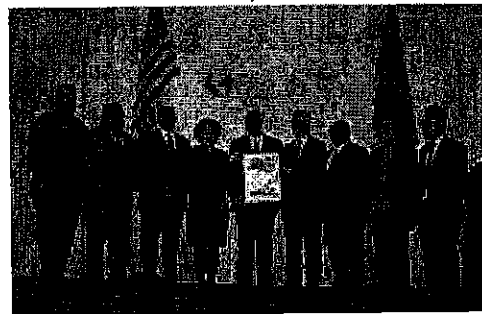
11/8 Xiamen Conference- Xiamen Lakeside Hotel



January 31, 2019- ACECC/North Miami

Chinese New Year Gala

Mr. Ge Ming Dong, Consul General
Mrs. Liu Hong Mei, Deputy Consul General
General Consulate General of the People's Republic of China
Fujinese Association
Amerasia Bank
MaZu Association
ACECC Philadelphia



April 10, 2019- Shanghai Delegation

Madam Wang Hong, Consul General

June 11, 2019- Beijing Delegation

Invitation extended via Kenneth Yeung, items discussed 2020 film and food festival and sister city Zhang Wei- Vice President of the China Film Critics Association, CCTV China Film Channel
Wang Chun- Director of Film Theory Research Department of China

July 9, 2019- China Construction Agency

Discussed potential investment with City Attorney

July 24, 2019 -Hainan Delegation

Invitation extended via Kenneth Yeung to answer questions about NM Chinatown





FY 2019-2020 PROJECTED REVENUE

Total projected revenue for FY 2019-2020 is approximately \$11,946,084. Sources of revenue for FY 2019-2020 include tax increment revenue payments from the City of North Miami of \$5,273,807 and Miami-Dade County of \$3,332,339 respectively and a carryover from FY 2018-2019 of \$3,289,938 for planned projects, and \$50,000 from interest on investments.

Tax Increment Revenue Payments	Amended (FY 18-19)	(FY 19-20)
TIF City Contribution	\$ 3,928,836	\$ 5,273,807
TIF County Contribution	\$ 2,545,885	\$ 3,332,339
County Refund	\$ 0	\$ 0
Carryover	\$ 5,450,726	\$ 3,289,938
Projected Interest on Investments	\$ 50,000	\$ 50,000
Misc. Revenue	\$ 1,254	\$ 0
Total Revenues:	\$ 11,976,701	\$ 11,946,084

NMCRA FY 2019-2020 PROJECTED EXPENSES

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2019-20:

- Complete remaining goals of the Strategic Market Positioning of Downtown NoMi to make it an exciting place to shop, stroll, dine and enjoy. NMCRA staff will:
 - Engage the community, public relations professionals and the media to showcase the assets and positive experiences of being in Downtown NoMi.
 - Hire a local Public Relations firm to market and promote positive experiences of being in Downtown NoMi. Develop and launch a cross-promotional category advertising campaign showcasing the downtown vision and supporting the live music, food and stunning arts and shopping experiences using print, digital and video applications. Establish a branded Downtown NoMi social media presence (Facebook/Twitter/YouTube) with daily maintenance.
 - Establish Downtown Neighborhood Ambassadors & Clean Team program to improve public perception and position Downtown NoMi as a safe place to live, work, visit and enjoy.
 - Launch a monthly strolling event or similar.
 - Continue to support events by enhancing existing ones, such as North Miami Arts & Design (NOMAD), Jazz at MOCA Jazz events.
- Housing Initiatives: As part of the Mayor's 2020 housing vision and the CRA Commissioners affordable housing priorities, the CRA has allocated \$2.5 million which accounts for 46% of our net revenue for affordable housing initiatives. Fund a five unit (5) green elderly project, continue funding single family rehabilitation program and implement a multi family housing initiative to include renovations and housing assistance.
- Continue providing Commercial grants to help existing businesses, attract new ones and provide capacity building support.
- Establish a restaurant incubator and collaborate with area universities such Johnson & Wales and FIU Food Incubator to recruit applicants.
- \$250,000 to replace existing outdated and adding new trash cans and bike racks throughout the CRA and major corridors.
- Retain an architectural firm to create design guidelines and gateway signs for NW 7th Avenue corridor.



ADMINISTRATIVE EXPENSES

1. Annual Audit \$17,100

To hire an independent auditor for its annual audit, required by state statutes.

2. Advertising and Notices \$5,000

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

3. Local Travel \$500

Travel costs include fees associated with meetings amongst County representatives, developers and other interested parties.

4. Other Administrative Expenses (\$383,543)

- a) City Administrative Support \$358,383: As per the 2005 Interlocal Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. However, only 3% 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, Public Works, and other support as needed.
- b) Other Administrative Expenses \$25,160: Overhead expenses include operating supplies, bank fees, postage, office utilities and maintenance, 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.

5. County Administrative Charge \$49,985

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

Total Administrative Expenses including salary/fringe \$456,128



OPERATING EXPENSES

1. Employee Salary and Fringe (\$450,000)

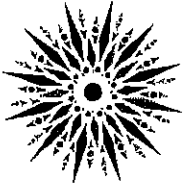
Operating personnel costs for day to day operations and management of grants, housing and capital projects

- .10 FTE Executive Director
- 1 FTE CRA Director
- 1 FTE CRA Grants/Programs Coordinator
- .50 FTE CRA Housing Programs Coordinator
- .50 FTE CRA Housing Inspector
- 1 FTE Project Manager
- 1 FTE Street Sweeper Driver

2. Other Operating Expenses \$245,000

In support of NMCRA's operating and economic development activities, particularly the redevelopment/economic development of the major corridors, to include but not limited to NW 7th Avenue and Downtown North Miami, and to successfully accomplish benchmarks listed in the 2016 Interlocal Agreement, and in the approved Downtown NoMi Strategic Marketing Plan, funds are allocated for:

- Production of agendas/annual reports, economic development brochures, developer recruitment packages, welcome packages including annual public information, collateral materials, posters and banners other collateral material needed to provide economic overview of the City & CRA.
- Production of business trainings/seminars, promotional activities, signaling to new businesses and developers that the City of North Miami and the North Miami CRA are "Open for Business".
- Production of signature events and activities, attracting tourism, new patrons and businesses, such as CRA Annual Mac & Cheese Festival, Mayor's Quarterly Business Luncheon, Jazz at MOCA, North Miami Arts and Design District (N.O.M.A.D) monthly events, and Grand Opening and Re-Opening events.
- Travel to conferences and meetings related to redevelopment/economic development of major corridors, including but not limited to NW 7th Avenue and Downtown NoMi redevelopment.
- Registration and attendance of the Florida Redevelopment Association Annual (FRA) Conference for NMCRA Staff, Board and Advisory Committee members. Additional conferences include the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), the Public Private Partnership (P3) Conference and other economic development and/or developers showcase available to promote redevelopment and the International Council of Shopping Centers (ICSC).



OPERATING EXPENSES CONTINUED

3. Legal Services Costs \$100,000

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 CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include draft and review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

4. Professional Services \$280,000

Professional services in support of various CRA initiatives, such as creation of restaurant bootcamp project, public relations/social media firm, public-private partnerships.

5. Public Safety \$170,000

As per the Redevelopment Plan, the NMCRA will fund a safety/security officer and innovative technologies to protect property values, commercial activity levels and the quality of life of the residents and visitors. The focus will be in the downtown area and NW 7th Avenue commercial area.

6. Refund to Miami Dade County for West and East Portions \$2,529,344

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

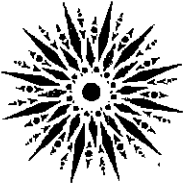
7. Refund to City of North Miami for East Side Portion \$667,146

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.

Operating Subtotal: \$1,605,000

Total Refund due to City/County: 3,196,490

Total Operating: \$4,801,490



CAPITAL AND INFRASTRUCTURE EXPENSES



1. a) Capital Grants Projects – Business Attraction/Expansion, Commercial Rehab and Beautification Grants & Other Incentives \$1.6 million

\$1.5 million for Commercial Grants. Through the existing incentive grant programs; Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement, the NMCRA will assist properties to enhance their visibility, attract new business and new development for that area. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami. Every project must be approved by the CRA, and is subject to fund availability. Include Before & After Photo of Bagel Bar East

- \$100,000 Grants to incentivize film development and production within the NMCRA area.

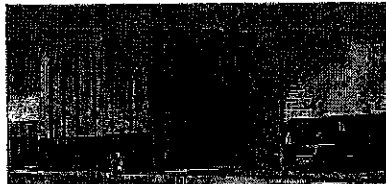
b) Capital Grants Projects – Home Rehabilitation Program \$2.5 million

As part of the Mayor's 2020 housing vision and the CRA Commissioners affordable housing priorities, the CRA has allocated \$2.5 million which accounts for 46% of our net revenue for affordable housing initiatives. The CRA will also fund rehabilitation, conservation and/or redevelopment of appropriate housing for the North Miami community, as authorized by the 2016 Amended Plan.

c) Arts In Public Places \$100,000:

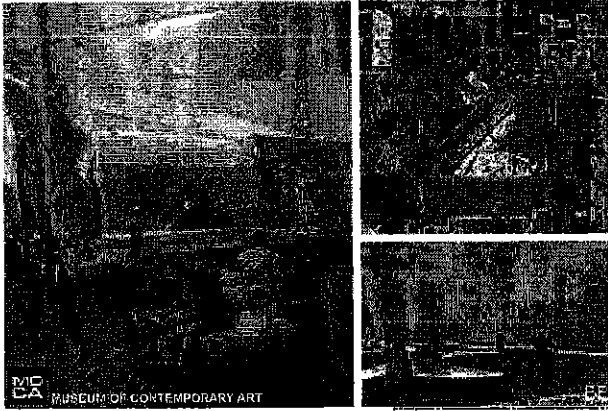
This a multi-year initiative, which will span across the CRA area. Phase 1 will concentrate in areas within the Downtown corridor and close proximity to MOCA Museum. Funds will be used for murals, utility box wrapping and street art. Future areas are along West Dixie Highway and the Arts & Entertainment District.

*Arts in Public Places
Proposed Downtown Mural*





CAPITAL AND INFRASTRUCTURE EXPENSES CONTINUED

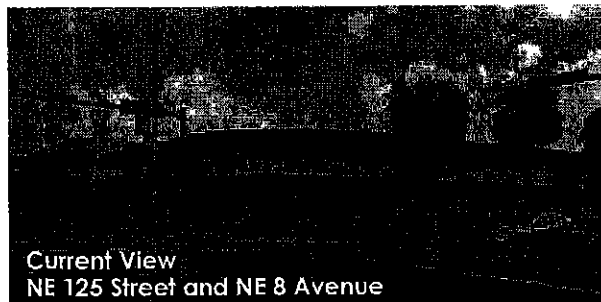


2. Capital & Infrastructure Projects:

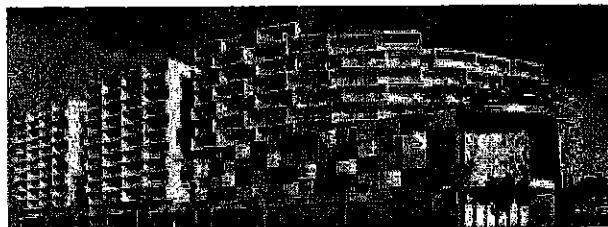
Funds are to complete projects initiated but not completed by end of fiscal year:

a) Moca Courtyard Improvements: Final phase of the MOCA building and plaza renovation. Design has been finalized and the construction is out to bid.

b) Downtown Public Private Partnership: Planning, design, construction and possibly purchase of land. Work to include negotiating a public-private partnership to revitalize the downtown including a parking garage with retail as described in the 2016 Interlocal.



Current View
NE 125 Street and NE 8 Avenue



c) West Dixie Green Trail & Griffing Center: This is a multi year project involving design and construction. A new design has been put out to bid. Costs include but are not limited to design, and engineering costs, possible acquisition of right of way or parcels to accomplish a comprehensive project.

Total Capital:

\$6,608,466



Conceptualized Griffing Community Center

FY 19-20 EXPENDITURES	Amended FY 18-19	FY 19-20
Total Administrative Expenses:	\$ 324,627	\$ 456,128
Total Operating Expenses:	\$ 1,491,083	\$ 1,685,000
Total Refund to Taxing Authorities	\$ 2,500,191	\$ 3,196,490
Capital Improvement	\$ 7,660,820	\$ 6,608,466
TOTAL BUDGET	\$ 11,976,701	\$ 11,946,084

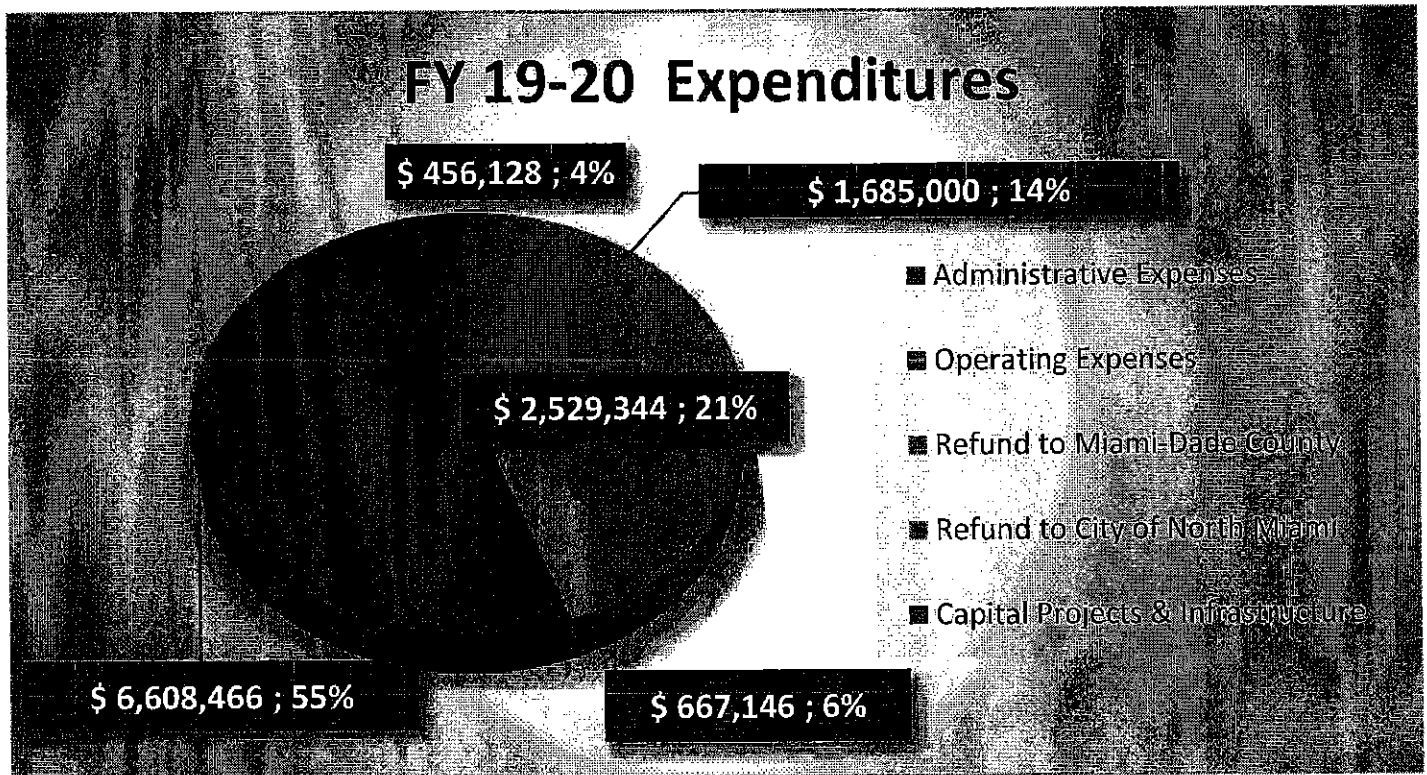


EXHIBIT A
North Miami Community Redevelopment Agency
FY2016-19 Budget
(FY 19-20 begins October 1, 2019)

	FY18-19 Approved	FY18-19 Proposed	FY18-19 Actual	FY19-20 Proposed
Revenue	Budget	Amendment	Budget	Budget
City Tax Increment Revenue	3,928,836	3,928,836	3,928,836	5,273,807.22
County Tax Increment Revenue	2,545,885	2,545,885	2,545,885	3,332,339.00
Carryover from prior year (cash & equiv.)	1,758,173	5,450,726	5,450,726	3,289,938
Interest earnings	6,000	50,000	50,000	50,000
Misc. Revenue	-	1,254	1,254	-
Revenue Total	8,238,894	11,976,701	11,976,701	11,946,084
Expenditures				
Administrative Expenditures				
Accounting & Audits	16,300	16,710	16,710	17,100
Advertising and notices	5,000	5,000	3,000	5,000
Local Travel	100	362	362	500
Other Admin. Exps (attach list)	264,367	264,367	261,867	383,543
County Admin fee 1.5%	38,188	38,188	38,188	49,985
(B) Subtot Adm Exp	323,955	324,627	320,127	456,128
Operating Expenditures				
Employee Salary & Fringe	287,680	393,063	393,063	450,000
Other Oper. Expenses (attach list)	137,000	213,000	193,000	245,000
Legal Services/Court Costs	80,000	80,000	80,000	100,000
Professional Svcs	225,000	225,000	130,000	280,000
Public Safety Officers	170,000	170,000	170,000	170,000
Clean Team/Ambassadors	410,000	410,000	-	440,000
County TIF Refund	2,091,649	2,091,649	2,091,649	2,529,344.00
City TIF Refund	408,542	408,542	408,542	\$667,146
Capital Projects, Grants & Other				
Commercial Incentives Program	1,302,500	2,344,537	2,344,537	1,500,000
Clean Team Equipment	-	281,214	281,214	-
License Plate Reader/Comm. Policing	-	165,000	165,000	-
Film Incentives	100,000	100,000	-	100,000
Art In Public Spaces	100,000	100,000	25,000	100,000
Housing Initiatives	549,440	549,440	549,440	2,500,000.00
Public Safety Equipment	-	20,414	20,414	96,454
Capital Projects Infrastructure				
Capital Maintenance	-	10,000	10,000	2,000
Capital/Infrastructure Grants	2,053,128	4,090,215	1,504,777	2,310,012
Carryover Funds for Budgeted Proj.	-	-	-	-
(C) Subtotal Oper. Expenses	7,914,939	11,652,074	8,366,636	11,489,956
(D) Reserve/Contingency				
Expenditure Total (B+C+D)	8,238,894	11,976,701	8,686,763	11,946,084
Cash Position (Rev-Exp)				
	FY18-19	FY18-19	FY18-19	FY19-20
	Approved	Proposed	Actual	Proposed
Capital Projects	Budget	Amendment	Budget	Capital Project
Capital Project P3/Management	821,564	821,564	-	500,000
Downtown Parking Garage	-	-	-	424,448
Street Furniture for Major Corridors	-	-	-	250,000
Sasso Pool Façade	-	295,347	295,347	-
Downtown Improvements/Moca Plaza	-	448,000	448,000	-
Downtown Improvements/Moca Courtyard	160,000	160,000	25,430	200,000
Iron Manors/NE 132 St Fountain	-	290,000	290,000	-
Liberty Gardens Improvements	250,000	360,000	360,000	-
NW 7th Ave/Chinatown Streetscape	-	200,000	-	200,000
Griffin Center/Green Trail	821,564	821,564	86,000	735,564
Carryover Funds Budgeted Proj.	-	693,740	-	-
Total Project Dollars:	2,053,128	4,090,215	1,504,777	2,310,012
Year End Carry-Over	-	(0)	3,289,938	0

*Projected Expenditures

62