

MEMORANDUM

Agenda Item No. 8(G)(7)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the
amended Fiscal Year 2023-2024
and Fiscal Year 2024-2025
budgets for the North Miami
Community Redevelopment
Agency and the North Miami
Community Redevelopment Area
totaling \$78,761,336.00 and
\$78,380,705.00, respectively

Resolution No. R-742-25

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



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: July 16, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: North Miami Community Redevelopment Agency's Amended FY 2023-24 and FY 2024-25 Budgets

Executive Summary

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve annual budgets of such community redevelopment agencies. This item seeks approval of the Agency's fiscal year (FY) 2023-24 amended budget totaling \$78,761,336 and FY 2024-25 budget totaling \$78,380,705 for the Agency and the North Miami Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2023-24 amended budget in the amount of \$78,761,336 and FY 2024-25 budget in the amount of \$78,380,705 for the redevelopment area. Section 163.387 of the Florida Statutes requires a community redevelopment agency created by a municipality to submit its annual budgets and amended budgets to the Board within 10 days after the adoption of such budgets.

Scope

The redevelopment area lies within County Commission Districts 2 and 4, represented by Commissioner Marleine Bastien and Commissioner Micky Steinberg, respectively.

Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. For FY 2023-24, the countywide TIF payment into the Agency's trust fund was \$7,588,412 and the City's TIF payment into the trust fund was \$12,193,237. For FY 2024-25, the countywide TIF payment into the Agency's trust fund is \$8,759,146 and the City's TIF payment into the trust fund is \$14,124,138. The County and the City will continue to make annual payments to the Agency through 2044, when the Agency and the redevelopment area will sunset.

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. The resolution approves the Agency's amended FY 2023-24 and FY 2024-25 budgets.

Background

On July 13, 2004, the Board adopted Resolution No. R-837-04, which approved the finding of necessity for the creation of the Agency. On June 7, 2005, the Board adopted Resolution No. R-610-05 approving the redevelopment plan (plan) and an interlocal agreement between the City, the Agency, and the County. 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. 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, among other things. On October 3, 2017, the Board adopted Resolution No. R-882-17, amending the interlocal to remove the section requiring the Agency to submit an amended redevelopment plan.

On October 3, 2023, the Board adopted Resolution R-902-23, approving a fourth amendment to the interlocal which requires the Agency to: 1) refund the City for the area east of Biscayne Boulevard; 2) dedicate 35 percent of total TIF to improvements to NW 7th Avenue; 3) allow the CRA the ability to bond up to \$60 million; and 4) refund 25 percent countywide TIF to the County to contribute towards the SMART Plan effective FY2024-25. On May 7, 2024, the BCC adopted Resolution R-368-24 amending the Agency's redevelopment plan.

Amended FY 2023-24 Budget

The Agency's FY 2023-24 budget was initially approved by the Agency and the City on September 26, 2023, and by the County on March 5, 2024. In 2024, the Agency approved the issuance of \$52,236,769 in bonds and had to amend its budget to account for the increased funding.

The Agency's amended FY 2023-24 budget totaling \$78,761,336 was approved by the Agency on September 18, 2024 through Resolution No. 2024-014 and the City on September 24, 2024 through Resolution No. 2024-R-125. Both resolutions are attached to this memorandum and are incorporated herein by reference (Attachment A). The amended budget includes \$7,588,412 in revenue sources of County TIF, \$12,193,237 in City TIF, \$52,236,769 in Redevelopment Revenue Bonds Series 2024 revenue, \$6,495,918 in carryover funds, \$220,000 in interest earnings, and \$27,000 in miscellaneous revenue.

Administrative expenditures, excluding the 1.5 percent County administrative charge of \$113,826, total \$724,914 and include: \$694,414 for other administrative expenses, \$20,000 for annual audit, \$7,500 for advertising and notices, and \$3,000 for local travel and meetings. Administrative expenses represent less than 1 percent of the total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge.

Operating expenditures total \$11,876,566 and include:

- \$4,078,875 for debt reserves
- \$3,479,864 refund to the City of North Miami
- \$1,897,103 refund to the County
- \$800,000 for employee salary and fringe
- \$631,944 for debt service expenses
- \$362,000 for professional services
- \$212,160 for the NoMi Trolleys operations and maintenance, and ERP system implementation
- \$165,000 for office space
- \$150,000 for legal services provided by an outside firm
- \$69,620 for printing, publishing, and communications
- \$30,000 for out-of-town travel, conferences and meetings

Capital Grants Projects - Commercial Grants, Housing & Other Incentives total \$4,677,326 and include:

- \$1,669,665 carryover from commercial grants
- \$1,322,662 carryover from housing grants
- \$650,000 for commercial rehabilitation, business attraction, capacity building/retention grants
- \$500,000 allocated for housing initiatives
- \$365,000 for activity dissemination geared towards the commercial community (163 initiatives)

- \$100,000 for community policing innovations along commercial corridors
- \$70,000 for art in public places

Capital Projects - Infrastructure total \$13,170,810 and include:

- \$10,073,852 for infrastructure grants
- \$1,991,958 for NW 7th Avenue Improvements
- \$630,000 for renovations to Pioneer Boulevard
- \$175,000 for W. Dixie Avenue corridor initiative
- \$150,000 for Liberty Gardens
- \$100,000 for Library Tot Lot Improvements
- \$50,000 for Neighborhood Gateway Signs
- \$40,000 for capital maintenance

Redevelopment Revenue Bonds, Series 2024 total \$48,157,894 and include:

- \$17,000,000 for Rucks Park development
- \$10,000,000 for Multi Family Rehabilitation program
- \$10,000,000 for Mixed Used developments
- \$5,792,294 for land acquisition
- \$5,000,000 for the Galvin Center acquisition
- \$365,600 cost of debt issuance

FY 2024-25 Budget

The Agency's FY 2024-25 budget totaling \$78,380,705 was approved by the Agency on September 18, 2024 through Resolution No. 2024-016 and the City on September 24, 2024 through Resolution No. 2024-R-126. Both resolutions are attached to this memorandum and are incorporated herein by reference (Attachment B). The budget includes \$8,759,146 in revenue sources of County TIF, \$14,124,138 in City TIF, \$55,288,301 in carryover funds, \$200,000 in interest earnings and \$9,120 in miscellaneous revenue.

Administrative expenditures, excluding the 1.5 percent County administrative charge of \$131,387, total \$752,500 and include: \$20,000 for annual audit, \$8,000 for advertising and notices, \$3,000 for local travel and meetings, and \$721,500 for administrative staff support. Administrative expenses represent less than one percent of the total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge.

Operating expenditures total \$18,348,675 and include:

- \$4,078,875 for debt reserve
- \$4,074,625 for debt service
- \$3,578,055 refund to the City
- \$2,189,787 refund to the County, pursuant to the interlocal agreement
- \$2,189,787 TIID allocation, pursuant to the interlocal agreement
- \$1,000,000 for employee salary and fringes
- \$400,000 for professional services
- \$367,546 for the NoMi Trolleys operating and maintenance and the City of North Miami's ERP implementation
- \$200,000 for legal services provided by an outside firm
- \$180,000 for office space
- \$50,000 for social media boosting, radio and other media
- \$30,000 for out-of-town travel, conferences and meetings
- \$10,000 for printing and publishing

Capital Grants Projects - Commercial Grants & Other Incentives total \$4,557,895 and include:

- \$1,500,000 for new grants to assist business through the commercial rehabilitation, business attraction, capacity building and retention, and beautification and enhancement programs
- \$1,141,073 for carryover commercial grants
- \$750,000 for newly allocated funds for single family rehabilitation
- \$726,822 carried over from the residential rehabilitation program
- \$360,000 for activity dissemination geared towards the commercial community (163 initiatives)
- \$80,000 for art in public places

Capital Projects - Infrastructure total \$11,797,954 and include:

- \$6,699,725 for infrastructure grants
- \$2,299,276 for NW 7th Avenue Improvements
- \$1,669,803 for NW 7th Avenue carryover funding
- \$763,000 for renovations to Pioneer Boulevard
- \$190,000 for W. Dixie Avenue corridor initiative
- \$150,000 for Liberty Gardens
- \$26,150 for capital maintenance

Redevelopment Revenue Bonds, Series 2024 total \$42,792,294 and include:

- \$17,000,000 for Rucks Park
- \$10,000,000 for Multi Family Rehabilitation program
- \$10,000,000 for Mixed Used developments
- \$5,792,294 for land acquisition

All expenditures are detailed in Exhibits 1 and 2 to the attached resolution.

Attachments



Carladenise Edwards
Chief Administrative Officer

Attachment A

RESOLUTION NO. 2024 - 014

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2023-2024 AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2023-2024 AMENDED BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2023-2024 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "NMCRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the NMCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the "Board"); and

WHEREAS, at a duly noticed meeting of the Board of Commissioners of the NMCRA held on September 26, 2023, the NMCRA Fiscal Year 2023-2024 Budget was approved; and

WHEREAS, the NMCRA desires to amend the NMCRA Fiscal Year 2023-2024 Budget in certain respects; and

WHEREAS, the NMCRA Fiscal Year 2023-2024 Amended Budget is attached hereto as Exhibit A; and

WHEREAS, all the expenses included in the NMCRA Fiscal Year 2023-2024 Amended Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the NMCRA desire to approve the NMCRA Fiscal Year 2023-2024 Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

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

Section 2. Approval and Adoption of Amended Budget. The NMCRA Fiscal Year 2023-2024 Amended Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the NMCRA Fiscal Year 2022-2023 Budget shall be appropriated as set forth in NMCRA Fiscal Year 2023-2024 Amended Budget and according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Amended Budget. The Executive Director is hereby authorized to transmit the Fiscal Year 2023-2024 Amended Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2023-2024 Amended Budget with the City and the County.

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

Section 6. Conflicts. This Resolution supersedes any prior resolutions in conflict herewith.

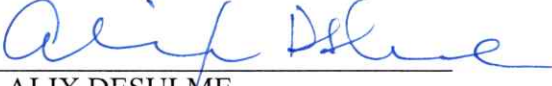
PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 18th day of September, 2024.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



VANESSA JOSEPH, ESQ.
NMCRA SECRETARY



ALIX DESULME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



TAYLOR ENGLISH DUMA LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Charles

Seconded by: Timothe

Vote:

Chair Alix Desulme

 X (Yes) _____ (No)

Vice Chair Mary Estimé-Irvin

 X (Yes) _____ (No)

Board Member Pierre Frantz Charles

 X (Yes) _____ (No)

Board Member Scott Galvin

 X (Yes) _____ (No)

Board Member Kassandra Timothe

 X (Yes) _____ (No)

RESOLUTION NO. 2024-R-125

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2023-2024 AMENDED BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2023-2024 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 2023-2024 AMENDED BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation 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 CRA Fiscal Year 2023-2024 Budget was previously approved by the CRA and the City; and

WHEREAS, the CRA desires to amend the CRA Fiscal Year 2023-2024 Budget in certain respects; and

WHEREAS, the amended Fiscal Year 2023-2024 Budget for the CRA is attached hereto as Exhibit "A" (the "CRA Fiscal Year 2023-2024 Amended Budget"); and

WHEREAS, the CRA previously approved the CRA Fiscal Year 2023-2024 Amended Budget; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2023-2024 Amended Budget.

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

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

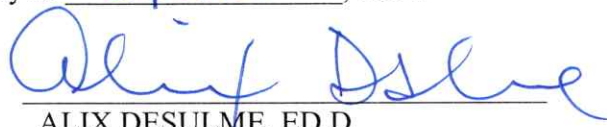
Section 2. **Approval.** The CRA Fiscal Year 2023-2024 Amended Budget attached hereto as Exhibit "A" is hereby approved and adopted.

Section 3. Transmittal. The Interim City Manager is hereby authorized to transmit the CRA Fiscal Year 2023-2024 Amended Budget to the County for review and approval.

Section 4. Authorization of Interim City Manager. The Interim City Manager is hereby authorized to take all actions necessary to complete the approval process for the CRA Fiscal Year 2023-2024 Amended Budget with the County.

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

PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 24th day of September, 2024.


ALIX DESULME, ED.D.
MAYOR

ATTEST:


VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Charles

Seconded by: Desulme

Vote:

Mayor Alix Desulme, Ed.D.

☒ (Yes) ☐ (No)

Vice Mayor Mary Estimé-Irvin

☒ (Yes) ☐ (No)

Councilman Scott Galvin

☒ (Yes) ☐ (No)

Councilwoman Kassandra Timothe, MPA

☒ (Yes) ☐ (No)

Councilman Pierre Frantz Charles, M.Ed.

✓ (Yes) _____ (No)

Attachment B

RESOLUTION NO. 2024- 016

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2024-2025 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2024-2025 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2024-2025 BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "NMCRA"), the City of North Miami (the "City") and Miami-Dade County (the "County") requires, among other things, the NMCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the "Board"); and

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

WHEREAS, the proposed NMCRA Fiscal Year 2024-2025 Budget is attached hereto as Exhibit A; and

WHEREAS, all the expenses included in the NMCRA Fiscal Year 2024-2025 Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the NMCRA desire to approve the NMCRA Fiscal Year 2024-2025 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

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

Section 2. Approval and Adoption of Budget. The NMCRA Fiscal Year 2024-2025 Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the NMCRA Fiscal Year 2023-2024 Budget shall be appropriated as set forth in NMCRA Fiscal Year 2024-2025 Budget and according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The Executive Director is hereby authorized to

transmit the Fiscal Year 2024-2025 Budget to the City and the County for review and approval thereby.

Section 4. Authority of Executive Director. The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2024-2025 Budget with the City and the County.

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

PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 18th day of September, 2024.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



VANESSA JOSEPH, ESQ.
NMCRA SECRETARY



ALIX DESULME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



TAYLOR ENGLISH DUMA LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Estime-Irvin

Seconded by: Timothe

Vote:

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

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

RESOLUTION NO. 2024-R-126

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2024-2025 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2024-2025 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2024-2025 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the "Agreement") between the North Miami Community Redevelopment Agency (the "CRA"), the City of North Miami (the "City"), and Miami-Dade County (the "County") requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the City and County for review and approval by the City Council and Board of County Commissioners (the "BCC"), respectively; and

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

WHEREAS, the Fiscal Year 2024-2025 Budget for the CRA is attached hereto as Exhibit "A" (the "CRA Fiscal Year 2024-2025 Budget"); and

WHEREAS, all the expenses included in the CRA Fiscal Year 2024-2025 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 2024-2025 Budget; and

WHEREAS, the Mayor and City Council desire to approve the CRA Fiscal Year 2024-2025 Budget.

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

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

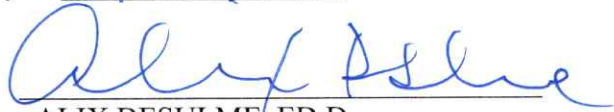
Section 2. Approval. The CRA Fiscal Year 2024-2025 Budget attached hereto as Exhibit "A" is hereby approved and adopted.

Section 3. Transmittal. The Interim City Manager is hereby authorized to transmit the CRA Fiscal Year 2024-2025 Budget to the County for review and approval.

Section 4. Authorization of Interim City Manager. The Interim City Manager is hereby authorized to take all actions necessary to complete the approval process for the CRA Fiscal Year 2024-2025 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 24th day of September, 2024.


ALIX DESULME, ED.D.
MAYOR

ATTEST:


VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Charles

Seconded by: Desulme

Vote:

Mayor Alix Desulme, Ed.D.

✓ (Yes) _____ (No)

Vice Mayor Mary Estimé-Irvin

✓ (Yes) _____ (No)

Councilman Scott Galvin

✓ (Yes) _____ (No)

Councilwoman Kassandra Timothe, MPA

✓ (Yes) _____ (No)

Councilman Pierre Frantz Charles, M.Ed.

✓ (Yes) _____ (No)



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 16, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(7)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, 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) ____, 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)(7)
7-16-25

RESOLUTION NO. R-742-25

RESOLUTION APPROVING THE AMENDED FISCAL YEAR
2023-2024 AND FISCAL YEAR 2024-2025 BUDGETS FOR THE
NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
AND THE NORTH MIAMI COMMUNITY REDEVELOPMENT
AREA TOTALING \$78,761,336.00 AND \$78,380,705.00,
RESPECTIVELY

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

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

WHEREAS, this Board desires to approve the Agency’s amended Fiscal Year 2023-24 and Fiscal Year 2024-2025 budgets for the North Miami Community Redevelopment Area, totaling \$78, 761,336.00 and \$78,380,705.00, respectively; and

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

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

Section 1. The matters contained in the foregoing recitals and the County Mayor’s memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the amended Fiscal Year 2023-24 budget for the North Miami Community Redevelopment Agency (“Agency”) and the North Miami Community Redevelopment Area (“Area”) in the total amount of \$78,761,336.00, which is attached hereto as Exhibit “1” and incorporated herein by reference.

Section 3. This Board approves the Fiscal Year 2024-25 budget for the Agency and the Area in the total amount of \$78,380,705.00, which is attached hereto as Exhibit “2” and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Marleine Bastien** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of July, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Shannon D. Summerset
Terrence A. Smith

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
FY 2023-24 AMENDED BUDGET
(FY 2023-24 BEGINS OCTOBER 1, 2023)

	FY 23-24	FY 23-24
	Approved	Amended
REVENUES	Budget	Budget
City Tax Increment Revenue	12,193,237	12,193,237
County Tax Increment Revenue	7,588,412	7,588,412
Redevelopment Revenue Bonds, Series 2024		52,236,769
Carryover from prior year (cash & equiv.)	6,495,918	6,495,918
Interest Earnings	50,000	220,000
Misc. Revenue	126,099	27,000
REVENUE TOTAL	26,453,666	78,761,336
EXPENDITURES		
A - Administrative Expenditures:		
Accounting & Audits	20,000	20,000
Advertising & Notices	8,000	7,500
Local Travel	3,000	3,000
Other Admin. Exp (attach list)	702,072	694,414
County Admin Fee 1.5%	113,826	113,826
(A) Subtotal Adm. Exp	846,898	838,740
B - Operating Expenditures:		
Employee Salary & Fringe	800,000	800,000
Occupancy	165,000	165,000
Printing & Binding	20,000	20,000
Marketing / Communications	20,000	49,620
Out of Town Travel	15,000	15,000
Conferences & Meetings	15,000	15,000
Other Oper. Expenses	175,000	
Legal Services/Court Costs	150,000	150,000
Professional Services	437,000	362,000
City Reqs - ERP/Trolleys	367,546	212,160
County TIF Refund	1,897,103	1,897,103
City TIF Refund	3,479,864	3,479,864
TIID - Begins FY 24-25	-	-
Debt Reserve		4,078,875
Debt Service		631,944
(B) Subtotal Operating Exp.	7,541,513	11,876,566
C - CAPITAL PROJECTS - Grants & Initiatives		
Commercial Incentives Program	800,000	650,000
Carryover Budgeted Grants	1,669,665	1,669,665
Art in Public Places	70,000	70,000
Public Safety Equipment	100,000	100,000
163 Initiatives	325,000	365,000
Housing Initiatives	500,000	500,000
Carryover Budgeted Grants/Housing	1,322,661	1,322,662
CAPITAL PROJECTS - Infrastructure		
Capital Maintenance	47,327	40,000
* Capital Projects & Infrastructure Grants	13,230,602	13,170,810
Carryover Funds for Budgted Proj.		
(C) Subtotal Capital Project	18,065,255	17,888,136
D - Redevelopment Revenue Bonds, Series 2024		
Cost of Issuance		365,600
Rucks Park		17,000,000
Galvin Center		5,000,000
Multi Family Rehabilitation Program		10,000,000
Mixed Used Developments		10,000,000
Land Acquisition		5,792,294
(D) Subtotal Redevelopment Revenue Bonds		48,157,894
EXPENDITURE TOTAL (A+B+C+D)	26,453,666	78,761,337
	FY 23-24	FY 23-24
Capital Projects & Infrastructure Grants (Breakdown)	Approved	Amended
Pioneer Boulevard Renovation	200,000	630,000
Neighborhood Gateway Signs	-	50,000
Liberty Gardens		150,000
NW 7th Avenue Redevelopment	1,991,958	1,991,958
NW 7th Avenue Redevelopment Carry-Over		
West Dixie Corridor Initiatives	50,000	175,000
Library Tot Lot Improvements	-	100,000
D4 Initiatives*		
Infrastructure Grants	10,208,644	10,073,852
Carryover Funds Budgeted Proj.	780,000	
Total Project Dollars:	13,230,602	13,170,810
YEAR END CARRY-OVER		

NORTH MIAMI CRA **BUDGET NARRATIVE** **FISCAL YEAR 2024-25**



NORTH MIAMI CRA
COMMUNITY REDEVELOPMENT AGENCY

Board Of Commissioners

Alix Desulme, Ed.D.

Mary Estimé-Irvin

Scott Galvin

Kassandra Timothe, MPA

Pierre Frantz Charles

Board Chair

Vice Chair

Board Member

Board Member

Board Member

Advisory Committee

Michael McDearmaid

Ashaki Bronson-Marcellus

Blanco Cobo

Edwidge Clark

Kenneth Each

Naomi Blemur

Vacant

Committee Chair

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

Executive Staff

Anna-Bo Emmanuel, Esq., FRA-RA, CP3P

Casneve Oupelle, MPA, FRA-RA, CP3P

Steven W. Zelkowitz, Esq.

Vanessa Joseph, Esq.

Executive Director

Deputy Director

Board Attorney

Board Secretary

Our History

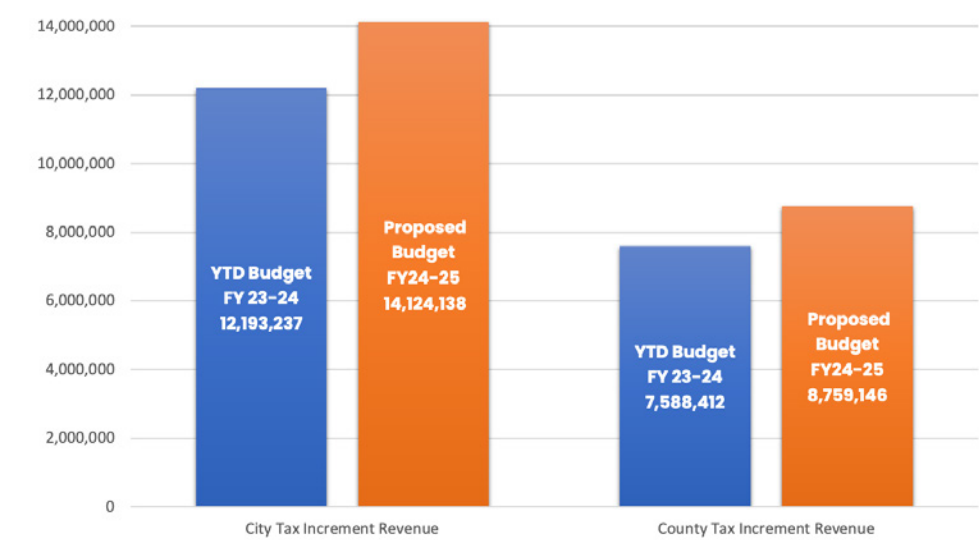
On July 13, 2004, the Board of County Commissioners (“BCC”) adopted Resolution R-937-04, which approved the Finding of Necessity and established the North Miami Community Redevelopment Agency (the “NMCRA”). On June 7, 2005, the BCC adopted Ordinance R-610-05 establishing, among other terms and conditions, the NMCRA Trust Fund, providing for the appropriation of County Funding at the rate of 95% of the County’s portion of Tax Increment Funds for a period up to 30 years.

On October 3, 2023, Miami-Dade County (County), the City of North Miami (City), and the NMCRA executed the Fourth Amendment to the Interlocal Cooperation Agreement (“Fourth Amendment”) modifying the NMCRA tax increment refunds to both taxing authorities. Under the Fourth Amendment, the NMCRA now refunds 100% of the increment generated east of Biscayne Boulevard to the City, and will retain 95% of what is generated west of Biscayne Blvd. Furthermore, it now retains 75% of the County increment, with 35% restricted for the development of NW 7th Avenue, and beginning in FY 24-25, 25% of the County increment will be allocated for the Smart Corridor Transit Infrastructure Improvement District (TIID). For the upcoming FY24-25, the City refund will be \$3,578,055, the County refund will be \$2,189,787, and the TIID allocation will be \$2,189,787.

Projected Revenue

The total revenue for FY2024-25 for the NMCRA is projected to be a total of \$78,380,705. The sources of revenue for FY2024-25 include tax increment revenue payments from the City of North Miami in the amount of \$114,124,138 and Miami-Dade County in the amount of \$8,759,146. Additionally there is \$200,000 from projected earned interest, and a carryover from FY2023-24 of \$55,288,301, \$47,603,442 of which is from the Redevelopment Revenue Bond Series 2024, and the remaining \$7,684,859 from planned projects.

REVENUES	FY 23-24	FY 24-25
	YTD	Proposed
	Budget	Budget
City Tax Increment Revenue	12,193,237	14,124,138
County Tax Increment Revenue	7,588,412	8,759,146
Redevelopment Revenue Bonds, Series 2024	52,236,769	
Carryover from prior year (cash & equiv.)	6,495,918	55,288,301
Interest Earnings	220,000	200,000
Misc. Revenue	27,000	9,120
REVENUE TOTAL	78,761,336	78,380,705



NMCRA FY2023-24 Proposed Initiatives

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2024-25:

CRA-WIDE

Proposed New Offerings

- Land Acquisition
- Launch Multi-Family Rehab Program
- Pilot a Single-Family Home Builder Program
- Pilot a Tenant-Owner Commercial Program
- Implement a Construction Workers' Training Program
- West Dixie Corridor Improvements

Continued Programs and Projects

- Residential Rehabilitation Program
- Commercial Grants
- Infrastructure Grants
- Pioneer Boulevard Renovation
- Liberty Gardens Project
- Continue funding the Enterprise Resource Planning (ERP) upgrade to Tyler Munis
- Continue funding the operations and maintenance of NoMi Trolleys

NW 7th AVENUE

- Streetscape and Façade Improvement
- Land Acquisition
- Small Business Workshop

FY 23-24 Accomplishments

Fiscal year 2023-2024 was a pivotal year for the NMCRA. The agency secured \$52.24 Million in debt financing to advance its mission and execute its redevelopment plan. Additionally, it received an “A” rating from S&P Global, making it among the top-tier to be considered by bond purchasers. True to its mission, the NMCRA was able to complete funding 24 residential projects totaling \$553,480 and currently has a total of \$625,000 encumbered to complete 22 more projects. It also completed 10 sprinkler projects for a total of \$95,830. Additionally, the agency funded 7 small businesses in the amount of \$475,000 through its commercial grant program, while also completing funding 2 large-scale developments (The Gardens Residence and Griffing Park Estates) which

add a combined 408 units of housing the NMCRA’s boundaries, 44 of which are affordable.

In FY 24, the NMCRA also embarked on several capital

projects, including the installation of 2 gateway signs, the rehabilitation of the I-95 sign, funded library tot-lot improvements, and began the Liberty Park renovation project. Furthermore, the design phase for Pioneer Blvd is almost



TEACH TO FISH
NORTH MIAMI
Business Summit

complete. Other accomplishments include funding FLOCK as a community policing innovation, continued funding MOCA’s Arts On The Plaza and Education programs, and maintained support for recurring programs like the Women’s Empowerment Luncheon, Government Week, and the Teach To Fish Business Summit.



Given West Dixie Highway’s status as a priority corridor, the agency began conducting a streetscape analysis for this area. Additionally, it funded 7 businesses through the West Dixie Small Business Tech Grant.

NW 7th Avenue is another priority corridor

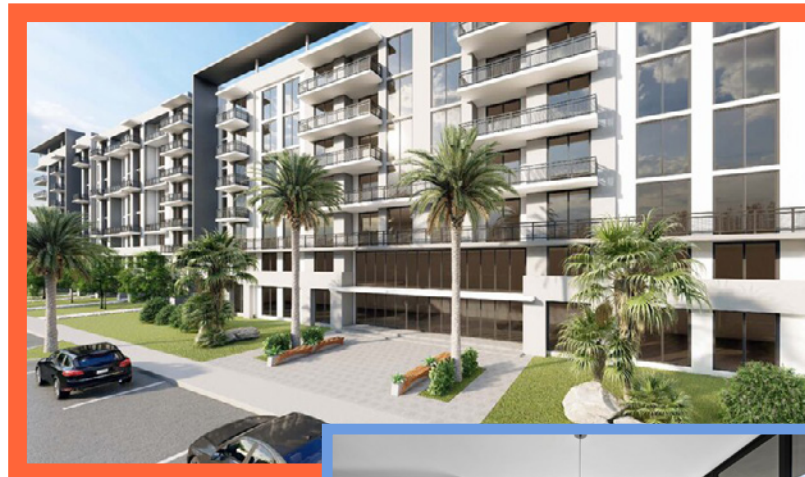
FY 23-24 Accomplishments (Cont.)

within the NMCRA. This was its first year with a dedicated source of funding for redeveloping this corridor. As such, the agency began several strategic long-term planning initiatives, while also, addressing some of the immediate needs of the corridor's business community. Included in the strategic planning, the NMCRA engaged SRS to develop corridor design guidelines, and FIU to develop a redevelopment strategy for

the corridor. Staff worked with Retail Strategies to create an action plan to attract national retailers to the corridor and attended ICSC to begin developing those relationships. In an effort to meet the current needs of NW 7th businesses, the NMCRA also launched the Biz Boost Grant Program through which it funded 25 businesses.

NMCRA-WIDE

- Closed \$52.24 million in debt financing and achieved a S&P "A" Rating
- **Residential Rehabilitation Program**
 - 24 Single Family projects completed
 - 22 Single Family projects in progress
 - 10 Sprinkler projects completed
- **Commercial Program**
 - 7 new businesses funded
 - 1 Capacity Building - \$7,500
 - 2 Rehabilitation - \$100,000 each
 - 3 Beautification - \$25,000 each
 - 1 Business Attraction - \$150,000
- **Infrastructure Grants**
 - Completed funding The Gardens Residence Project (\$8M over 3 fiscal years)
 - Completed funding The Griffing Estates Project (\$1.6M over 2 fiscal years)



- **Capital Projects**
 - Completing Design Phase of Pioneer Boulevard Renovation
 - Funded Library Tot-Lot Renovations
 - Funded Liberty Gardens Renovation
 - Began Installation of 2 Gateway Signs
 - Began Rehabilitation of I-95 Sign

Administrative Expenditures Narrative

1. Annual Audit \$20,000

The NMCRA will hire an independent auditor for its annual audit as required by state statutes.

2. Advertising and Notices \$8,000

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

3. Local Travel & Meetings \$3,000

Costs associated with meetings, gas, parking, tolls, etc. within South Florida.

4. Other Administrative Expenses (\$721,500)

Administrative Support \$600,000: As per the 2005 Interlocal Cooperation Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. Funds to be used to receive support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.

Other Administrative Expenses \$81,500: Overhead expenses include operating and office supplies, bank fees, postage, and professional organization membership and subscription dues. Specifically this amount includes professional memberships and fees for the Florida Redevelopment Agency, the Florida Department of Economic Affairs, the Florida Bar, and Zoom. These expenses also include other contractual services, such as printer and other large equipment rentals and maintenance.

Office Utilities/Maintenance \$20,000: Costs associated with CAM charges for the office location rented by the NMCRA.

Insurance \$20,000: Insurance costs from FMIT.

5. County Administrative Charge \$131,387

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

Total Administrative Expenses	\$883,887
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Operating Expenditures

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

This includes operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing, and capital projects to include the following positions:

- (1) Executive Director
- (1) Deputy Director
- (1) Operations Administrator
- (1) Residential Project Coordinator
- (1) Commercial Project Coordinator
- (1) Administrative Coordinator
- (1) CRA Front Desk Clerk
- (1) Street Sweeper

2. Occupancy \$180,000:

Costs associated with renting NMCRA office space.

3. Printing and Publishing \$10,000

Costs associated with producing agendas / annual reports and other documents required by the NMCRA Board, and the NMCRA Advisory Committee. Also included are developer recruitment packages, welcome packages including annual public information, collateral materials, posters and banners other documents needed to provide economic overview of the City & NMCRA.

4. Marketing \$50,000

Costs associated with social media boosting, radio, & other media.

5. Out of Town Travel \$15,000

Travel expenses associated with related to staff professional development at the FRA Academy, and attendance of conferences like the Public Private Partnership (P3) conference and the International Conference of Shopping Centers ICSC to market NMCRA projects.

6. Conferences & Meetings \$15,000

Costs associated with the registration and attendance of the Florida Redevelopment Association Annual Conference for NMCRA Staff and Board. Additional conferences include the Public Private-Partnership and the International Conference of Shopping Centers (ICSC).

Operating Expenditures (Cont.)

7. Legal Services Costs \$200,000

Costs associated with outside general counsel services for the NMCRA and attendance at NMCRA Board Meetings. "General counsel services" include drafting, reviewing, and negotiating contracts and agreements, and the rendering of legal opinions as requested by the NMCRA or the members of its governing board, as well as representation at meetings as needed.

8. Professional Services \$400,000

Costs associated with consultants for redevelopment, lobbyists, communications, and financial advisors.

9. ERP Upgrade/NoMi Trolleys \$367,546

Costs associated with operating and maintenance of NMCRA Trolley to match City's trolley upgrades, as well as costs associated with the City's upgrade to Tyler MUNIS from ERP.

10. Refund to Miami-Dade County \$2,189,787

As per the Fourth Amendment to the Interlocal Cooperation Agreement, the NMCRA is required to refund 25% of TIF revenues.

11. Refund to City of North Miami \$3,578,055

As per the Fourth Amendment to Interlocal Cooperation Agreement, the NMCRA is required to refund 100% of the TIF generated on the East Side.

12. Miami-Dade County TIID Allocation \$2,189,787

In accordance with the Fourth Amendment to the Interlocal Cooperation Agreement, the NMCRA is required to allocate 25% of the County TIF to the TIID.

13. Debt Reserve \$4,078,875

Terms of the Redevelopment Revenue Bond, Series 2024, require the agency maintain a debt service in an amount equal to an annual debt service payment.

Operating Expenditures (Cont.)

14. Debt Service \$4,074,625

This is the total annual debt service amount owed by the NMCRA associated with the Redevelopment Revenue Bond, Series 2024.

Operating Subtotal:	\$12,580,833
Total Refund due to City/County	\$5,767,842
Total Operating:	\$18,348,675



Capital And Infrastructure Projects Expenditures

Capital Grants Projects – Commercial Grants & Other Incentives \$3,831,073

- \$1,141,073 previously awarded commercial grants but not completed by fiscal year end.
- \$1,500,000 newly allocated funds for new grants to assist businesses through the Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement programs.
- \$80,000 Arts In Public Places: This initiative funds the Arts On The Plaza grant for MOCA and its Education Grant.
- \$360,000 allocated for Chapter 163 initiatives such as informational events geared towards the commercial community and other activities for the dissemination of information about the NMCRA.

Capital Grants Projects – Housing Initiatives \$1,476,822

- \$726,822 carried over from Residential Rehabilitation.
- \$750,000 of new funds allocated for single-family rehabilitation.

Capital Projects – Infrastructure: \$11,647,954

Capital Maintenance \$26,150: Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs and supplies.

Capital Improvements

NW 7th Avenue Improvements Carryover \$1,669,803: FY24 was the first year for this priority corridor to receive a dedicated funding source and as such the agency began laying the foundation this corridor's redevelopment through undertaking several strategic planning initiatives, leaving available funds to be carried over to FY25.

NW 7th Avenue Improvements \$2,299,276: Funds to be allocated to implementing redevelopment initiatives such as streetscape and façade improvements, land acquisition, and implementing new programming for small businesses on the corridor.

Renovation of Pioneer Boulevard \$763,000: Funds allocated for the construction phase of the project.

West Dixie Highway Commercial Corridor Initiatives: \$190,000: Begin implementing streetscape improvements for the corridor.

Board approved Infrastructure Grants FY 23–24 payments \$6,699,725: Funding multi-year projects for affordable and workforce affordable housing, and mixed-use projects.

Capital And Infrastructure Projects Expenditures (CONT.)

Redevelopment Revenue Bond Series 2024 – \$42,792,294

The NMCRA closed on debt financing to execute its redevelopment plan. The funds have been allocated in the following manner:

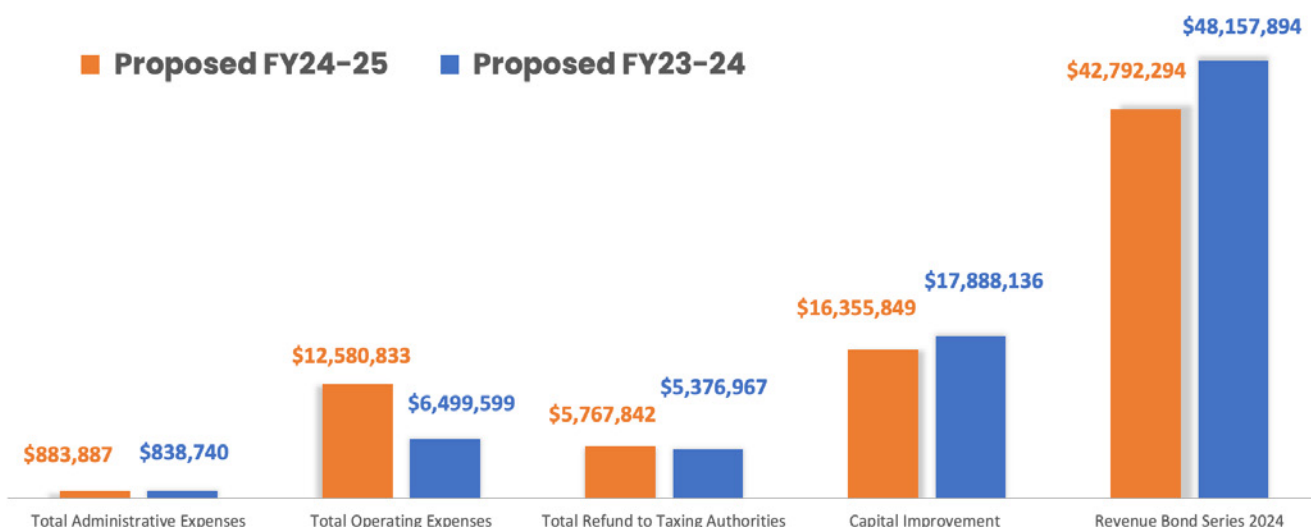
Rucks Park \$17,000,000: Funds committed to Magellan Housing, LLC for the development of the Rucks Park mixed-use project.

Multi-Family Rehabilitation Program \$10,000,000: Funds allocated to implement the Multi-Family Rehabilitation Program to improvement the multi-family housing stock within the NMCRA boundaries, while maintaining the units at affordable rates.

Mixed-Use Developments \$10,000,000: Funds allocated to supporting eligible large-scale mixed-use projects within the NMCRA boundaries.

Land Acquisition \$5,792,294: Funds allocated to the acquisition of property within the NMCRA boundaries for redevelopment purposes.

	Amended FY23-24	Proposed FY24-25
Total Administrative Expenses:	\$838,740	\$883,887
Total Operating Expenses:	\$6,499,599	\$12,580,833Z
Total Refund to Taxing Authorities	\$5,376,967	\$5,767,842
Capital Improvement	\$17,888,136	\$16,355,849
Revenue Bond Series 2024	\$48,157,894	\$42,792,294
TOTAL BUDGET	\$78,761,3376	\$78,380,705



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
FY 2024-25 PROPOSED BUDGET
(FY 2024-25 BEGINS OCTOBER 1, 2024)

	FY 23-24	FY 24-25
	YTD	Proposed
REVENUES	Budget	Budget
City Tax Increment Revenue	12,193,237	14,124,138
County Tax Increment Revenue	7,588,412	8,759,146
Redevelopment Revenue Bonds, Series 2024	52,236,769	
Carryover from prior year (cash & equiv.)	6,495,918	55,288,301
Interest Earnings	220,000	200,000
Misc. Revenue	27,000	9,120
REVENUE TOTAL	78,761,336	78,380,705
EXPENDITURES		
A - Administrative Expenditures:		
Accounting & Audits	18,250	20,000
Advertising & Notices	6,901	8,000
Local Travel	2,290	3,000
Other Admin. Exp (attach list)	670,652	721,500
County Admin Fee 1.5%	113,826	131,387
(A) Subtotal Adm. Exp	811,919	883,887
B - Operating Expenditures:		
Employee Salary & Fringe	650,000	1,000,000
Occupancy	141,750	180,000
Printing & Binding	6,456	10,000
Marketing / Communications	37,796	50,000
Out of Town Travel	15,000	15,000
Conferences & Meetings	15,000	15,000

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

FY 2024-25

Other Oper. Expenses		
Legal Services/Court Costs	150,000	200,000
Professional Services	255,300	400,000
City Reqs - ERP/Trolleys	212,160	367,546
County TIF Refund	1,897,103	2,189,787
City TIF Refund	3,479,864	3,578,055
TIID - Begins FY 24-25		2,189,787
Debt Reserve		4,078,875
Debt Service	631,944	4,074,625
(B) Subtotal Operating Exp.	7,492,373	18,348,675
C - CAPITAL PROJECTS - Grants & Initiatives		
Commercial Incentives Program	492,500	1,500,000
Carryover Budgeted Grants	1,081,073	1,141,073
Art in Public Places	80,000	80,000
Public Safety Equipment	100,000	-
163 Initiatives	115,596	360,000
Housing Initiatives	500,000	750,000
Carryover Budgeted Grants/Housing	553,480	726,822
CAPITAL PROJECTS - Infrastructure		
Capital Maintenance	27,690	26,150
* Capital Projects & Infrastructure Grants	6,852,803	11,771,804
Carryover Funds for Budgtd Proj.		
(C) Subtotal Capital Project	9,803,142	16,355,849
D - Redevelopment Revenue Bonds, Series 2024		
Cost of Issuance	365,600	-
Rucks Park		17,000,000
Galvin Center	5,000,000	
Multi Family Rehabilitation Program		10,000,000
Mixed Used Developments		10,000,000
Land Acquisition		5,792,294
(D) Subtotal Redevelopment Revenue Bonds	5,365,600	42,792,294

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

FY 2024-25

EXPENDITURE TOTAL (A+B+C+D)	23,473,035	78,380,705
	FY 23-24	FY 24-25
Capital Projects & Infrastructure Grants (Breakdown)	YTD	Proposed
Pioneer Boulevard Renovation	20,000	763,000
Neighborhood Gateway Signs	40,000	-
Liberty Gardens		150,000
NW 7th Avenue Redevelopment	322,155	2,299,276
NW 7th Avenue Redevelopment Carry-Over		1,669,803
West Dixie Corridor Initiatives		190,000
Library Tot Lot Improvements	100,000	-
D4 Initiatives*		
Infrastructure Grants	6,370,648	6,699,725
Carryover Funds Budgeted Proj.		
Total Project Dollars:	6,852,803	11,771,804
YEAR END CARRY-OVER	55,288,301	