

MEMORANDUM

Agenda Item No. 8(G)(5)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 2, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the
amended budget for Fiscal Year
2019-20 and the budget for
Fiscal Year 2020-21 for the
North Miami Community
Redevelopment Agency and
North Miami Community
Redevelopment Area totaling
\$12,583,930.00 and
\$14,117,328.00, respectively

Resolution No. R-158-21

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Airports and Economic Development Committee.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: March 2, 2021

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: North Miami Community Redevelopment Agency's Amended FY 2019-20 and FY 2020-21 Budgets

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 2019-20 budget totaling \$12,583,930 and the FY 2020-21 budget totaling \$14,117,328 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 cooperation agreement (interlocal).

Scope

The area lies within County Commission Districts 2 and 4, which are represented by Commissioners 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, Florida Statutes. Miami-Dade County's (County) TIF revenue payment into the Agency's trust fund for FY 2019-20 was \$3,332,339 and the Agency provided 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 of North Miami's (City) TIF revenue payment into the trust fund for FY 2019-20 was \$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's TIF revenue payment into the Agency's trust fund for FY 2020-21 is \$4,299,084, and the Agency will provide a refund to the County for the properties west of Biscayne Boulevard of \$3,299,084 for a net County contribution of \$1,000,000, which is the maximum net County contribution. The City's TIF revenue payment into the Agency's trust fund for FY 2020-21 is \$6,791,012, the Agency provided a refund to the City of \$1,012,571 for a net City contribution of \$5,778,441.

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

Track Record / Monitor

This item does not provide for contracting with any specific entity as it only seeks approval of the Agency's amended FY 2019-20 budget of \$12,583,930 and the FY 2020-21 budget of \$14,117,328.

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

Amended FY 2019-20 Budget

The Agency’s FY 2019-20 budget was approved by the Board on January 22, 2020 through Resolution No. R-41-20. The Agency’s amended FY 2019-20 budget totaling \$12,583,930 was approved by the Agency on September 8, 2020 (Resolution No. 2020-019) and by the City on September 24, 2020 (Resolution No. 2020-R-109). A copy of the Agency’s and City’s resolutions are attached to this memorandum as Attachment A and B, respectively. The budget was amended to include additional carryover from prior years totaling \$3,885,133 (originally budgeted \$3,289,938) and miscellaneous revenue of \$42,651 (originally not budgeted). Total expenditures increased \$653,176 and include a restructuring of line item expenditures in order to fund an Emergency Renters Assistance Program (\$1,500,000) and an Emergency Commercial Grant Program (\$945,000). All expenditures are detailed in Exhibit 1 to the attached resolution.

FY 2020-21 Budget

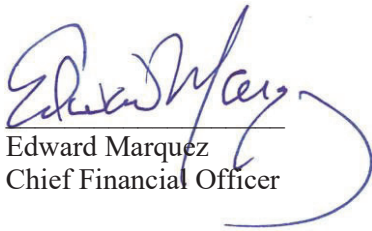
The Agency’s FY 2020-21 budget totaling \$14,117,328 was approved by the Agency on September 8, 2020 (Resolution No. 2020-020) and by the City on September 24, 2020 (Resolution No. 2020-R-110). A copy of the Agency’s and City’s resolutions are attached to this memorandum as Attachment C and D, respectively. The budget includes revenue sources of County and City TIF of \$4,299,084 and \$6,791,012, respectively, carryover from prior years \$2,972,731, interest earnings of \$50,000 and miscellaneous revenue of \$4,500. Administrative expenditures total \$682,793, excluding the 1.5 percent County administrative charge (\$64,486), and represent four percent of total expenditures, which satisfies the 20 percent cap in administrative expenditures required by the interlocal.

Operating expenditures total \$11,870,049 and include:

- \$2,094,122 for capital grant projects including:
 - Business assistance grants (\$1,001,535);
 - Previously awarded commercial grants not completed due to COVID-19 (\$892,587);
 - Eat healthy pilot farmers market (\$100,000); and
 - Art in public places (\$100,000).
- \$1,950,400 for housing initiatives including:
 - Single family rehabilitation, rental assistance, mixed income housing grants and first-time homeowner grants (\$1,000,000);
 - Projects not completed in the previous year (\$513,700), and
 - NoMi Lofts project carryover funding (\$436,700).
- \$1,924,372 for capital and infrastructure grant projects such as:
 - Golden Hill Apartments infrastructure grant (\$608,872);
 - Street furniture (\$300,000);
 - West Dixie Green Trail & Griffing Center (\$250,000);
 - Downtown redevelopment project (\$200,000);
 - Equipment purchases such as license plate readers and ring doorbells (\$160,500);
 - NW 7th Avenue beautification (\$150,000);
 - Renovation of Pioneer Boulevard (\$100,000);
 - NE 11th Court drainage improvements (\$100,000);
 - Neighborhood gateway signage (\$50,000), and
 - Capital project maintenance (\$5,000).
- \$1,589,500 for other operating expenses including:
 - Operating personnel costs for the Agency (\$600,000);
 - Professional services for P3 projects, financial advisors (\$255,000);
 - Clean Team Ambassadors (\$200,000);
 - Marketing and promotional events (\$155,000);
 - Legal services provided by an outside firm (\$150,000);

- Emergency commercial grant carryover (\$125,000);
 - Rent for office space (\$90,000), and
 - Other operating expenses (\$14,500).
- \$3,299,084 refund to the County pursuant to the interlocal.
- \$1,012,571 refund to the City for the area east of Biscayne Boulevard.

The budget includes a contingency reserve of \$1,500,000. All expenditures are detailed in Exhibit 2 to the attached resolution.



Edward Marquez
Chief Financial Officer

RESOLUTION NO. 2020- 019

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2019-2020 AMENDED BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2019-2020 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 2019-2020 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 2019-2020 Budget was previously approved by the CRA and the City; and

WHEREAS, the CRA desires to amend the CRA Fiscal Year 2019-2020 Budget in certain respects; and

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

WHEREAS, all the expenses included in the CRA Fiscal Year 2019-2020 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 2019-2020 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 2019-2020 Amended Budget attached hereto as Exhibit "A". All revenues and interest carried forward from the CRA Fiscal Year 2018-19 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 2019-2020 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 2019-2020 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 8th day of September, 2020.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

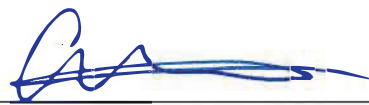


VANESSA JOSEPH, ESQ.
SECRETARY



PHILIPPE BIEN-AIME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



FOX ROTHSCHILD, LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Desulme

Seconded by: Galvin

RESOLUTION NO. 2020-R-109

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 2019-2020 AMENDED BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2019-2020 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 2019-2020 AMENDED BUDGET WITH MIAMI-DADE COUNTY; PROVIDING FOR AN EFFECTIVE DATE AND 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 2019-2020 Budget; and

WHEREAS, the CRA desires to amend the CRA Fiscal Year 2019-2020 Budget in certain respects; and

WHEREAS, the Fiscal Year 2019-2020 Amended Budget for the CRA is attached hereto as Exhibit “A” (the “CRA Fiscal Year 2019-2020 Amended Budget”); and

WHEREAS, all the expenses included in the CRA Fiscal Year 2019-2020 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 2019-2020 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 2019-2020 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 2019-2020 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 2019-2020 Amended 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 24th day of September, 2020.


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 25th day of

September 2020

 for the City Clerk

SPONSORED BY: CITY ADMINISTRATION

Moved by: Desulme

Seconded by: Galvin

Vote:

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

<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. 2020-020

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2020-2021 BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2020-2021 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 2020-2021 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 2020-2021 Budget is attached hereto as Exhibit “A”; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2020-2021 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 2020-2021 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 2020-2021 Budget attached hereto as Exhibit “A”. All revenues and interest carried forward from the CRA Fiscal Year 2019-2020 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 2020-2021 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 2020-2021 Budget with the City and the County.

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

PASSED AND ADOPTED by a 4-1 vote of the Chair and Board Members of the North Miami Community Redevelopment Agency, this 8th day of September, 2020.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

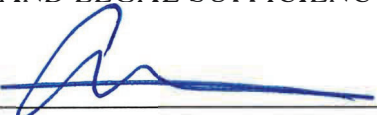


VANESSA JOSEPH, ESQ.
SECRETARY



PHILIPPE BIEN-AIME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



FOX ROTHSCHILD, LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Desulme

Seconded by: Galvin

Vote:

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

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

RESOLUTION NO. 2020-R-110

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2020-2021 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2020-2021 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2020-2021 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE AND 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 Fiscal Year 2020-2021 Budget is attached as Exhibit “A”; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2020-2021 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 2020-2021 Budget; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2020-2021 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 2020-2021 Budget attached as Exhibit "A" is hereby approved and adopted.

Section 3. The City Manager is hereby authorized to transmit the CRA Fiscal Year 2020-2021 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 2020-2021 Budget with the County.

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

PASSED AND ADOPTED by a 4-1 vote of the Mayor and City Council of the City of North Miami, Florida, this 24th day of September, 2020.


PHILIPPE BIEN-AIME
MAYOR

ATTEST:


VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

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 25th day of
September 2020
 for the City Clerk

Moved by: Galvin

Seconded by: Bien-Aime

Vote:

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

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



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: March 2, 2021

FROM: 
Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(5)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(5)
3-2-21

RESOLUTION NO. R-158-21

RESOLUTION APPROVING THE AMENDED BUDGET FOR FISCAL YEAR 2019-20 AND THE BUDGET FOR FISCAL YEAR 2020-21 FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AND NORTH MIAMI COMMUNITY REDEVELOPMENT AREA TOTALING \$12,583,930.00 AND \$14,117,328.00, 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 Chapter 163, part III, Florida Statutes; and

WHEREAS, this Board previously adopted Resolution No. R-41-20 approving the Agency’s Fiscal Year 2019-20 budget totaling \$11,946,084.00 for the North Miami Community Redevelopment Area (“area”); and

WHEREAS, the Agency and the City propose to amend the Fiscal Year 2019-20 budget, and this Board desires to approve such budget in the total amount of \$12,583,930.00 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 2020-21 for the area totaling \$14,117,328.00 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.

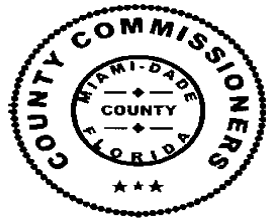
Section 2. This Board approves the Agency's and the area's amended budget for Fiscal Year 2019-20 totaling \$12,583,930.00, in substantially the form attached hereto as Exhibit 1 incorporated herein by reference.

Section 3. This Board approves the Agency's and the area's annual adopted budget for Fiscal Year 2020-21 totaling \$14,117,328.00 in the form attached hereto as Exhibit 2 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Keon Hardemon** , who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	nay	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	nay
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of March, 2021. 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

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset-Williams



FY19-20 Proposed Budget Amendment Presentation

9/8/20

Tax Increment Revenue Payments

	(FY 19-20)	Amended (FY 19-20)
TIF City Contribution	\$ 5,273,807	\$ 5,273,807*
TIF County Contribution	\$ 3,332,339	\$ 3,332,339**
Carryover	\$ 3,289,938	\$ 3,885,133
Projected Interest on Investments	\$ 50,000	\$ 50,000
Misc. Revenue	\$	\$ 42,651
Total Revenues:	\$ 11,946,084	\$ 12,583,930
*NET City Contribution after refund of 45% of East side (\$667,146)		\$ 4,606,661
**NET County Contribution after refund of West & East Sides (\$2,529,344)		\$ 802,995

Proposed Expenditures

	(FY 19-20)	Amended (FY19-20)
Total Administrative Expenses:	\$ 456,128	\$ 458,798
Total Operating Expenses:	\$ 1,685,000	\$ 3,732,191
Total Refund to Taxing Authorities	\$ 2,500,191	\$ 3,196,490
Capital Improvement	\$ 6,608,466	\$ 5,196,451
TOTAL BUDGET	\$ 11,976,701	\$12,583,930

Administrative Costs	4%
Operating Costs	30%
Refund to Taxing Authorities	25%
Capital Costs	<u>41%</u>
	100%

NMCRA Contribution to the City	45% Refund of Sole Mia TIF	\$ 667,146
	3% Administrative Fee	<u>\$ 358,383</u>
		\$1,025,529



19-20 Amended Expenditures

Due to COVID-19 Several Programs Were Stalled & New Emergency Programs Were Created:

- Emergency Rental Assistance
- Emergency Essential Grants
- Emergency JumpStart Grants
- NoMi Delivers Program



MOCA Plaza
Completed October 2018

BUDGET AMENDMENT NARRATIVE

Fiscal Year 2019-20



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

BOARD OF COMMISSIONERS

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

ADVISORY COMMITTEE

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

EXECUTIVE STAFF

Rasha Cameau MBA, FRA-RP	Executive Director
Steven W. Zelkowitz, Esq.	Board Attorney
Vanessa Jospeh, Esq.	Board Secretary



North Miami Community Redevelopment Agency **OUR HISTORY**



On July 13, 2004 the Board of County Commissioners (BCC) adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency. On June 7, 2005, the Board of County Commissioners adopted Resolution R-610-05 approving the Redevelopment Plan and the Interlocal Agreement, and the funding of the Plan when it enacted Ordinance No. 05- 109, creating the Agency's Trust Fund. The Interlocal Agreement between Miami Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) requires the Agency to refund the County's Tax Increment Financing payment for the redevelopment area west of Biscayne Boulevard and to submit for County approval an annual budget for the implementation of the Plan prior to expending any funds.

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

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2019-20

AMENDED PROJECTED REVENUE

Total amended revenue in FY 2019-20 for the NMCRA will total \$12,583,931. The sources of revenue for FY 2019-20 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 \$3,885,133 for planned projects, \$50,000 interest on investments and \$42,651 miscellaneous revenue, which includes recouped funds from a past grantee of \$38,151.

Tax Increment Revenue Payments

	(FY 18-19)	(FY 19-20)	Amended (FY 19-20)
TIF City Contribution	\$ 3,928,836	\$ 5,273,807	\$ 5,273,807
TIF County Contribution	\$ 2,545,885	\$ 3,332,339	\$ 3,332,339
County Refund	\$ 0	\$ 0	\$ 0
Carryover	\$ 5,450,726	\$ 3,289,938	\$ 3,885,133
Projected Interest on	\$ 50,000	\$ 50,000	\$ 50,000
Misc. Revenue	\$ 1,254	\$	\$ 42,651
Total Revenues:	\$11,976,701	\$ 11,946,084	\$ 12,583,930

NMCRA FY2019-2020 AMENDED PROJECTED EXPENSES

Due to COVID-19 several projects were postponed and emergency relief programs were prioritized to assist the community.

Amended projected expenses for FY2019-20:

- 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.
 - 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.
- Fund a five (5) unit elderly project, NoMi Lofts
- Fund renovations of the NoMi Red Garden project. An open air venue which is to host a food truck incubator and provide entrepreneurial opportunities.
- Fund first infrastructure grant of \$608,000 for a 20 unit apartment complex, to include affordable housing units. This is a two year project.
- Spend \$1.5 million in rental assistance for renters affected by COVID-19.
- Establish several Emergency Relief Grant programs for small businesses affected by COVID-19.
- 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 \$3 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 \$17,130

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

2. Advertising and Notices \$4,000

Legal notices and advertisements for CRA Board, CRA Advisory Committee, Annual Report, special meetings, workshops, and public information. *Due to COVID-19 more legal notices and advertisements were necessary to notify of virtual meetings.*

3. Local Travel \$500

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

4. Other Administrative Expenses (\$387,183)

- 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 \$28,800:** 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. *Additional funds used to pay for office utilities and maintenance.*

5. County Administrative Charge \$49,985

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

<u>Total Administrative Expenses</u>	<u>\$458,798</u>
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OPERATING EXPENSES

1. Employee Salary and Fringe (\$600,000)

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% Capital Projects Manager

100% of CRA Grants/Programs Coordinator

50% of CRA Housing Programs Coordinator

50% of CRA Housing Inspector

100% Street Sweeper Driver

2. Printing and Publishing \$9,391

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. Less funds were necessary due to COVID-19.

3. Marketing/Promotional Events \$205,000

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, and Grand Opening and Re-Opening events. Funds will be used to promote COVID-19 initiatives, surveys for needs assessment and technical assistance for micro businesses.

4. Out of Town Travel \$10,000

Costs associated to presentations and meetings related to Capital Investment Projects, and attendance of conferences to market CRA projects. Travel to be reduced due to COVID-19.

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). Conferences drastically reduced due to COVID-19.

6. Legal Services Costs \$150,000

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the 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. Due COVID-19 more legal services needed for new board protocols, various emergency initiatives launched and launching of P3 project.

7. 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.

8. Public Safety \$70,000

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. Due to COVID-19 community policing initiative cancelled to prioritize their time on health and safety issues.

9. Clean Team Ambassadors \$52,800

Due to COVID-19 project was cancelled.

10. Emergency Renters Assistance \$1,500,000

\$1.5 million earmarked to pay rent for CRA residents negatively impacted by COVID-19.

11. Emergency Commercial Grants \$845,000

Due to COVID-19 emergency relief grants were created to assist small businesses: Emergency Essential Relief Grants, JumpStart Grants, and NoMi Delivers.

12. Refund to Miami Dade County for West Side Portion \$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 side of the area.

13. 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:	\$ 3,732,191
Total Refund due to City/County	\$ 3,196,490

<u>Total Operating:</u>	<u>\$ 6,928,681</u>
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CAPITAL AND INFRASTRUCTURE EXPENSES

1. Capital Grants Projects – Business Attraction/Expansion, Commercial Rehab and Beautification Grants & Other Incentives \$1,310,345

- a) Fund 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. This includes funds previously awarded to grantees in previous fiscal year.
- b) Grants to incentivize film development and production within the NMCRA area: Due to COVID-19 program is postponed and funds are to be used for emergency relief programs.
- c) Arts In Public Places: 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. Due to COVID-19 program has been postponed and funds reallocated to assist in emergency relief programs.

2. Capital Grants Projects – Housing Initiatives \$1,000,000

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.

\$486,250 earmarked to fund a five unit elderly project, NoMi Lofts

\$1,500,000 Transferred in Operating Expenses for emergency renters assistance program for CRA residents affected by COVID-19.

3. Capital & Infrastructure Projects:

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

- a) **Liberty Gardens:** 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 December 2018.
- b) **Moca Courtyard** improvements to include Building and Plaza design and beautification: A portion of the project goals has been accomplished with the beautification of the building. Design has been finalized and the construction is out to bid. Project stalled and with COVID-19 has been cancelled.
- c) **NoMi Red Garden** renovation of an open air space to convert into an entertainment space with a food truck incubator program to assist CRA entrepreneurs.
- d) **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.



- e) **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.
4. **Capital Equipment:** License Plate Readers, Ring Doorbells for the most vulnerable residents of the community, and other equipment as deemed necessary.

TOTAL CAPITAL EXPENDITURES:**\$5,196,451**

	(FY 18-19)	(FY 19-20)	Amended (FY19-20)
Total Administrative Expenses:	\$ 324,627	\$ 456,128	\$ 458,798
Total Operating Expenses:	\$ 1,491,063	\$ 1,685,000	\$ 3,732,191
Total Refund to Taxing Authorities	\$ 2,500,191	\$ 3,196,490	\$ 3,196,490
Capital Improvement	\$ 7,660,820	\$ 6,608,466	\$ 5,196,451
TOTAL BUDGET	\$ 11,976,701	\$11,946,084	\$ 12,583,930

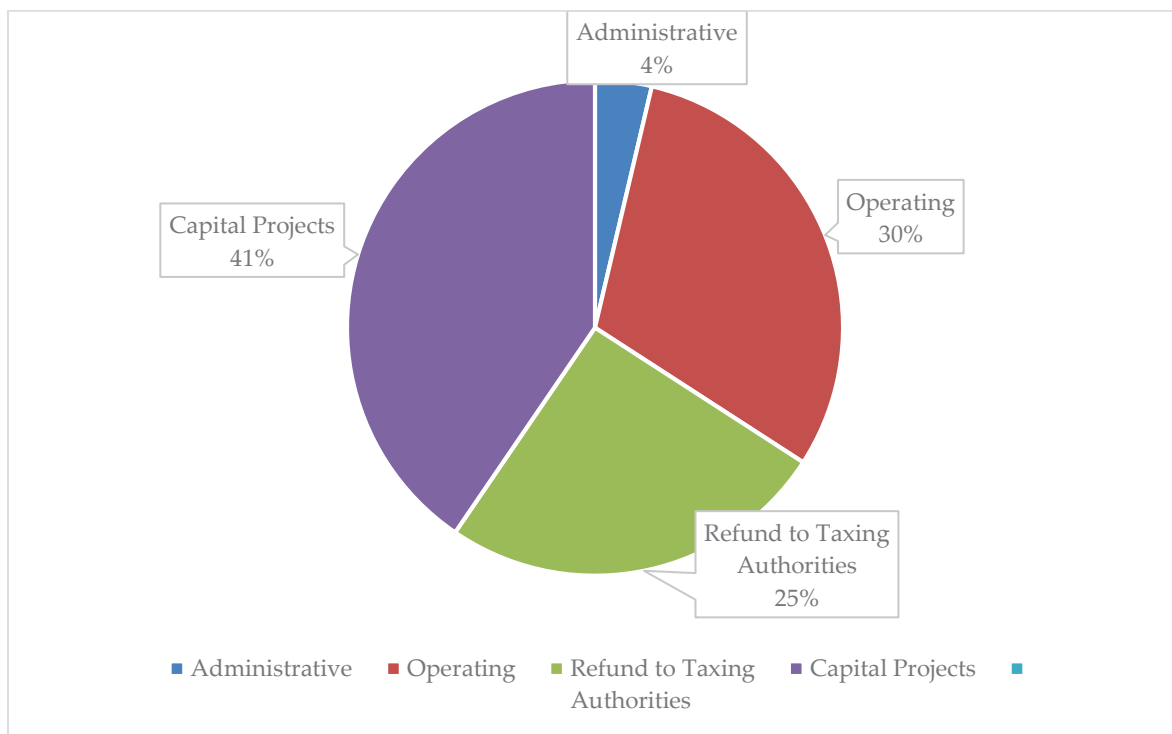


EXHIBIT A
North Miami Community Redevelopment Agency
FY2019-20 Budget
(FY 19-20 begins October 1, 2019)

	FY18-19	FY19-20	FY19-20
	Actual*	Approved	Proposed
Revenues	Budget	Budget	Amend Budget
City Tax Increment Revenue	3,928,836	5,273,807	5,273,807
County Tax Increment Revenue	2,545,885	3,332,339	3,332,339
Carryover from prior year (cash & equiv.)	5,450,726	3,289,938	3,885,133
Interest earnings	50,000	50,000	50,000
Misc. Revenue	1,254		42,651
Revenue Total	11,976,701	11,946,084	12,583,930
Expenditures			
Administrative Expenditures:			
Accounting & Audits	16,710	17,100	17,130
Advertising and notices	3,000	5,000	4,000
Local Travel	362	500	500
Other Admin. Exps (attach list)	261,867	383,543	387,183
County Admin fee 1.5%	38,188	49,985	49,985
(B) Subtot Adm Exp	320,127	456,128	458,798
Operating Expenditures:			
Employee Salary & Fringe	393,063	450,000	600,000
Printing & Binding		15,000	9,391
Marketing/Promotional Events/Positioning		205,000	205,000
Out of Town Travel		18,000	10,000
Conferences & Meetings		7,000	10,000
Other Oper. Expenses (attach list)	193,000		
Legal Services/Court Costs	80,000	100,000	150,000
Professional Svcs	130,000	280,000	280,000
Public Safety Officers	170,000	170,000	70,000
Emergency Renters Assistance	-	-	1,500,000
Emergency Commercial Grants			945,000
Clean Team/Ambassadors	-	440,000	52,800
County TIF Refund	2,091,649	2,529,344	2,529,344
City TIF Refund	408,542	667,146	667,146
Capital Projects - Grants & Other			
Commercial Incentives Program	2,344,537	1,500,000	677,000
Carryover Budgeted Grants		-	633,346
StreetSweeper	281,214	-	-
License Plate Reader/Comm. Policing	165,000	-	115,500
Film Incentives	-	100,000	
Art In Public Spaces	25,000	100,000	100,000
Housing Initiatives	549,440	2,500,000.00	1,000,000.00
Public Safety Equipment	20,414	96,454	96,454
Capital Projects - Infrastructure			
Capital Maintenance	10,000	2,000	2,000
Capital/Infrastructure Grants	1,504,777	2,310,012	2,472,151
Carryover Funds for Budgeted Proj.		-	
(C) Subtotal Oper. Expenses	8,366,636	11,489,956	12,125,132
(D) Reserve/Contingency			
Expenditure Total (B+C+D)	8,686,763	11,946,084	12,583,930
Cash Position (Rev-Exp)			
	FY18-19	FY19-20	FY19-20
	Actual*	Approved	Proposed Amend
Capital Projects:		Capital Project	Capital Project
Capital Project P3/Management	-	500,000	461,607
Golden Hill Infrastructure Grant			304,436
NoMi Red Garden Improvements			362,370
Downtown Parking Garage		424,448	120,013
Street Furniture for Major Corridors		250,000	250,000
Sasso Pool Façade	295,347	-	-
Downtown Improvements/Moca Plaza	448,000	-	-
Downtown Improvements/Moca Courtyard	25,430	200,000	200,000
Iron Manors/NE 132 St Fountain	290,000		-
Liberty Gardens Improvements	360,000		-
NW 7th Ave/Chinatown Design	-	200,000	200,000
Griffin Center/Green Trail	86,000	735,564	-
Carryover Budgeted Projects	-	-	573,726
Total Project Dollars:	1,504,777	2,310,012	2,472,151
Year End Carry-Over	3,289,938	-	-

*Projected Expenditures



FY20-21 Proposed Budget Presentation

9/08/20

Tax Increment Revenue Payments

	(FY 19-20)	(FY 20-21)
TIF City Contribution	\$ 5,273,807	\$ 6,791,012*
TIF County Contribution	\$ 3,332,339	\$ 4,299,084**
Carryover	\$ 3,885,133	\$ 2,972,731
Projected Interest on Investments	\$ 50,000	\$ 50,000
Misc. Revenue	\$ 42,651	\$ 4,500
Total Revenues:	\$ 12,583,930	\$ 14,117,328
*NET City Contribution after refund of 45% of East side (\$1,012,571)		\$ 5,778,441
**NET County Contribution after refund of West & East Sides (\$3,299,084)		\$ 1,000,000

Accomplishments

- COVID 19 Relief Business Grants Assisted over 100 Businesses and counting
 - Emergency Relief Grants (29)
 - JumpStart Grant (96)
 - NoMi Delivers
- Continue to Fund Commercial Rehab Grants
- Funded NoMi Lofts-- 5 Unit Elderly Residential Project
- Paid Two (2) Months Rent for 935 NMCRA Households
- Completed Iron Manors Renovation
- Completed Liberty Gardens Renovation
- Sasso Pool Façade Project will be completed by September 2020
- Hired P3 Consultant for Downtown Redevelopment Project
- Hired Financial Advisor for Downtown Redevelopment Project
- Completed NW 7th Avenue Design Guidelines
- Funded Infrastructure Grant for Golden Hill Apartments

Proposed Expenditures

	Amended(FY 19-20)	(FY 20-21)
Total Administrative Expenses:	\$ 458,798	\$ 747,279
Total Operating Expenses:	\$ 3,732,191	\$ 1,589,500
Total Refund to Taxing Authorities	\$ 3,196,490	\$ 4,311,655
Capital Improvement	\$ 5,196,451	\$ 7,468,894
TOTAL BUDGET	\$12,583,930	\$ 14,117,328

Administrative Costs	5%
Operating Costs	11%
Refund to Taxing Authorities	31%
Capital Costs	53%

FY2021	NMCRA Contribution to the City	45%TIF of Sole Miami	\$1,012,571
		4% Administrative Fee	\$ 564,693
		Total	<u>\$1,577,264</u>

Vacate the office trailer for City staff.

20-21 Initiatives

- Implement Downtown Redevelopment /P3 initiative
- Assist Area Businesses Survive Impact of COVID19
- Eat Healthy Pilot Program
- Funding Commercial Rehab Programs
- Continue NoMi Restaurant Boot Camp Program – Stalled Due to COVID19
- Continue Arts in Public Places Program
- \$1,000,000 New Revenue for Housing Initiatives
- \$300,000 Street Furniture --Replace Existing Trash Cans & Add New Ones Along Major Corridors & Bike Racks.
- Renovate Pioneer Boulevard
- NE 11CT Drainage Improvement Project
- NW 7th Avenue Beautification. Providing matching funds to FDOT grant



Liberty Gardens Project
Completed March 2020

BUDGET NARRATIVE

Fiscal Year 2020-21



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COMMUNITY REDEVELOPMENT AGENCY

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Ashaki Bronson-Marcellus	Committee Member
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North Miami Community Redevelopment Agency

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NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2020-21 PROJECTED REVENUE

Total revenue in FY2020-21 for the NMCRA will total \$13,992,328. The sources of revenue for FY 2020-21 include tax increment revenue payments from the City of North Miami of \$6,791,012 and Miami-Dade County of \$4,299,084 respectively and an estimated carryover from FY 2019-20 of \$2,847,731 for planned projects, and \$54,500 from interest on investments and other revenues.

Tax Increment Revenue Payments

	Amended (FY 19-20)	(FY 20-21)
TIF City Contribution	\$ 5,273,807	\$ 6,791,012
TIF County Contribution	\$ 3,332,339	\$ 4,299,084
County Refund	\$ 0	\$ 0
Carryover	\$ 3,885,133	\$ 2,972,731
Projected Interest on	\$ 50,000	\$ 50,000
Misc. Revenue	\$ 42,651	\$ 4,500
Total Revenues:	\$ 12,583,930	\$ 14,117,328

NMCRA FY2020-21 PROJECTED EXPENSES

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2020-21:

- Implement the Downtown Redevelopment Project/P3 Initiative.
- Continue assisting area businesses survive the impact COVID-19 through supportive initiatives such as technical assistance and business grants and loans.
- Continue providing commercial grants to help existing businesses with their properties, improve their operations and provide technical assistance.
- Continue the Business Attraction grant program to continue attracting new, innovative businesses to the CRA.
- Initiate MOCA Pop-Ups, in lieu of Jazz at MOCA enhancements.
- Continue funding single family rehabilitation program and other housing initiatives as appropriate.
- Continue assisting residents impacted by COVID-19 through rental or mortgage assistance programs.
- Renovate Pioneer Blvd
- Fund the NE 11 Court Drainage Improvement.
- Complete phase 2 of the Green Trails and Griffing Center design.
- Acquire street furniture to replace old CRA trash cans and add new ones along major corridors.
- Implement Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown and other major corridors. Focus will be murals and utility box wrapping.

NMCRA FY 19-20 ACCOMPLISHMENTS

This past year NMCRA staff accomplished the following:

- Created several emergency relief grants for area businesses to survive the impact of COVID-19
 - Essential Emergency Relief grants provided \$1,000 to essential businesses needing additional resources/inventory/PPE to continue to operate.
 - JumpStart grants provided up to \$5,000 to small businesses that were not able to receive PPP/EIDL loans. Funds were used to pay rent, utilities and operational expenses to reopen.
 - NoMi Delivers provided assistance to restaurants affected by the County's No Dine-In Order.
- Allocated \$1.5 million in rental assistance for approximately 935 households affected by the pandemic.
- Hired a public relations firm to showcase NMCRA initiatives.
- Established a pilot program called NoMi Restaurant Bootcamp, to assist existing small restaurants grow their capacity, improve management and customer service. *Due to COVID-19 this program has stalled, however it will be completed by December 2020.*
- Continued funding Business Attraction grants, prior to COVID-19, two (2) new businesses were awarded.
- Funded 5 unit elderly residential project.
- Started installation of License Plate Readers. Project stalled due to COVID-19, will be completed by December 2020.
- Funded first infrastructure grant to Golden Hill Apartments, a new 20 unit apartment project. Project has passed County permitting, but has stalled due to COVID-19. Construction should start by December 2020.
- Completed Iron Manors Renovation.
- Completed Liberty Gardens Park Renovation.
- Thomas Sasso Pool Façade Renovation will be completed by September 2020.



Irons Manor Park

NORTH MIAMI CDA
MAE
THE CHURCH GROUP



Thomas Sasso Pool Façade Beautification

ADMINISTRATIVE EXPENSES

1. Annual Audit \$18,000

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

2. Advertising and Notices \$4,000

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

3. Local Travel \$500

4. Other Administrative Expenses (\$660,293)

- a) **City Administrative Support \$564,693:** As per the 2005 Interlocal Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. However, only 4% of overhead allocation will be applied to the budget. The City of North Miami will provide support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$17,800:** Overhead expenses include operating supplies, bank fees, postage, professional organization membership dues, subscription to publications, communication services and, education program. Specifically this amount includes professional memberships and fees for Florida Redevelopment Agency, Florida Department of Economic Affairs and publications for Miami Herald, South Florida Business Journal and Daily Business Review.
- c) **Vehicle Maintenance \$3,000**
- d) **1 FTE Administrative Specialist \$55,000**
- e) **Office Utilities/Maintenance \$11,000**
- f) **Insurance \$8,800**

5. County Administrative Charge \$64,486

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

<u>Total Administrative Expenses including salary/fringe</u>	<u>\$747,279</u>
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OPERATING EXPENSES

1. Employee Salary and Fringe (\$600,000)

Operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing and capital projects. NMCRA is currently funding 1 FTE Housing Staff in the City's Housing Division. That position and duties will be consolidated within current CRA staff and operations.

1 FTE Executive Director

1 FTE Operations & Programs Manager

1 FTE Commercial and Residential Grants Coordinator

1 FTE Projects Manager

1 FTE Street Sweeper Driver

2. Occupancy \$90,000: Costs associated with renting a new office space within the Downtown.

3. Printing and Publishing \$10,000

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.

4. Marketing/Promotional Events \$155,000

Through promotional activities, the CRA will promote its initiatives and activities to new businesses and developers interested in doing business and applying for existing programs and incentives. Specifically relating to the Downtown Redevelopment Initiative to inform the NoMi community, developers and general public, through mailers, ads to name a few. Additionally, MOCA Pop-Ups will replace Jazz at MOCA enhancements previously funded by the NMCRA.

5. Out of Town Travel \$2,000

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

6. Conferences & Meetings \$2,500

Costs associated with the registration and possibly virtual 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).

7. Legal Services Costs \$150,000

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the 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.

8. Professional Services \$255,000

Costs associated with consultants for the Downtown Redevelopment (P3) project, a financial advisor, PR firm and the NoMi Restaurant Bootcamp pilot, which was *stalled due to COVID-19*.

9. Emergency Commercial Grants \$125,000 Carry-over from previous fiscal year of emergency grants to assist restaurants.

10. Clean & Safety Ambassadors \$200,000 Clean & Safety Ambassadors to clean and maintain the downtown area and major corridors. Be visible along the major corridors and assist businesses and patrons with general information.

11. Refund to Miami Dade County for West and East Portions \$3,299,084

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 the east side.

12. Refund to City of North Miami for East Side Portion \$1,012,571

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:	\$1,589,500
Total Refund due to City/County	\$4,311,655

<u>Total Operating:</u>	<u>\$5,901,155</u>
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CAPITAL AND INFRASTRUCTURE EXPENSES

1. a) Capital Grants Projects – Business Attraction/Expansion, Commercial Rehab and Beautification Grants & Other Incentives \$2,094,122

- \$892,587 previously awarded commercial grants but not completed by fiscal year end, *due to COVID-19*.
- \$1,001,535 in grants to assist businesses survive impact of COVID-19 and to fund existing grants; 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. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. Every project must be approved by the CRA, and is subject to fund availability.
- \$100,000 Eat Healthy Pilot Farmers Market Program for NoMi Residents to grow and sale vegetables, providing healthy and affordable food alternatives the community and creating opportunities for entrepreneurship. Similar to Dania Beach CRA PATCH Program (People's Access to Community Horticulture)
- \$100,000 Arts In Public Places: This multi-year initiative will span across the CRA area. Funds to be used for murals, utility box wrapping and street art. Future areas are along West Dixie Highway and the Arts & Entertainment District.

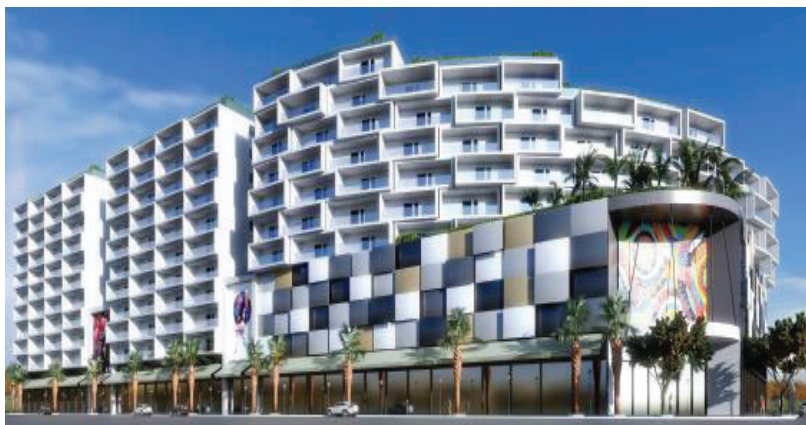
b) Capital Grants Projects – Housing Initiatives \$1,950,400

- \$513,700 carried over from previous year.
- \$436,700 carried over NoMi Lofts project.
- \$1,000,000 of new funds to be used for single family rehabilitation, rental assistance, mixed income housing grants, first time home buying, building new single family homes to name a few.

2. Capital & Infrastructure Grant Projects: \$1,924,372

Capital Maintenance \$5,000: Costs associated with maintaining capital projects completed to include but not limited to: electricity, minor repairs and supplies.

- **Renovation of Pioneer Boulevard \$100,000:** This 2012 NMCRA capital project has fallen in disrepair and is a blight to the area. Funds will be used for new electrical and lighting, repair of fountain and street furniture to turn into a passive area for residents.
- **Neighborhood Gateway Signs \$50,000:** Gateway signs in residential areas of Alhambra Heights and Sunkist Grove. The signs masterplan was sponsored by the NMCRA in 2012. However not all residential gateway signs were done at that time.
- **Downtown Redevelopment Project \$200,000:** Management of the downtown redevelopment project. Funds will be used for: Planning, surveys, environmental analysis, other due diligence necessary in preparation for the redevelopment.



- **Golden Hill Apartments Infrastructure Grant \$608,872:** Grant was awarded in the previous year in two parts. \$304,436 FY19-20 and FY20-21 \$304,436. This 20 unit apartment rental project will

eliminate an empty lot that has blighted the area for over 10 years. Permits have been approved at the County, *however due to COVID-19 project has been stalled.*

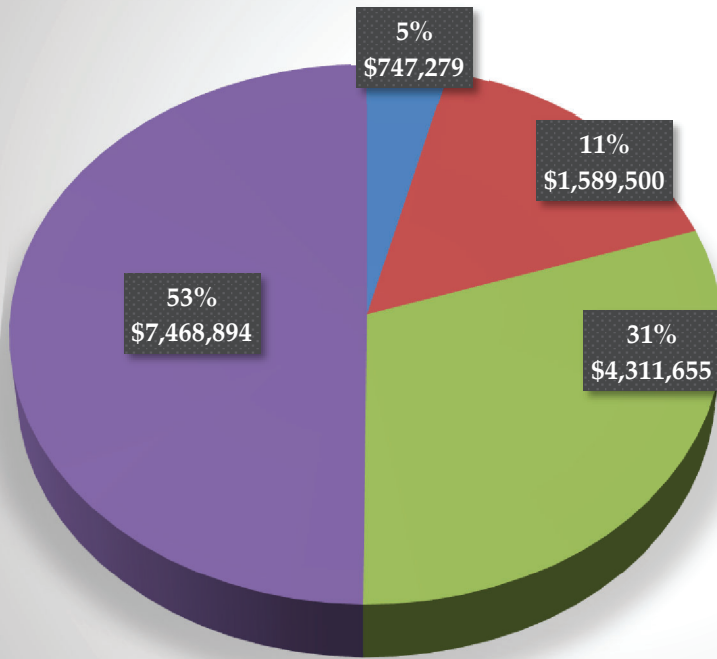
- **NE 11th Court Drainage Improvement Project \$100,000:** This project will benefit residents who have been negatively impacted by consistent flooding, affecting their property values.
- **Street Furniture \$300,000:** Carried over from previous year projects, stalled due to COVID19. Replace old NMCRA trash cans and add new ones along major corridors that are missing. This part of the Clean Team Task Force of maintaining cleanliness and minimizing litter.
- **NW 7th Avenue Beautification \$150,000:** Funds will be used to match an FDOT grant awarded to beautify medians of NW 7th Avenue, between NW 119th Street and NW 143rd Street.
- **West Dixie Green Trail & Griffing Center \$250,000:** Phase 1 of the design has been completed, *however due to COVID-19 phase 2 was stalled.* Final design should be completed by end of September 2021. Costs include but are not limited to design, and engineering costs, possible acquisition of right of way or parcels to accomplish a comprehensive project.
- **Equipment: License Plate Readers & Ring Doorbells \$160,500:** Carried over from previous year projects. This project was stalled and is expected to be done by December 2020.

3. Reserve/Contingency \$1,500,000: In anticipation of COVID-19 negatively impacting property values for FY21-22, \$1,500,000 will be set aside to continue the NMCRA's mandate of funding capital projects that will improve the TIF.

Total Capital: **\$7,468,894**

	Amended (FY 19-20)	(FY20-21)
Total Administrative Expenses:	\$ 458,798	\$ 747,279
Total Operating Expenses:	\$ 3,732,191	\$ 1,589,500
Total Refund to Taxing Authorities	\$ 3,196,490	\$ 4,311,655
Capital Improvement	\$ 5,196,451	\$ 7,468,894
TOTAL BUDGET	\$ 12,583,930	\$14,117,328

FY20-21
Total Budget \$14,117,328



■ Total Administrative Expenses:

■ Total Operating Expenses:

■ Total Refund to Taxing Authorities

■ Capital Improvement

EXHIBIT A
North Miami Community Redevelopment Agency
FY2020-21 Budget
(FY 20-21 begins October 1, 2020)

	FY18-19	FY19-20	FY19-20	FY19-20	FY20-21
	Actual*	Approved	Proposed	Actual*	Proposed
			Amended		
	Budget	Budget	Budget	YTD	Budget
Revenues					
City Tax Increment Revenue	3,928,836	5,273,807	5,273,807	5,273,807	6,791,012
County Tax Increment Revenue	2,545,885	3,332,339	3,332,339	3,332,339	4,299,084
Carryover from prior year (cash & equiv.)	5,450,726	3,289,938	3,885,133	3,885,133	2,972,731
Interest earnings	50,000	50,000	50,000	50,000	50,000
Misc. Revenue	1,254		42,651	42,651	4,500
Revenue Total	11,976,701	11,946,084	12,583,930	12,583,930	14,117,328
Expenditures					
Administrative Expenditures:					
Accounting & Audits	16,710	17,100	17,130	17,130	18,000
Advertising and notices	3,000	5,000	4,000	4,000	4,000
Local Travel	362	500	500	392	500
Other Admin. Exps (attach list)	261,867	383,543	387,183	387,183	660,293
County Admin fee 1.5%	38,188	49,985	49,985	49,985	64,486
(B) Subtot Adm Exp	320,127	456,128	458,798	458,690	747,279
Operating Expenditures:					
Employee Salary & Fringe	393,063	450,000	600,000	600,000	600,000
Occupancy					90,000
Printing & Binding		15,000	9,391	9,391	10,000
Marketing/Promotional Events/Positioning		205,000	205,000	175,970	155,000
Out of Town Travel		18,000	10,000	6,100	2,000
Conferences & Meetings		7,000	10,000	6,100	2,500
Other Oper. Expenses (attach list)	193,000				
Legal Services/Court Costs	80,000	100,000	150,000	140,000	150,000
Professional Svces	130,000	280,000	280,000	238,657	255,000
Public Safety Officers	170,000	170,000	70,000	67,495	-
Emergency Renters Assistance	-	-	1,500,000	1,500,000	
Emergency Commercial Grants			945,000	820,000	125,000
Clean & Safety Ambassadors	-	440,000	52,800	52,800	200,000
County TIF Refund	2,091,649	2,529,344	2,529,344	2,529,344	3,299,084
City TIF Refund	408,542	667,146	667,146	667,146	1,012,571
Capital Projects - Grants & Other					
Commercial Incentives Program	2,344,537	1,500,000	677,000	677,000	1,001,535
Carryover Budgeted Grants		-	633,346	533,346	892,587
Eat Healthy Pilot Local Farmers Market Prog					100,000
StreetSweeper	281,214	-	-	-	-
License Plate Reader/Comm. Policing	165,000		115,500	-	115,500
Film Incentives	-	100,000	-	-	-
Art In Public Spaces	25,000	100,000	100,000	12,000	100,000
Housing Initiatives	549,440	2,500,000.00	1,000,000.00	49,550.00	1,950,400
Public Safety Equipment	20,414	96,454	96,454	39,878	45,000
Capital Projects - Infrastructure					
Capital Maintenance	10,000	2,000	2,000	2,000	5,000
Capital/Infrastructure Grants	1,504,777	2,310,012	2,472,151	1,025,732	1,454,436
Carryover Funds for Budgeted Proj.		-			304,436
(C) Subtotal Oper. Expenses	8,366,636	11,489,956	12,125,132	9,152,509	11,870,049
(D) Reserve/Contingency					1,500,000
Expenditure Total (B+C+D)	8,686,763	11,946,084	12,583,930	9,611,199	14,117,328
Cash Position (Rev-Exp)					
	FY18-19	FY19-20	FY19-20	FY19-20	FY20-21
	Actual*	Approved	Proposed	Actual YTD	Proposed
		Capital Project	Budget	Capital	Budget
Capital Projects:					
Pioneer Blvd Renovation				-	100,000
Neighborhood Gateway Signs					50,000
Capital Project P3/Management	-	500,000	461,607	71,240	200,000
Golden Hill Infrastructure Grant			304,436	-	304,436
NoMi Red Garden Renovations			362,370	362,370	-
Draining Flood Mitigation			-		100,000
Downtown Parking Garage		424,448	120,013	-	-
Street Furniture for Major Corridors		250,000	250,000	-	300,000
Sasso Pool Façade	295,347	-		-	-
Downtown Improvements/Moca Plaza	448,000	-		-	-
Downtown Improvements/Moca Courtyard	25,430	200,000	200,000	15,000	-
Iron Manors/NE 132 St Fountain	290,000			-	-
Liberty Gardens Improvements	360,000			-	-
NW 7th Ave/Design & Beautification Project	-	200,000	200,000	114,822	150,000
Griffin Center/Green Trail	86,000	735,564		50,670	250,000
Carryover Funds Budgeted Proj.	-		573,726	411,630	-
Total Project Dollars:	1,504,777	2,310,012	2,472,152	1,025,732	1,454,436
Year End Carry-Over	3,289,938	-	-	2,972,731	(0)

*Projected Expenditures