

MEMORANDUM

Agenda Item No. 8(G)(2)

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

DATE: April 5, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the budget for
Fiscal Year 2021-22 for the North
Miami Community Redevelopment
Agency and North Miami
Community Redevelopment Area
totaling \$17,268,367.00

Resolution No. R-316-22

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: April 5, 2022

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: North Miami Community Redevelopment Agency’s FY 2021-22 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the North Miami Community Redevelopment Agency’s (Agency) FY 2021-22 budget totaling \$17,268,367 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 2021-22 is \$4,939,962 and the Agency provides a refund to the County for any portion of TIF above \$1 million for a net County contribution of \$1,000,000. The City of North Miami’s (City) TIF revenue payment into the trust fund for FY 2021-22 is \$7,939,428. The Agency provided a refund to the City of \$922,348 for a net City contribution of \$7,017,080.

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

Delegation of Authority

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

Track Record / Monitor

This item does not provide for contracting with any specific entity as it only seeks approval of the Agency’s FY 2021-22 budget of \$17,268,367.

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, required a refund to the County of revenues over \$1 million, and required a refund to the City. On October 3, 2017, the Board adopted Resolution No. R-882-17, amending the interlocal to remove the section requiring the Agency to submit an amended redevelopment plan.

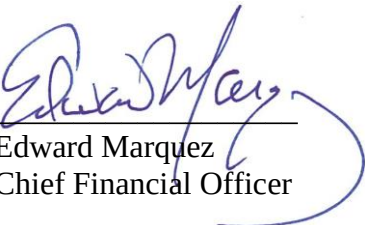
FY 2021-22 Budget

The Agency’s FY 2021-22 budget totaling \$17,268,367 was approved by the Agency on September 28, 2021 (Resolution No. 2021-028) and by the City on October 12, 2021 (Resolution No. 2021-R-134). A copy of the Agency’s and City’s resolutions are attached to the resolution. The budget includes revenue sources of County and City TIF of \$4,939,962 and \$7,939,428, respectively, carryover from prior years of \$4,358,477, interest earnings of \$26,000 and miscellaneous revenue of \$4,500. Administrative expenditures total \$886,551, excluding the 1.5 percent County administrative charge (\$74,099), and represent five percent of total expenditures, which satisfies the 20 percent cap in administrative expenditures required by the interlocal.

Operating expenditures total \$16,307,717 and include:

- \$8,053,287 for capital grant projects including:
 - Commercial grants and other incentives (\$1,903,056);
 - Housing initiatives (\$1,953,593), and
 - Capital and infrastructure grant projects (\$4,196,638).
- \$3,939,962 refund to the County pursuant to the interlocal.
- \$922,348 refund to the City for the area east of Biscayne Boulevard.
- \$955,630 to fund a partial upgrade to the City’s enterprise resource planning software.
- \$627,690 for the NoMi Trolleys.
- \$550,000 to fund the City’s P3 consultants.
- \$1,258,800 for other operating expenses such as:
 - Operating personnel costs for the Agency (\$500,000);
 - Office space (\$100,000);
 - Printing and publishing (\$10,000);
 - Marketing and promotional events (\$270,000);
 - Legal services provided by an outside firm (\$150,000);
 - Travel and meetings (\$14,000), and
 - Professional services (\$214,800).

All expenditures are detailed in Exhibit 1 as referenced in the attached resolution.


Edward Marquez
Chief Financial Officer



MEMORANDUM

(Revised)

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

DATE: April 5, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(2)

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)(2)
4-5-22

RESOLUTION NO. R-316-22

RESOLUTION APPROVING THE BUDGET FOR FISCAL
YEAR 2021-22 FOR THE NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY AND NORTH MIAMI
COMMUNITY REDEVELOPMENT AREA TOTALING
\$17,268,367.00

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, on September 28, 2021, the Agency adopted Resolution 2021-028 approving the Agency’s and the areas Fiscal Year 2021-22 budget (the “budget”); and

WHEREAS, on October 12, 2021, the City adopted Resolution 2021-R-134 approving the Agency’s FY 2021-22 budget; 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 desires to approve the Agency’s adopted annual budget for Fiscal Year 2021-22 for the North Miami Community Redevelopment Area totaling \$17,268,367.00 in the form attached hereto as Exhibit 1 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:

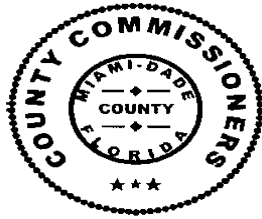
Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Agency's and the area's budget for Fiscal Year 2021-22 totaling \$17,268,367.00, in substantially the form attached hereto as Exhibit 1 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	aye	Keon Hardemon	aye
Sally A. Heyman	nay	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	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of April, 2022. 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

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "SDS", written over a horizontal line.

Shannon D. Summerset

RESOLUTION NO. 2021-R-134

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY ("NMCRA") FISCAL YEAR 2021-2022 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE NMCRA FISCAL YEAR 2021-2022 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE NMCRA FISCAL YEAR 2021-2022 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 "NMCRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the NMCRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Council and Board of County Commissioners (the "BCC"), respectively; and

WHEREAS, the Agreement also requires that the annual budget for the NMCRA be adopted by the NMCRA and the City prior to review and approval by the BCC; and

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

WHEREAS, all the expenses included in the NMCRA Fiscal Year 2021-2022 Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

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

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

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

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

EXHIBIT 1

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

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

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

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

PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 12th day of October, 2021.



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

Moved by: Estimé-Irvin

Seconded by: Desulme

Vote:

Mayor Philippe Bien-Aime
Vice Mayor Scott Galvin
Councilwoman Kassandra Timothe, MPA
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. 2021-028

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2021-2022 BUDGET; AUTHORIZING THE CRA EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2021-2022 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 2021-2022 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 2021-2022 Budget is attached hereto as Exhibit "A"; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2021-2022 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 2021-2022 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 2021-2022 Budget attached hereto as Exhibit "A". All revenues and interest carried forward from the CRA Fiscal Year 2020-2021 Budget shall be appropriated according to established guidelines and in accordance with applicable law.

EXHIBIT1

Section 3. Transmittal of Budget. The CRA Executive Director is hereby authorized to transmit the Fiscal Year 2021-2022 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 2021-2022 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 Board of the North Miami Community Redevelopment Agency, this 28th day of September 2021.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



VANESSA JOSEPH, ESQ.
NMCRA SECRETARY



PHILIPPE BIEN-AIME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



SPIRITUS LAW LLC
NMCRA ATTORNEY

SPONSORED BY: 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 30th day of
September 2021
 for the City Clerk

Moved by: Bien-Aime

Seconded by: Timothe

Vote:

Chair Philippe Bien-Aime
Board Member Alix Desulme
Board Member Mary Estimé-Irvin
Board Member Scott Galvin
Board Member Kassandra Timothe

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



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

FY21-22 Proposed Budget Presentation

9/28/21

EXHIBIT1

Tax Increment Revenue Payments

	Amended (FY 20-21)	(FY 21-22)
TIF City Contribution	\$ 6,791,012	\$ 7,939,428*
TIF County Contribution	\$ 4,299,084	\$ 4,939,962**
Carryover	\$ 2,972,731	\$ 4,358,477
Projected Interest on Investments	\$ 25,497	\$ 26,000
Misc. Revenue	\$ 191,736	\$ 4,500
Total Revenues:	\$ 15,614,360	\$ 17,268,367

*NET City Contribution after refund of 45% of East side (\$922,348)

**NET County Contribution after refund of West & East Sides (\$3,939,962) \$ 1,000,000

FY18-19 FY19-20 FY20-21	Projected Receivable: After reconciliation of the Sole Mia Payments it has been determined that the NMCRA overpaid the City of North Miami by \$252,198. Payment plan has been negotiated to receive funds within the following two fiscal years.		Diff+/- (59,516) (60,799) <u>(131,883)</u> (252,198)
	Payments to the City	Reconcile	
	\$ 408,542	\$349,026	
	\$ 667,146	\$606,347	
	\$1,012,571	\$880,688	

Accomplishments

- “Art on the Plaza II” a year-long series of newly commissioned, temporary public artworks by Miami-based artists on the MOCA Plaza. Located in the heART of the City, Downtown NoMi will be used as a canvas for creative expression, reflective of the community’s rich and diverse cultural heritage. Arts (benches, Pioneer Blvd art)
- Contracted local Chambers of Commerce to assist with:
 - \$857,316 in Residential Eviction Prevention of which \$50,000 went towards water/utility bills in arrears
 - \$617,670,000 in Commercial Relief
- Commercial Grants: funded eight (8) new businesses
- Launched the NMCRA Residential Rehab Program with \$750,000
- Business Attraction Grant: Paradis Books & Bread & Happy Island Daycare
- Launched U-Wrap NoMi at Griffin Park
- Completed Phase 1 of Pioneer Boulevard Renovation
- Completed NE 11th Court Drainage Project
- Infrastructure Grants: Eleven55 NoMi, Residences @ NoMi and Allure of North Miami



NM 124, LLC owns property located at 950 NE 124th Street.



Omega Investors Group owns properties located at 12640 NE 12th Avenue and 1195 NE 126th Street totaling 174,668 sq. feet.



Accomplishments

- Sponsored the Mayor's 1st Quarterly Business Luncheon held on Wednesday, July 14th at Barry University's Weber Grand Hall. This luncheon spotlighted North Miami's economy. The city government, the administration, staff, and the CRA has been tirelessly working to bring relief and assistance to businesses and residents.

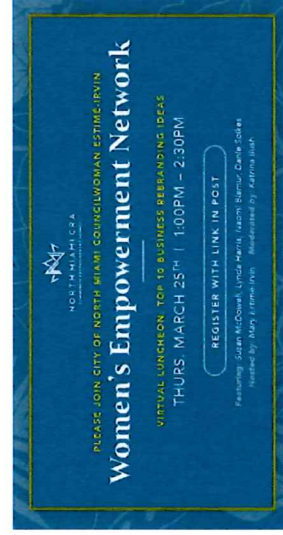


In these photos

Rasha Cameau, MBA, FRA-RP, North Miami CRA Executive Director, Alberto Destrade, Purchasing Director at the City of North Miami, Tanya Wilson, AICP, Director of North Miami's Community Planning & Development; and Keynote Speaker Kevin S. Crowder, CEO of President BusinessFlare, Economic Development Solutions

- Women's Economic Empowerment Virtual Luncheon theme this year was '10 Top Business Rebranding Ideas' which consisted a group of dynamic women in journalism, marketing, technology, and finance who shared their insight on how to succeed.

Women Empowerment Network



Proposed Expenditures

	Amended(FY 20-21)	(FY 21-22)
Total Administrative Expenses:	\$ 666,429	\$ 960,650
Total Operating Expenses:	\$ 3,117,261	\$ 3,392,120
Total Refund to Taxing Authorities	\$ 4,311,655	\$ 4,862,310
Capital Improvement	\$ 7,519,015	\$ 8,053,287
TOTAL BUDGET	\$15,614,360	\$ 17,268,367

Administrative Costs	6%
Operating Costs	19%
Refund to Taxing Authorities	28%
Capital Costs	47%

Contributions to the City of North Miami

FY21-22 NMCRA Refund to the City	45%TIF of Sole Miami	\$ 922,348
60% Funding of ERP		\$ 955,630
Trolley Acquisition		\$ 627,690
P3 Consultants		<u>\$ 550,000</u>
		\$3,055,668

2021-22 Initiatives

- Fund Enterprise Resource Planning (ERP) upgrade
- Fund acquisition, operations and maintenance of NoMi Trolleys
- Fund P3 Consultants for the City of North Miami
- Residential Rehabilitation Program
- Commercial Grants: Support area businesses with technical assistance and other initiatives to overcome the effects of the COVID-19 global pandemic.
- Eat Healthy/Framer's Market Pilot Program
- Continue Arts in Public Places Program: UWrap NoMi, Sculpture Garden , & Murals
- Finish Phase 2 of Pioneer Boulevard Renovation
- NW 7th Avenue Beautification / Streetscape and Painted Crosswalks
- Infrastructure Grants: Eleven55 NoMi, Residences @ NoMi and Rucks Park Clean-up

Thomas Sasso Pool and Water Playground Façade



BUDGET NARRATIVE

Fiscal Year 2021-22



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 Kassandra Timothe, MPA	Board Member
Commissioner Scott Galvin	Board Member

ADVISORY COMMITTEE

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

EXECUTIVE STAFF

Rasha Comeau, 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 approved at the December 6, 2016 meeting.

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2021-22 PROJECTED REVENUE

Total revenue in FY2021-22 for the NMCRA will total \$17,268,367. The sources of revenue for FY 2021-22 include tax increment revenue payments from the City of North Miami of \$7,939,428 and Miami-Dade County of \$4,939,962 respectively and an estimated carryover from FY 2020-21 of \$4,358,477 for planned projects, of which \$1,500,000 is from reserve/contingency, and \$30,500 from interest on investments and other revenues.

Tax Increment Revenue Payments

	Amended (FY 20-21)	(FY 21-22)
TIF City Contribution	\$ 6,791,012	\$ 7,939,428
TIF County Contribution	\$ 4,299,084	\$ 4,939,962
County Refund	\$ 0	\$ 0
Carryover	\$ 4,307,031	\$ 4,358,477
Projected Interest on	\$ 25,497	\$ 26,000
Misc. Revenue	\$ 191,736	\$ 4,500
Total Revenues:	\$ 15,614,360	\$ 17,268,367

NMCRA FY2021-22 PROJECTED EXPENSES

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

- Continue assisting area businesses survive the impact COVID-19 global pandemic through supportive initiatives such as business grants to improve their properties, operations and provide technical assistance.
- Continue the Business Attraction grant program to continue attracting new and innovative businesses to the CRA.
- Continue funding single-family rehabilitation program and other housing initiatives as appropriate.
- Finalize renovation at Pioneer Blvd.
- Continue Arts in Public Places program, to beautify and/or activate unexpected pockets of the downtown and other major corridors. Focus will be murals and utility box wrapping.
- Fund NOMI Trolleys, providing quality free transportation for residents and the community within CRA boundaries.
- Fund City's P3 consultants
- Fund upgrade of city's ERP system to allow for greater and faster response to residents, businesses and developers. This will facilitate reporting of CRA activities to the public with more efficient access to data from within the CRA.
- Infrastructure Grant: Fund two (2) large scale development projects, which promises 370 of workforce housing units, 175 mixed income units for residents 55 and over. Once completed these projects will generate additional new tax revenues to reinvest in the CRA.
- Defunded Golden Hill Apartments Infrastructure Grant. Developer was not able to secure appropriate funding for project.

NMCRA FY 20-21 ACCOMPLISHMENTS

This past year NMCRA staff accomplished the following:

- Continued assisting residents and businesses in emergency relief grants to survive the impact of the COVID-19 global pandemic:
 - Residential grants provided up to \$4,000 to tenants facing eviction, homeowners in mortgage arrears and with utilities in arrears.
 - JumpStart grants provided up to \$7,500 to small businesses. Funds were used to pay rent, utilities, and operational expenses to remain open.
 - NoMi Delivers provided assistance to restaurants affected by the COVID-19 global pandemic.
- Continued funding Business Attraction grants prior to the COVID-19 global pandemic; eight (8) new businesses were awarded.
- Finalized installation of License Plate Readers (LPR).
- Funded Infrastructure Grants to 1155 NoMi and Residences at NoMi.
- Golden Hill Apartments Infrastructure Grant was defunded due to developer inaction and inability to secure financing.
- Completed NE 11th Court Drainage Improvement Project \$90,000: Benefitting residents who were negatively impacted by consistent flooding, affecting their property values.
- Provided Ring Doorbells to 140 vulnerable residents within the CRA boundaries. This project was completed May 2021.
- Street Furniture: Projected initiated. Replace old NMCRA trash receptacles and add new ones.
- Renovation at Pioneer Blvd: Repaired fountain, and arches installation of new book benches, and replaced trash receptacles.
- Griffing Park Public Arts Program: Utility Box Wrapping and Art on the Plaza Series with 8 artists.



ADMINISTRATIVE EXPENSES

1. Annual Audit \$18,451

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 (\$863,600)

- a) **Administrative Support \$600,000:** As per the 2005 Interlocal Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. Funds to be used to receive support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$16,600:** Overhead expenses include operating supplies, bank fees, postage, professional organization membership dues, subscription to publications, communication services and, 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) **Administrative Staff Salaries & Fringes \$222,000**
- d) **Office Utilities/Maintenance \$11,000**
- e) **Insurance \$14,000**

5. County Administrative Charge \$74,099

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

<u>Total Administrative Expenses including salary/fringe</u>	<u>\$960,650</u>
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OPERATING EXPENSES

1. Employee Salary and Fringe (\$500,000)

Operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing and capital projects. The NMCRA is no longer funding the City's Housing Division. Those duties have been consolidated with NMCRA staff duties and operations.

1 Executive Director

1 Operations & Programs Manager

1 Commercial and Residential Grants Administrator

.5 FTE Arts Manager

1 Street Sweeper Driver

2. Occupancy \$100,000: Costs associated with renting a new office space.

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 \$270,000

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 \$7,000

Costs associated to presentations and meetings related to Capital Investment Projects, and attendance of conferences to market CRA projects. Attendance to conferences will depend on the COVID-19 global pandemic and how it endures.

6. Conferences & Meetings \$7,000

Costs associated with the registration and possibly virtual attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff, and Board. Additional conferences include the Public Private Partnership and the International Council of Shopping Centers (ICSC). Will depend on the COVID-19 global pandemics and how it endures.

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 \$214,800

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

9. NoMi Trolleys \$627,690

Acquisition, operating and maintenance, of CRA Trolley to match City's trolley upgrades. Following Goal # 10 of the NMCRA Amended Plan to support and provide for safe, convenient and efficient transportation for the community within the CRA.

10. Enterprise Resource Planning (ERP) Upgrade \$955,630

Fund partial upgrade of City's ERP system to allow for more effective and efficient rapport with residents, businesses and developers. Additionally, COVID 19 has highlighted the deficiencies in the City's current system. The NMCRA covers 60% of the city area and access to data within such a large footprint requires more updated technology. This will facilitate reporting of CRA activities to the public with more efficient access to data.

11. P3 Consultants for City \$550,000

P3 consultants for the City of North Miami

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

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.

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

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.

Additionally, the NMCRA is expecting a refund of \$252,198 of overpayment for Sole Mia revenues for FY18-19, FY19-20, & FY20-21 which will be deducted over the next two (2) years of TIF revenue.

Operating Subtotal:	\$3,392,120
Total Refund due to City/County	\$4,862,310
<u>Total Operating:</u>	<u>\$8,254,430</u>

CAPITAL AND INFRASTRUCTURE EXPENSES

1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$1,903,056

- \$691,056 previously awarded commercial grants but not completed by fiscal year end, *due to COVID-19*.
- \$900,000 in grants to assist businesses survive impact of COVID-19 global pandemic and to fund existing grants; Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement, the CRA will assist properties to enhance their visibility, attract new business and new development. Through the updated Redevelopment Plan additional incentive programs may be developed and offered to businesses and property owners. Every project must be approved by the NMCRA, 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). Stalled due to COVID-19 global pandemic.
- \$200,000 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.
- \$12,000 Public Safety equipment for residents.

b) Capital Grants Projects – Housing Initiatives \$1,953,593

- \$750,000 carried over from residential rehab.
- \$386,850 carried over NoMi Lofts Project.

- \$816,743 of new funds to be used for single-family rehabilitation, rental assistance, and multi-family rehabilitation.

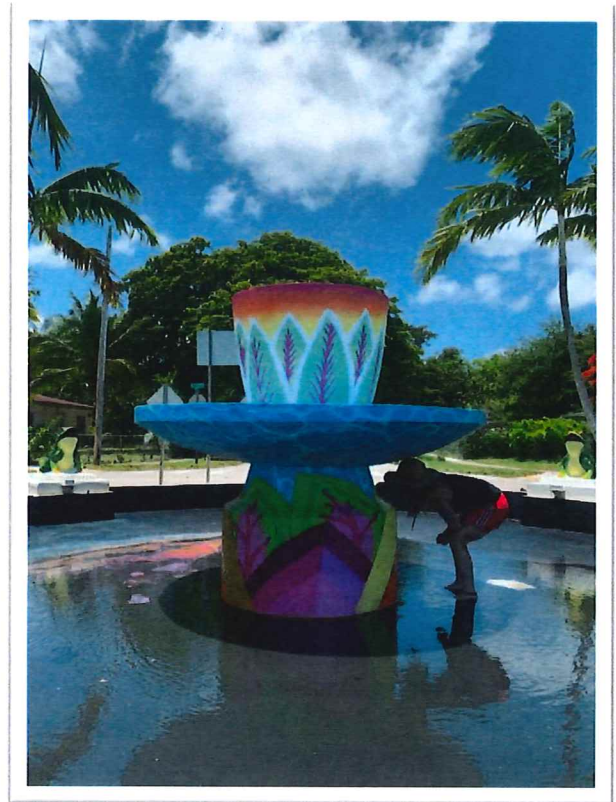
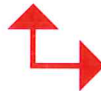
2. Capital & Infrastructure Grant Projects: \$4,196,638

Capital Maintenance \$100,000: Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs and supplies.

- **Renovation of Pioneer Boulevard \$100,000:** Phase 2 of the NMCRA capital project accomplished. Funds will be used for pedestrian walkway along the Boulevard, and street furniture to turn into a passive park area for residents.



COMPLETED PROJECTS: PIONEER BLVD.
 Phase 1 – Renovation at Pioneer Blvd
 - Repaired Fountain and arches
 - New Book Benches & Trash Receptacles



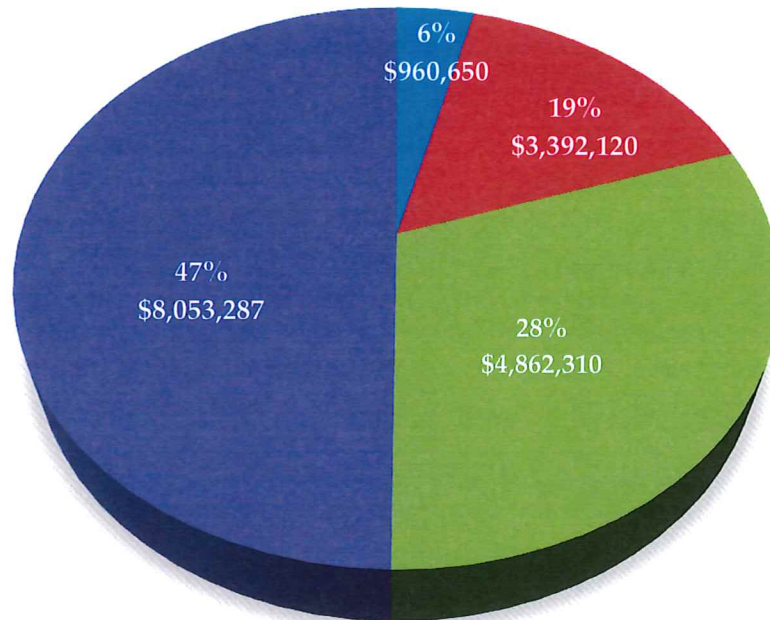
- **Neighborhood Gateway Signs \$50,000:** Gateway signs in residential areas of Alhambra Circle and Sunkist Grove. The signs masterplan was sponsored by the NMCRA in 2012. However not all residential gateway signs were done at that time. Stalled due to the COVID-19 global pandemic.
- **Griffing Community Center Design \$130,000**
- **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 and painted corridors. Expected to be completed January 2022.

- **Infrastructure Grants \$3,666,638:** Funding multi-year projects for workforce affordable housing:
 - Eleven55 NoMi: Funding of 370 workforce housing units of which 38 set aside for low income affordable housing.
 - Residences @ NoMi: 175 units for residents 55+, of which 27 will be set aside for low income affordable housing.
 - Rucks Park Clean-up: Clean-up of contaminated site in preparation of future affordable housing development of approximately 200 low income affordable housing units.

Total Capital: **\$8,053,287**

	Amended (FY20-21)	(FY21-22)
Total Administrative Expenses:	\$ 666,429	\$ 960,650
Total Operating Expenses:	\$ 3,117,261	\$ 3,392,120
Total Refund to Taxing Authorities	\$ 4,311,655	\$ 4,862,310
Capital Improvement	\$ 7,519,015	\$ 8,053,287
TOTAL BUDGET	\$ 15,614,360	\$17,268,367

FY21-22
Total Budget: \$17,268,367



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

EXHIBIT A
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
FY2021-22
(FY21-22 BEGINS OCTOBER 1, 2021)

	FY19-20	FY20-21	FY20-21	FY20-21	FY21-22
	YTD	Approved	Amended	YTD	Proposed
REVENUES	Budget	Budget	Budget	Budget	Budget
City Tax Increment Revenue	5,273,807	6,791,012	6,791,012	6,791,012	7,939,428
County Tax Increment Revenue	3,332,339	4,299,084	4,299,084	4,299,084	4,939,962
Carryover from prior year (cash & equiv.)	3,885,133	2,972,731	4,307,031	4,307,031	4,358,477
Interest Earnings	50,000	50,000	25,497	25,497	26,000
Misc. Revenue	42,651	4,500	191,736	191,736	4,500
(A) REVENUE TOTAL	12,583,930	14,117,327	15,614,360	15,614,360	17,268,367
EXPENDITURES					
Administrative Expenditures:					
Accounting & Audits	17,130	18,000	18,000	18,000	18,451
Advertising & Notices	4,000	4,000	4,000	4,000	4,000
Local Travel	392	500	500	-	500
Other Admin. Exp (attach list)	387,256	660,293	579,443	579,443	863,600
County Admin Fee 1.5%	49,985	64,486	64,486	64,486	74,099
(B) Subtotal Adm. Exp	458,763	747,279	666,429	665,929	960,650
Operating Expenditures:					
Employee Salary & Fringe	600,000	600,000	600,000	600,000	500,000
Occupancy		90,000	75,000	55,000	100,000
Printing & Binding	9,391	10,000	5,000	4,251	10,000
Marketing/Promotional Events/Positioning	175,970	155,000	205,345	205,345	270,000
Out of Town Travel	6,100	2,000	2,000	-	7,000
Conferences & Meetings	6,100	2,500		-	7,000
Other Oper. Expenses (attach list)					
Legal Services/Court Costs	140,000	150,000	150,000	150,000	150,000
Professional Services	238,657	255,000	395,700	395,700	214,800
Public Safety Officers	67,495	-	-	-	-
Emergency Commercial Grants	820,000	125,000	617,670	617,670	-
Emergency Rental Assistance	1,500,000	-	857,316	857,316	-
Clean Team/Ambassadors	52,800	200,000		-	-
City Reqs - ERP/Trolleys	-	-	209,230	209,230	2,133,320
County TIF Refund	2,529,344	3,299,084	3,299,084	3,299,084	3,939,962
City TIF Refund	667,146	1,012,571	1,012,571	1,012,571	922,348
CAPITAL PROJECTS - Grants & Other					
Commercial Incentives Program	677,000	1,001,535	671,093	671,093	900,000
Carryover Budgeted Grants	533,346	892,587	691,056	691,056	691,056
Eat Healthy Pilot/Local Farmers Prog.		100,000	100,000	-	100,000
License Plate Readers/Comm. Policing		115,500	160,000	160,000	
Art in Public Places	12,000	100,000	100,000	94,500	200,000
Housing Initiatives	49,550	1,950,400	1,450,400	750,000	816,743
Carryover Budgeted Grants/Housing	-	-	-	386,850	1,136,850
Public Safety Equipment	39,878	45,000	11,000	11,000	12,000
CAPITAL PROJECTS - Infrastructure					
Capital Maintenance	2,000	5,000	22,375	22,375	100,000
Capital/Infrastructure Grants	1,025,732	1,454,436	2,813,091	396,913	4,096,638
Carryover Funds for Budgeted Proj.		304,436		-	-
(C) Subtotal Oper. Expenses	9,152,509	11,870,049	13,447,931	10,589,954	16,307,717
(D) Reserve/Contingency	-	1,500,000	1,500,000	-	-
EXPENDITURE TOTAL (B+C+D)	9,611,199	14,117,328	15,614,360	11,255,883	17,268,367
	FY19-20	FY20-21	FY20-21	FY20-21	FY21-22
CAPITAL PROJECTS	YTD	APPROVED	AMENDED	YTD	PROPOSED
Pioneer Boulevard Renovation		100,000	100,000	100,000	100,000
Neighborhood Gateway Signs		50,000	50,000	-	-
Capital Project Management/Maintenance	71,240	200,000		-	-
Draining Flood Mitigation		100,000	90,000	90,000	-
Infrastructure Grants		304,436	1,976,629	-	3,666,638
Street Furniture for Major Corridors		300,000	300,000	30,000	
NW 7th Avenue/Design & Beautification	114,822	150,000	150,000	37,108	-
Griffin Center	50,670	250,000	50,000	43,343	130,000
NoMi Red Garden	362,370	-	-	-	-
Carryover Funds Budgeted Proj.	426,630	-	96,462	96,462	200,000
Total Project Dollars:	1,025,732	1,454,436	2,813,091	396,913	4,096,638
YEAR END CARRY-OVER	2,972,731	(1)	(0)	4,358,477	0

* Projected Expenditures