

MEMORANDUM

Agenda Item No. 8(G)(5)

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

DATE: July 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the budget
for Fiscal Year 2024-25 for the
North Beach Community
Redevelopment Agency and the
North Beach Community
Redevelopment Area, totaling
\$4,981,000.00

Resolution No. R-660-25

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



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: July 1, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: North Beach Community Redevelopment Agency's FY 2024-25 Budget

Executive Summary

As required by the Interlocal Cooperation Agreement (Interlocal) between Miami-Dade County (County), the City of Miami Beach (City) and the North Beach 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 fiscal year (FY) 2024-25 budget, totaling \$4.981 million, for the Agency and the North Beach Community Redevelopment Area (redevelopment area).

Recommendation

It is recommended the Board adopt the attached resolution approving the Agency's FY 2024-25 budget for the redevelopment area in the amount of \$4.981 million. The Board must approve the Agency's budget as required by the interlocal. Additionally, Section 163.387, 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 budget or amended budget.

Scope

The redevelopment area lies within County Commission District 4, which is represented by Commissioner Micky Steinberg.

Fiscal Impact/Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. The County's TIF payment into the Agency's trust fund for FY 2024-25 is \$1.090 million. The City's TIF payment into the trust fund is \$1.396 million. As required by the interlocal, the County will continue to make annual payments to the Agency and the redevelopment area based on each respective year's growth of ad valorem revenues over the base year through 2051, 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. It approves the Agency's and the redevelopment area's FY 2024-25 budget totaling \$4.981 million, as detailed in Exhibit 1 to the resolution.

Background

On July 8, 2020, the Board adopted Resolution No. R-619-20, which, among other things, (i) established the boundaries of the redevelopment area and declared the redevelopment area to be slum or blighted within the meaning of Part III of Chapter 163 of the Florida Statutes ("Act") and (ii) delegated to the City

the power to create the Agency, pursuant to the Act. On July 20, 2021, the Board adopted Resolution No. R-696-21 which, among other things, approved the Plan and the Interlocal among the County, the City and Agency; and Ordinance No. 21-70 created the trust fund for the redevelopment area. During this time, the redevelopment area laid within the boundaries of Commission Districts 4 and 5, which were represented respectively by former Commissioner Sally Heyman and Commissioner Eileen Higgins. As a result, the prior Agency budgets referenced both Commission Districts. The Interlocal requires that upon approval by the Agency and the City Commission, the Agency submit an annual budget to the County for approval.

Fiscal Year 2024-25 Budget

On September 25, 2024, the Agency's FY 2024-25 budget of \$2.506 million was approved by the Agency through Resolution No. 021-2024 (Attachment A), and the City in Resolution No. 2024-33298 (Attachment B). The budget included \$1.090 million in County TIF and \$1.396 million in City TIF.

However, the adopted budget did not include end of FY 2023-24 projected expenditures and carryover revenue information. Therefore, on November 20, 2024, the Agency and the City approved an amendment to the FY 2024-25 budget for appropriate carryover funds totaling \$2.475 million through Resolution No. 023-2024 (Attachment C) and Resolution No. 2024-33397 (Attachment D), respectively. The Agency and the City also approved the second amendment to the FY 2023-24 budget, to include the prior year carryover revenue through Resolution No. 024-2024 (Attachment E) and Resolution No. 2024-33396 (Attachment F), respectively.

The Agency's FY 2024-25 amended budget totaling \$4.981 million includes \$1.090 million in County TIF, \$1.396 million in City TIF, \$20,000 in projected interest and \$2.475 million in fund balance/prior year surplus.

Administrative expenditures for the Agency's operations total \$72,000 and represent less than one percent of total budgeted expenditures which include a satellite office within the redevelopment area (\$5,000); administrative-related costs for personnel, supplies, training and travel (\$31,000); external audit services (\$32,000) and allocation to internal service departments for services (\$4,000). Administrative expenses exclude the 1.5 percent County Administrative Charge (\$17,000) and the City Administrative Charge (\$40,000), which is based on a cost allocation study.

Operating expenditures total \$2.916 million and are broken down as follows:

- \$1.867 million for workforce and affordable housing, which includes the 10 percent of the combined tax increment revenue amount for the year as required by the Interlocal (\$251,000);
- \$435,000 for enhanced levels of staffing and services throughout the redevelopment area, including:
 - community policing (\$239,000)
 - code compliance initiatives (\$130,000)
 - community cleanliness and beautification (\$66,000);
- \$342,000 for a Commercial Façade and Residential Property Improvement Program to improve aesthetics and promote business attraction and retention and to promote the maintenance of affordable housing stock and promote resiliency;
- \$175,000 for Arts & Culture related tourism, branding, and marketing; and
- \$97,000 for small business development, including a strategic plan to focus short-term efforts and initiatives.

The Agency's budget also includes a contingency of \$1.936 million for future projects, such as the affordable and working housing, infrastructure and other major projects.

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page 2

Attachments

A handwritten signature in blue ink, appearing to read 'C. Edwards', written over a horizontal line.

Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. 021-2024**A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025.**

WHEREAS, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the City Commission also adopted Resolution No. 2021-31817 respectively approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

WHEREAS, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute; and

WHEREAS, project-related expenditures for FY 2025 account for approximately \$435,000, which include \$239,000 for community policing initiatives, \$130,000 for enhanced Code Compliance in the North Beach Community Redevelopment Area to continue to provide enhanced levels of staffing and services throughout the area, and \$66,000 to promote additional community cleanliness and beautification; and

WHEREAS, the budget also includes \$342,000 for both a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention and a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$175,000 for Arts & Culture related tourism, branding, and marketing, and \$97,000 for small business development; and

WHEREAS, administrative expenditures account for \$72,000, which include a satellite office within the North Beach Community Redevelopment Area, of which lease and maintenance costs are shared with the City of Miami Beach Building Department on a prorated basis; and

WHEREAS, other expenditures include \$17,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2025 tax increment financing (TIF) payment; a \$40,000 contribution to the City for administrative expenditures based on an updated cost allocation study that was completed during FY 2024; a \$251,000 set-aside for workforce housing and affordable housing based on 10% of the combined TIF revenues for FY 2025; and a \$1.1 million set-aside for future projects; and

WHEREAS, the Executive Director of the North Beach Community Redevelopment Agency recommends approval of the final FY 2025 operating budget for the North Beach CRA.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that

the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the final operating budget for the North Beach Community Redevelopment Area for FY 2025 as outlined below and further detailed in the attached Exhibit "A."

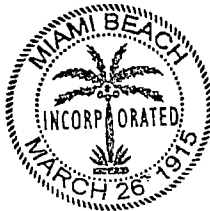
Commercial Façade/Residential Property Improvement Program	\$342,000
Community Policing	239,000
Code Compliance	130,000
Community Cleanliness	66,000
Administrative expenditures	72,000
Arts & Culture	175,000
Small Business Development	97,000
County Administration Fee	17,000
City Administration Fee (Cost Allocation)	40,000
Set-aside for Workforce and Affordable Housing	251,000
Set-aside for future projects	1,077,000
Total FY 2025 Budget	\$2,506,000

PASSED AND ADOPTED this 25 day of September, 2024.

ATTEST:

781 SEP 26 2024
Rafael E. Granado, Secretary

Steven Meiner
Steven Meiner, Chairperson



**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

[Signature]
Redevelopment Agency
General Counsel

9/18/2024
Date

RESOLUTION NO. 2024-33298**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2025.**

WHEREAS, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the City Commission also adopted Resolution No. 2021-31817 respectively approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

WHEREAS, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute; and

WHEREAS, project-related expenditures for FY 2025 account for approximately \$435,000, which include \$239,000 for community policing initiatives, \$130,000 for enhanced Code Compliance in the North Beach Community Redevelopment Area to continue to provide enhanced levels of staffing and services throughout the area, and \$66,000 to promote additional community cleanliness and beautification; and

WHEREAS, the budget also includes \$342,000 for both a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention and a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$175,000 for Arts & Culture related tourism, branding, and marketing, and \$97,000 for small business development; and

WHEREAS, administrative expenditures account for \$72,000, which include a satellite office within the North Beach Community Redevelopment Area, of which lease and maintenance costs are shared with the City of Miami Beach Building Department on a prorated basis; and

WHEREAS, other expenditures include \$17,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2025 tax increment financing (TIF) payment; a \$40,000 contribution to the City for administrative expenditures based on an updated cost allocation study that was completed during FY 2024; a \$251,000 set-aside for workforce housing and affordable housing based on 10% of the combined TIF revenues for FY 2025; and a \$1.1 million set-aside for future projects; and

WHEREAS, the City Manager recommends approval of the final FY 2025 operating budget for the North Beach CRA.

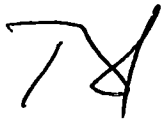
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City

Commission hereby adopt the final operating budget for the North Beach Community Redevelopment Area for FY 2025 as outlined below and further detailed in the attached Exhibit "A."

Commercial Façade/Residential Property Improvement Program	\$342,000
Community Policing	239,000
Code Compliance	130,000
Community Cleanliness	66,000
Administrative expenditures	72,000
Arts & Culture	175,000
Small Business Development	97,000
County Administration Fee	17,000
City Administration Fee (Cost Allocation)	40,000
Set-aside for Workforce and Affordable Housing	251,000
Set-aside for future projects	1,077,000
Total FY 2025 Budget	\$2,506,000

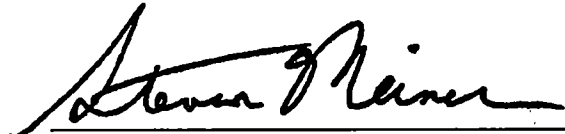
PASSED AND ADOPTED this 25 day of September, 2024.

ATTEST:



SEP 26 2024

Rafael E. Granado, Secretary



Steven Meiner, Chairperson



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


City Attorney

9/18/2024
Date

RESOLUTION NO. 023-2024

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 25, 2024, through Resolution No. 2024-33298; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2024 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,475,000 comprised of \$2,407,000 of unspent appropriations for projects that were budgeted in FY 2024 that have not yet been completed and are still ongoing and \$68,000 in interest income that was accrued in FY 2024, be carried forward and appropriated in the respective FY 2025 North Beach Community Redevelopment Area operating budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that following a duly noticed public hearing on November 20, 2024, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 20 day of November, 2024.


Steven Meiner, Chairperson

ATTEST:


Rafael E. Granado, Secretary

NOV 22 2024

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION


Redevelopment Agency
General Counsel

11/15/2024
Date



Exhibit "A"

**North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget**

	FY 2025 Adopted Budget	Carryforward Encumbrances from FY 2024	Carryforward Appropriations from FY 2024	Other	FY 2025 Amended Budget
Revenues and Other Sources of Income					
Tax Increment - City	\$ 1,396,000				\$ 1,396,000
Tax Increment - County	\$ 1,090,000				\$ 1,090,000
Interest Income	\$ 20,000				\$ 20,000
Fund Balance/Prior Year Surplus	\$ -		\$ 2,407,000	\$ 68,000	\$ 2,475,000
TOTAL REVENUES	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
Admin/Operating Expenditures					
CMB Administration	\$ 112,000				\$ 112,000
County Admin Fee	\$ 17,000				\$ 17,000
Total Admin/Operating Expenditures	\$ 129,000	\$ -	\$ -	\$ -	\$ 129,000
Project Expenditures					
Small Business Development	\$ 97,000				\$ 97,000
Beautification	\$ 342,000				\$ 342,000
Arts & Culture	\$ 175,000				\$ 175,000
Enhanced Services					
Community Policing	\$ 239,000				\$ 239,000
Code Compliance	\$ 130,000				\$ 130,000
Community Cleanliness	\$ 66,000				\$ 66,000
Total Project Expenditures	\$ 1,049,000	\$ -	\$ -	\$ -	\$ 1,049,000
Reserves, Debt Service and Other Obligations					
Set-aside for Affordable & Workforce Housing	\$ 251,000		\$ 1,616,000		\$ 1,867,000
Set-aside for Future Projects	\$ 1,077,000		\$ 791,000	\$ 68,000	\$ 1,936,000
Total Reserves, Debt Service & Other Obligations	\$ 1,328,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 3,803,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -	\$ -	\$ -

MIAMI BEACH

NBCRA MEMORANDUM

TO: Honorable Chair and Members of the Board of Directors

FROM: Eric Carpenter, Executive Director

DATE: November 20, 2024

TITLE: A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

RECOMMENDATION

The Administration recommends adopting this Resolution.

BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 25, 2024, through Resolution No. 2024-33298.

ANALYSIS

North Beach CRA Revenues

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City and County Tax Increment funds.

North Beach CRA Expenditures

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

NORTH BEACH CRA OPERATING BUDGET AMENDMENT

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan.

Based on the preliminary FY 2024 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,475,000 comprised of \$2,407,000 of unspent appropriations in the FY 2024 North Beach Community Redevelopment Area operating budget and \$68,000 in interest income that was accrued in FY 2024, be carried forward and appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were originally budgeted in FY 2024 that have not been completed and are still ongoing.

FISCAL IMPACT STATEMENT

See the information provided above.

Does this Ordinance require a Business Impact Estimate? (FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

FINANCIAL INFORMATION

See the information provided above.

CONCLUSION

The Administration recommends that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as described herein and further detailed in the attached Exhibit "A."

EC/RW/JDG/TOS/RA

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Management and Budget

Sponsor(s)

Co-sponsor(s)

Condensed Title

Joint, Adopt 1st Amendment to NBCRA Operating Budget for FY 2025. OMB

Exhibit A

City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget

	FY 2025 Adopted Budget	Carryforward Encumbrances from FY 2024	Carryforward Appropriations from FY 2024	Other	FY 2025 Amended Budget
Revenues and Other Sources of Income					
Tax Increment - City	\$ 1,396,000				\$ 1,396,000
Tax Increment - County	\$ 1,090,000				\$ 1,090,000
Interest Income	\$ 20,000				\$ 20,000
Fund Balance/Prior Year Surplus	\$ -		\$ 2,407,000	\$ 68,000	\$ 2,475,000
TOTAL REVENUES	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
Admin/Operating Expenditures					
CMB Administration	\$ 112,000				\$ 112,000
County Admin Fee	\$ 17,000				\$ 17,000
Total Admin/Operating Expenditures	\$ 129,000	\$ -	\$ -	\$ -	\$ 129,000
Project Expenditures					
Small Business Development	\$ 97,000				\$ 97,000
Beautification	\$ 342,000				\$ 342,000
Arts & Culture	\$ 175,000				\$ 175,000
Enhanced Services					
Community Policing	\$ 239,000				\$ 239,000
Code Compliance	\$ 130,000				\$ 130,000
Community Cleanliness	\$ 66,000				\$ 66,000
Total Project Expenditures	\$ 1,049,000	\$ -	\$ -	\$ -	\$ 1,049,000
Reserves, Debt Service and Other Obligations					
Set-aside for Affordable & Workforce Housing	\$ 251,000		\$ 1,616,000		\$ 1,867,000
Set-aside for Future Projects	\$ 1,077,000		\$ 791,000	\$ 68,000	\$ 1,936,000
Total Reserves, Debt Service & Other Obligations	\$ 1,328,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 3,803,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -	\$ -	\$ -

RESOLUTION NO. 2024-33397**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024; and

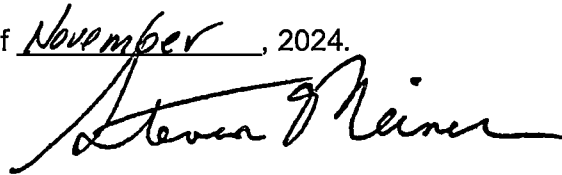
WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2024 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,475,000 comprised of \$2,407,000 of unspent appropriations for projects that were budgeted in FY 2024 that have not yet been completed and are still ongoing and \$68,000 in interest income that was accrued in FY 2024, be carried forward and appropriated in the respective FY 2025 North Beach Community Redevelopment Area operating budget; and

WHEREAS, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

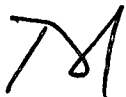
NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that following a duly noticed public hearing on November 20, 2024, the Mayor and City Commission hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 20 day of November, 2024.



Steven Meiner, Mayor

ATTEST:



NOV 22 2024

Rafael E. Granado, City Clerk



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

11/11/2024
Date

Exhibit "A"

**North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget**

	FY 2025 Adopted Budget	Carryforward Encumbrances from FY 2024	Carryforward Appropriations from FY 2024	Other	FY 2025 Amended Budget
Revenues and Other Sources of Income					
Tax Increment - City	\$ 1,396,000				\$ 1,396,000
Tax Increment - County	\$ 1,090,000				\$ 1,090,000
Interest Income	\$ 20,000				\$ 20,000
Fund Balance/Prior Year Surplus	\$ -		\$ 2,407,000	\$ 68,000	\$ 2,475,000
TOTAL REVENUES	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
Admin/Operating Expenditures					
CMB Administration	\$ 112,000				\$ 112,000
County Admin Fee	\$ 17,000				\$ 17,000
Total Admin/Operating Expenditures	\$ 129,000	\$ -	\$ -	\$ -	\$ 129,000
Project Expenditures					
Small Business Development	\$ 97,000				\$ 97,000
Beautification	\$ 342,000				\$ 342,000
Arts & Culture	\$ 175,000				\$ 175,000
Enhanced Services					
Community Policing	\$ 239,000				\$ 239,000
Code Compliance	\$ 130,000				\$ 130,000
Community Cleanliness	\$ 66,000				\$ 66,000
Total Project Expenditures	\$ 1,049,000	\$ -	\$ -	\$ -	\$ 1,049,000
Reserves, Debt Service and Other Obligations					
Set-aside for Affordable & Workforce Housing	\$ 251,000		\$ 1,616,000		\$ 1,867,000
Set-aside for Future Projects	\$ 1,077,000		\$ 791,000	\$ 68,000	\$ 1,936,000
Total Reserves, Debt Service & Other Obligations	\$ 1,328,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 3,803,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -	\$ -	\$ -

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2024 10:06 a.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

RECOMMENDATION

The Administration recommends adopting this Resolution.

BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024.

ANALYSIS

North Beach CRA Revenues

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City and County Tax Increment funds.

North Beach CRA Expenditures

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

NORTH BEACH CRA OPERATING BUDGET AMENDMENT

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

Based on the preliminary FY 2024 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,475,000 comprised of \$2,407,000 of unspent appropriations in the FY 2024 North Beach Community Redevelopment Area operating budget and \$68,000 in interest income that was accrued in FY 2024, be carried forward and appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were originally budgeted in FY 2024 that have not been completed and are still ongoing.

FISCAL IMPACT STATEMENT

See the information provided above.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

See the information provided above.

CONCLUSION

The Administration recommends that the Mayor and City Commission adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as described herein and further detailed in the attached Exhibit "A."

EC/RW/JDG/TOS/RA

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Management and Budget

Sponsor(s)

Co-sponsor(s)

Condensed Title

10:06 a.m. PH, Joint, Adopt 1st Amendment to NBCRA Operating Budget for FY 2025. OMB

Exhibit A

**City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget**

	FY 2025 Adopted Budget	Carryforward Encumbrances from FY 2024	Carryforward Appropriations from FY 2024	Other	FY 2025 Amended Budget
Revenues and Other Sources of Income					
Tax Increment - City	\$ 1,396,000				\$ 1,396,000
Tax Increment - County	\$ 1,090,000				\$ 1,090,000
Interest Income	\$ 20,000				\$ 20,000
Fund Balance/Prior Year Surplus	\$ -		\$ 2,407,000	\$ 68,000	\$ 2,475,000
TOTAL REVENUES	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
Admin/Operating Expenditures					
CMB Administration	\$ 112,000				\$ 112,000
County Admin Fee	\$ 17,000				\$ 17,000
Total Admin/Operating Expenditures	\$ 129,000	\$ -	\$ -	\$ -	\$ 129,000
Project Expenditures					
Small Business Development	\$ 97,000				\$ 97,000
Beautification	\$ 342,000				\$ 342,000
Arts & Culture	\$ 175,000				\$ 175,000
Enhanced Services					
Community Policing	\$ 239,000				\$ 239,000
Code Compliance	\$ 130,000				\$ 130,000
Community Cleanliness	\$ 66,000				\$ 66,000
Total Project Expenditures	\$ 1,049,000	\$ -	\$ -	\$ -	\$ 1,049,000
Reserves, Debt Service and Other Obligations					
Set-aside for Affordable & Workforce Housing	\$ 251,000		\$ 1,616,000		\$ 1,867,000
Set-aside for Future Projects	\$ 1,077,000		\$ 791,000	\$ 68,000	\$ 1,936,000
Total Reserves, Debt Service & Other Obligations	\$ 1,328,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 3,803,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,506,000	\$ -	\$ 2,407,000	\$ 68,000	\$ 4,981,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -	\$ -	\$ -

RESOLUTION NO. 024-2024

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 27, 2023, through Resolution No. 012-2023, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 27, 2023, through Resolution No. 2023-32789; and

WHEREAS, the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 28, 2023, through Resolution No. 014-2023, and also adopted by the Mayor and City Commission of the City of Miami Beach on November 28, 2023, through Resolution No. 2023-32839; and

WHEREAS, the operating budget and First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 was adopted by the Miami-Dade County Board of County Commissioners on June 4, 2024, through Resolution No. R-490-24; and

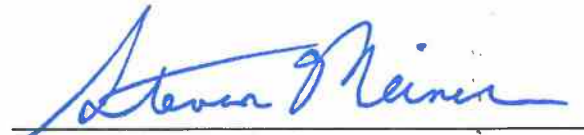
WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2024 year-end analysis for the North Beach Community Redevelopment Area operating budget, which includes the proposed realignment of funding budgeted between various projects and programs, it is recommended by the Administration that the total surplus of \$2,475,000 comprised of \$2,407,000 of unspent appropriations in the FY 2024 North Beach Community Redevelopment Area operating budget and \$68,000 in interest income that was accrued in FY 2024, be set aside for projects and programs that were budgeted in FY 2024 that have not been completed and carried forward and appropriated in the respective FY 2025 North Beach Community Redevelopment Area operating budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that following a duly noticed public hearing on November 20, 2024, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as set forth in the attached Exhibit "A."

PASSED and **ADOPTED** this 20 day of November, 2024.

ATTEST:


Steven Meiner, Chairperson


Rafael E. Granado, Secretary

NOV 22 2024



**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**


Redevelopment Agency
General Counsel

11/11/2024
Date

Exhibit "A"

**North Beach Community Redevelopment Agency
North Beach Community Redevelopment Area
Operating Budget**

	FY 2024 Amended Budget	2nd Budget Amendment	FY-2024 Revised Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 1,082,000		\$ 1,082,000
Tax Increment - County	\$ 851,000		\$ 851,000
Fund Balance/Prior Year Surplus	\$ 863,000		\$ 863,000
TOTAL REVENUES	\$ 2,796,000	\$ -	\$ 2,796,000
Admin/Operating Expenditures			
CMB Administration	\$ 44,000	\$ (13,700)	\$ 30,300
County Admin Fee	\$ 13,000		\$ 13,000
Total Admin/Operating Expenditures	\$ 57,000	\$ (13,700)	\$ 43,300
Project Expenditures			
Small Business Development	\$ 80,000	\$ (77,000)	\$ 3,000
Beautification	\$ 1,049,000	\$ (1,019,000)	\$ 30,000
Arts & Culture	\$ 135,000	\$ (128,300)	\$ 6,700
Enhanced Services			
Community Policing	\$ 186,000	\$ (5,000)	\$ 181,000
Code Compliance	\$ 100,000	\$ (28,000)	\$ 72,000
Community Cleanliness	\$ 100,000	\$ (47,000)	\$ 53,000
Total Project Expenditures	\$ 1,650,000	\$ (1,304,300)	\$ 345,700
Reserves, Debt Service and Other Obligations			
Set-aside for Affordable & Workforce Housing	\$ 298,000	\$ 1,318,000	\$ 1,616,000
Set-aside for Future Projects	\$ 791,000		\$ 791,000
Total Reserves, Debt Service & Other Obligations	\$ 1,089,000	\$ 1,318,000	\$ 2,407,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,796,000	\$ -	\$ 2,796,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -

MIAMI BEACH

NBCRA MEMORANDUM

TO: Honorable Chair and Members of the Board of Directors

FROM: Eric Carpenter, Executive Director

DATE: November 20, 2024

TITLE: A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. JOINT CITY COMMISSION AND NBCRA

RECOMMENDATION

The Administration recommends adopting this Resolution.

BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 27, 2023, through Resolution No. 012-2023, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 27, 2023, through Resolution No. 2023-32789.

The First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 28, 2023, through Resolution No. 014-2023, and also adopted by the Mayor and City Commission of the City of Miami Beach on November 28, 2023, through Resolution No. 2023-32839.

The operating budget and First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 was adopted by the Miami-Dade County Board of County Commissioners on June 4, 2024, through Resolution No. R-490-24.

ANALYSIS

North Beach CRA Revenues

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City and County Tax Increment funds.

North Beach CRA Expenditures

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

NORTH BEACH CRA OPERATING BUDGET AMENDMENT

The preliminary FY 2024 year-end analysis based on the proposed realignment of funding between the various projects and programs that are budgeted in the North Beach Community Redevelopment Area reflects that revenues for the North Beach Community Redevelopment Area totaled \$2,864,000 while expenditures totaled \$389,000 resulting in a preliminary surplus of \$2,475,000 for FY 2024.

NORTH BEACH CRA							
	FY 2024 Adopted Budget	FY 2024 Amended Budget	Preliminary Actuals as of 09/30/2024	% Actual of Amended Budget	FY 2024 Year End Projections	Over/(Under) Amended Budget	% Over/(Under) Amended Budget
Revenues							
Tax Increment Funds - City	1,082,000	1,082,000	1,082,837	100.1%	1,082,000	0	0.0%
Tax Increment Funds - County	851,000	851,000	851,672	100.1%	851,000	0	0.0%
Miscellaneous Revenues	0	0	67,317	-	68,000	68,000	-
Fund Balance/Retained Earnings/PY Surplus	0	863,000	0	0.0%	863,000	0	0.0%
Total Revenues	1,933,000	2,796,000	2,001,826	71.6%	2,864,000	68,000	2.4%
Expenditures							
Admin/Operating Expenditures	57,000	57,000	32,335	56.7%	33,300	(23,700)	-41.6%
Project Expenditures	891,000	1,650,000	353,338	21.4%	355,700	(1,294,300)	-78.4%
Reserves, Debt Service, and Other Obligations	985,000	1,089,000	0	0.0%	0	(1,089,000)	-100.0%
Total Expenditures	1,933,000	2,796,000	385,673	13.8%	389,000	(2,407,000)	-86.1%
Excess of Revenues Over/(Under) Expenditures	0	0	1,616,153		2,475,000	2,475,000	

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan.

The Administration is recommending that the preliminary surplus of \$2,475,000, which is comprised of \$2,407,000 of unspent appropriations in the FY 2024 North Beach Community Redevelopment Area operating budget and \$68,000 in interest income that was accrued in FY 2024, be carried forward into the FY 2025 North Beach Community Redevelopment Area operating budget for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2024 that have not been completed and are still ongoing.

FISCAL IMPACT STATEMENT

See the information provided above.

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

See the information above.

CONCLUSION

The Administration recommends that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as described herein and further detailed in the attached Exhibit "A."

EC/RW/JDG/TOS/RA

Applicable Area

North Beach

**Is this a "Residents Right to Know" item,
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

Management and Budget

Sponsor(s)

Co-sponsor(s)

Condensed Title

Adopt 2nd Amendment to NBCRA Operating Budget for FY 2024. OMB

Exhibit A

City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget

	FY 2024 Amended Budget	2nd Budget Amendment	FY 2024 Revised Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 1,082,000		\$ 1,082,000
Tax Increment - County	\$ 851,000		\$ 851,000
Fund Balance/Prior Year Surplus	\$ 863,000		\$ 863,000
TOTAL REVENUES	\$ 2,796,000	\$ -	\$ 2,796,000
Admin/Operating Expenditures			
CMB Administration	\$ 44,000	\$ (13,700)	\$ 30,300
County Admin Fee	\$ 13,000		\$ 13,000
Total Admin/Operating Expenditures	\$ 57,000	\$ (13,700)	\$ 43,300
Project Expenditures			
Small Business Development	\$ 80,000	\$ (77,000)	\$ 3,000
Beautification	\$ 1,049,000	\$ (1,019,000)	\$ 30,000
Arts & Culture	\$ 135,000	\$ (128,300)	\$ 6,700
Enhanced Services			
Community Policing	\$ 186,000	\$ (5,000)	\$ 181,000
Code Compliance	\$ 100,000	\$ (28,000)	\$ 72,000
Community Cleanliness	\$ 100,000	\$ (47,000)	\$ 53,000
Total Project Expenditures	\$ 1,650,000	\$ (1,304,300)	\$ 345,700
Reserves, Debt Service and Other Obligations			
Set-aside for Affordable & Workforce Housing	\$ 298,000	\$ 1,318,000	\$ 1,616,000
Set-aside for Future Projects	\$ 791,000		\$ 791,000
Total Reserves, Debt Service & Other Obligations	\$ 1,089,000	\$ 1,318,000	\$ 2,407,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,796,000	\$ -	\$ 2,796,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -

RESOLUTION NO. 2024-33396**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2024 was adopted by the Mayor and City Commission of the City of Miami Beach on September 27, 2023, through Resolution No. 2023-32789, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 27, 2023, through Resolution No. 012-2023; and

WHEREAS, the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 was adopted by the Mayor and City Commission of the City of Miami Beach on November 28, 2023, through Resolution No. 2023-32839, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 28, 2023, through Resolution No. 014-2023; and

WHEREAS, the operating budget and First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 was adopted by the Miami-Dade County Board of County Commissioners on June 4, 2024, through Resolution No. R-490-24; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2024 year-end analysis for the North Beach Community Redevelopment Area operating budget, which includes the proposed realignment of funding budgeted between various projects and programs, it is recommended by the Administration that the total surplus of \$2,475,000 comprised of \$2,407,000 of unspent appropriations in the FY 2024 North Beach Community Redevelopment Area operating budget and \$68,000 in interest income that was accrued in FY 2024, be set aside for projects and programs that were budgeted in FY 2024 that have not been completed and carried forward and appropriated in the respective FY 2025 North Beach Community Redevelopment Area operating budget; and

WHEREAS, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that following a duly noticed public hearing on November 20, 2024, the Mayor and City Commission hereby adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as set forth in the attached Exhibit "A."

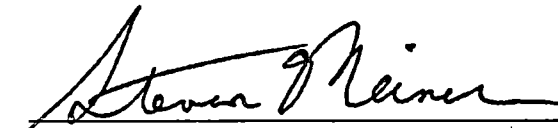
PASSED and **ADOPTED** this 20 day of November, 2024.

ATTEST:



Rafael E. Granado, Secretary

NOV 22 2024



Steven Meiner, Mayor



APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

11/11/2024

Date

Exhibit "A"

**City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget**

	FY 2024 Amended Budget	2nd Budget Amendment	FY 2024 Revised Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 1,082,000		\$ 1,082,000
Tax Increment - County	\$ 851,000		\$ 851,000
Fund Balance/Prior Year Surplus	\$ 863,000		\$ 863,000
TOTAL REVENUES	\$ 2,796,000	\$ -	\$ 2,796,000
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Total Reserves, Debt Service & Other Obligations	\$ 1,089,000	\$ 1,318,000	\$ 2,407,000
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SURPLUS / (GAP)	\$ -	\$ -	\$ -

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2024 10:05 a.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

RECOMMENDATION

The City Administration recommends adopting this Resolution.

BACKGROUND/HISTORY

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NORTH BEACH CRA OPERATING BUDGET AMENDMENT

The preliminary FY 2024 year-end analysis based on the proposed realignment of funding between the various projects and programs that are budgeted in the North Beach Community Redevelopment Area reflects that revenues for the North Beach Community Redevelopment Area totaled \$2,864,000 while expenditures totaled \$389,000 resulting in a preliminary surplus of \$2,475,000 for FY 2024.

NORTH BEACH CRA							
	FY 2024 Adopted Budget	FY 2024 Amended Budget	Preliminary Actuals as of 09/30/2024	% Actual of Amended Budget	FY 2024 Year End Projections	Over/(Under), Amended Budget	% Over/(Under) Amended Budget
Revenues							
Tax Increment Funds - City	1,082,000	1,082,000	1,082,837	100.1%	1,082,000	0	0.0%
Tax Increment Funds - County	851,000	851,000	851,672	100.1%	851,000	0	0.0%
Miscellaneous Revenues	0	0	67,317	-	68,000	68,000	-
Fund Balance/Retained Earnings/PY Surplus	0	863,000	0	0.0%	863,000	0	0.0%
Total Revenues	1,933,000	2,796,000	2,001,826	71.6%	2,864,000	68,000	2.4%
Expenditures							
Admin/Operating Expenditures	57,000	57,000	32,335	56.7%	33,300	(23,700)	-41.8%
Project Expenditures	881,000	1,650,000	353,338	21.4%	355,700	(1,294,300)	-78.4%
Reserves, Debt Service, and Other Obligations	985,000	1,089,000	0	0.0%	0	(1,089,000)	-100.0%
Total Expenditures	1,933,000	2,796,000	385,673	13.8%	389,000	(2,407,000)	-86.1%
Excess of Revenues Over/(Under) Expenditures	0	0	1,616,153		2,475,000	2,475,000	

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

The Administration is recommending that the preliminary surplus of \$2,475,000, which is comprised of \$2,407,000 of unspent appropriations in the FY 2024 North Beach Community Redevelopment Area operating budget and \$68,000 in interest income that was accrued in FY 2024, be carried forward into the FY 2025 North Beach Community Redevelopment Area operating budget for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2024 that have not been completed and are still ongoing.

FISCAL IMPACT STATEMENT

See the information provided above.

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

See the information provided above.

CONCLUSION

The Administration recommends that the Mayor and City Commission adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2024 as described herein and further detailed in the attached Exhibit "A."

EC/RW/JDG/TOS/RA

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Management and Budget

Sponsor(s)

Co-sponsor(s)

Condensed Title

10:05 a.m. PH, Joint, Adopt 2nd Amendment to NBCRA Operating Budget for FY 2024. OMB

Exhibit A

**City of Miami Beach
North Beach Community Redevelopment Area
Operating Budget**

	FY 2024 Amended Budget	2nd Budget Amendment	FY 2024 Revised Budget
Revenues and Other Sources of Income			
Tax Increment - City	\$ 1,082,000		\$ 1,082,000
Tax Increment - County	\$ 851,000		\$ 851,000
Fund Balance/Prior Year Surplus	\$ 863,000		\$ 863,000
TOTAL REVENUES	\$ 2,796,000	\$ -	\$ 2,796,000
Admin/Operating Expenditures			
CMB Administration	\$ 44,000	\$ (13,700)	\$ 30,300
County Admin Fee	\$ 13,000		\$ 13,000
Total Admin/Operating Expenditures	\$ 57,000	\$ (13,700)	\$ 43,300
Project Expenditures			
Small Business Development	\$ 80,000	\$ (77,000)	\$ 3,000
Beautification	\$ 1,049,000	\$ (1,019,000)	\$ 30,000
Arts & Culture	\$ 135,000	\$ (128,300)	\$ 6,700
Enhanced Services			
Community Policing	\$ 186,000	\$ (5,000)	\$ 181,000
Code Compliance	\$ 100,000	\$ (28,000)	\$ 72,000
Community Cleanliness	\$ 100,000	\$ (47,000)	\$ 53,000
Total Project Expenditures	\$ 1,650,000	\$ (1,304,300)	\$ 345,700
Reserves, Debt Service and Other Obligations			
Set-aside for Affordable & Workforce Housing	\$ 298,000	\$ 1,318,000	\$ 1,616,000
Set-aside for Future Projects	\$ 791,000		\$ 791,000
Total Reserves, Debt Service & Other Obligations	\$ 1,089,000	\$ 1,318,000	\$ 2,407,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$ 2,796,000	\$ -	\$ 2,796,000
SURPLUS / (GAP)	\$ -	\$ -	\$ -



MEMORANDUM (Revised)

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

DATE: July 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

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

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, 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)(5)
7-1-25

RESOLUTION NO. R-660-25

RESOLUTION APPROVING THE BUDGET FOR
FISCAL YEAR 2024-25 FOR THE NORTH BEACH
COMMUNITY REDEVELOPMENT AGENCY AND THE
NORTH BEACH COMMUNITY REDEVELOPMENT
AREA, TOTALING \$4,981,000.00

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

WHEREAS, the Agency, the City, and their counsel have represented to the County for purposes of seeking this Board’s approval of the budget, that they have determined that all expenditures associated with the attached budget are allowable under the Agency’s Community Redevelopment Plan, the Interlocal Cooperation Agreement, and chapter 163, Part III, Florida Statutes, and have adopted the budgets presented to this Board; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget, as amended, for Fiscal Year 2024-25 for the North Beach Community Redevelopment Area, totaling \$4,981,000.00, 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 and the accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board approves the North Beach Community Redevelopment Agency's annual adopted budget, as amended, for FY 2024-25 totaling \$4,981,000.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** 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	aye
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 1st 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.

LCK

Leigh C. Kobrinski

EXHIBIT 1

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY
Second Amended and End of Year Fiscal Year 2023-24
Agency and Redevelopment Area Fiscal Year 2024-25 Adopted and Amended Budget
(Fiscal Year 2024-25 Begins October 1, 2024)

	FY 2023-24	FY 2023-24	FY 2023-24	FY 2023-24	FY 2024-25	FY 2024-25
	Adopted	1st Amended	2nd Amended	Projected	Adopted	Amended
	Budget	Budget	Budget	EOY Budget	Budget	Budget
REVENUES						
City Tax Increment Revenue	1,082,000	1,082,000	1,082,000	1,082,000	1,396,000	1,396,000
County Tax Increment Revenue	851,000	851,000	851,000	851,000	1,090,000	1,090,000
Carryover from prior year (cash & equiv.)	-	863,000	863,000	863,000	-	2,475,000
Interest Earnings	-	-	-	68,000	20,000	20,000
Misc. Revenue	-	-	-	-	-	-
(A) REVENUE TOTAL	1,933,000	2,796,000	2,796,000	2,864,000	2,506,000	4,981,000
EXPENDITURES						
Administrative Expenditures:						
Employee Salary & Fringe	-	-	-	-	-	-
Accounting & Audits	-	-	-	-	-	-
Advertising & Notices	-	-	-	-	-	-
Local Travel	-	-	-	-	-	-
CRA Satellite Office (Other Admin. Exp (attach list)	34,000	34,000	20,300	20,300	72,000	72,000
Subtotal Administrative Expenses	\$34,000	\$34,000	\$20,300	\$20,300	\$72,000	\$72,000
City Administrative Fee (1.5%)	10,000	10,000	10,000	10,000	40,000	40,000
County Administrative Fee - Per 2024 Allocation Study	13,000	13,000	13,000	13,000	17,000	17,000
(B) Subtotal Administrative Expenses	57,000	57,000	43,300	43,300	129,000	129,000
Operating Expenditures:						
Printing & Binding						
Arts & Culture Tourism (Marketing/Promotional Events/Positioning)	135,000	135,000	6,700	6,700	175,000	175,000
Out of Town Travel						
Conferences & Meetings						
Other Oper. Expenses (attach list)						
Legal Services/Court Costs						
Professional Services						
Community Policing / Code Enforcement - Public Safety Officers	286,000	286,000	253,000	253,000	369,000	369,000
Emergency Commercial Grants						
Emergency Rental Assistance						
Clean Team/Ambassadors						
CAPITAL PROJECTS - Grants & Other						
Sanitation / Cleanliness (Clean Team/Ambassadors)	100,000	100,000	53,000	53,000	66,000	66,000
Small Business Developments (Commercial Incentives Program)	80,000	80,000	3,000	3,000	97,000	97,000
Beautification Façade Commercial & Residential Improvements	170,000	650,000	15,000	15,000	342,000	342,000
Residential Property Improvement	120,000	399,000	15,000	15,000	0	
Carryover Budgeted Grants						
Farmers Market						
Community Policing						
Art in Public Places						
Affordable & Workforce Housing 10% Set Aside	194,000	298,000	1,616,000	-	251,000	1,867,000
Carryover Budgeted Grants/Housing						
CAPITAL PROJECTS - Infrastructure						
Capital Maintenance						
Capital/Infrastructure Grants						
Transfer to Reserves / Project Set Aside						
Carryover Funds for Budgeted Proj.						
(C) Subtotal Oper. Expenses	1,085,000	1,948,000	1,961,700	345,700	1,300,000	2,916,000
(D) Reserve/Contingency	791,000	791,000	791,000	-	1,077,000	1,936,000
EXPENDITURE TOTAL (B+C+D)	1,933,000	2,796,000	2,796,000	389,000	2,506,000	4,981,000
YEAR END CARRY-OVER	-	-	-	2,475,000	-	

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



Fiscal Year 2025 Proposed Operating Budget and Work Plan

North Beach Community Redevelopment Agency
1755 Meridian Avenue
Miami Beach, FL 33139

Board of Directors

Steven Meiner, Chair
Kristen Rosen Gonzalez, Board member
Laura Dominguez, Board member
Alex J. Fernandez, Board member
Tanya K. Bhatt, Board member
David Suarez, Board member
Joseph Magazine, Board member
Micky Steinberg, Board member

Executive Staff

Eric Carpenter, Executive Director
Ricardo Dopico, General Counsel
Rafael Granado, Secretary

North Beach CRA Advisory Committee

Vacant, Chair
Ronnie Issenberg, Vice Chair
Romina Orozco-Encio
Tom Richerson
Manning Salazar
David Sexton, Ex Officio

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY BOUNDARY MAP



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



MESSAGE FROM THE EXECUTIVE DIRECTOR ERIC CARPENTER

Honorable Chair Steven Meiner and Board of Directors:

I am honored to present the Fiscal Year (FY) 2025 Budget for the North Beach Community Redevelopment Agency. FY 2023 was the first budget year for the North Beach CRA after its establishment and approval by Miami-Dade County on July 20, 2021. The Operating Budget and Work Plan for FY 2025 herein, commencing on October 1, 2024 and ending on September 30, 2025, is the third budget for the North Beach CRA.

We are thrilled by the third consecutive year of compelling growth in the Redevelopment Area following the 2021 base year. The combined tax increment revenue from the City of Miami Beach and Miami-Dade County totals approximately \$2.84 million reflecting an increase of approximately 29% over the prior year. With taxable values at approximately \$1.73 billion in 2023, the Redevelopment Area has experienced a 6.6% increase in taxable values over the prior year and a 30% increase from \$1.42 billion in the base year (2021) to \$1.84 billion in the current year. This remarkable growth signifies the significant potential of the area.

On June 4, 2024, the Miami-Dade County Board of County Commissioners ratified the North Beach CRA FY 2024 Budget, via Resolution No. R-490-24. With this approval and pursuant to the Interlocal Agreement, the North Beach CRA expended budgeted funds to implement the Redevelopment Plan.

The executive team, with input from the North Beach CRA Advisory Committee, has planned for the future by identifying short-term and long-term strategies, initiatives, and programs. These plans are based on the adopted Redevelopment Plan and are aimed at enhancing the area and laying the foundation for future economic investment. The budget for Fiscal Year 2025 recommends a prudent set aside of approximately 40% of tax increment financing revenue, similar to the prior budget year. This set aside will continue to be used on future projects, such as affordable and workforce housing, infrastructure, and other major projects that are essential to the community.

The North Beach CRA district, and North Beach community, are at a pivotal point with the completion of the Beachwalk and Rue Vendome Plaza renovation, progress on planning for the Byron Carlyle Theater through the City's Arts and Culture General Obligation Bond, implementation of public improvements with the Ocean Terrace Park and Streetscape Improvement Project, and several other approved private development projects in the North Beach Town Center zoning district. The area is ripe for new economic investments which could include the redevelopment of the Deauville Hotel site, the development of the 72nd Street Community Complex, and major resiliency projects. We are confident that the tax increment revenue will be accelerated by direct and indirect economic development resulting from North Beach CRA programs and investments, such as the Commercial Façade Improvement Program which works to beautify commercial corridors like the Normandy Fountain business district and Collins Avenue, facilitate owner investment in properties within the district, and attract new economic growth.

The budget contains appropriate allocations for continuation of the CRA's beautification programs; enhanced services including community policing, code compliance, and sanitation; arts and culture-related branding, communications and marketing; small business development programs and services; administrative expenses including administrative fees as required by Miami-Dade County, development of a short-term strategic plan, and the operations of the North Beach CRA office within the Redevelopment Area.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

MESSAGE FROM THE EXECUTIVE DIRECTOR ERIC CARPENTER CONT'D

Prioritizing a strong organizational and fiscal foundation for the North Beach CRA is essential to long-term success. I would like to thank the greater Miami Beach community, led by North Beach CRA Chair Steven Meiner and the CRA Board of Directors, and the North Beach CRA Advisory Committee for continued leadership and guidance in the budget and planning process for one of the City's most unique and promising areas. Through collaboration, innovation, and fiscal conscientiousness, we will continue to elevate North Beach and make it an exceptional place for residents, businesses, investors, and visitors.

In addition to the Board of Directors and Advisory Committee, the North Beach CRA appreciates the contributions of Rickelle Williams, Assistant City Manager/Economic Development Director; David Martinez, Interim Assistant City Manager; Jason Greene, Chief Financial Officer; Tameka Otto Stewart, Budget Director; Heather Shaw, Economic Development Assistant Director; Richard Ajami, Budget Officer; Kyle Teijeiro, Senior Budget Analyst; and Luis Wong, Administrative Services Manager.

Respectfully submitted,

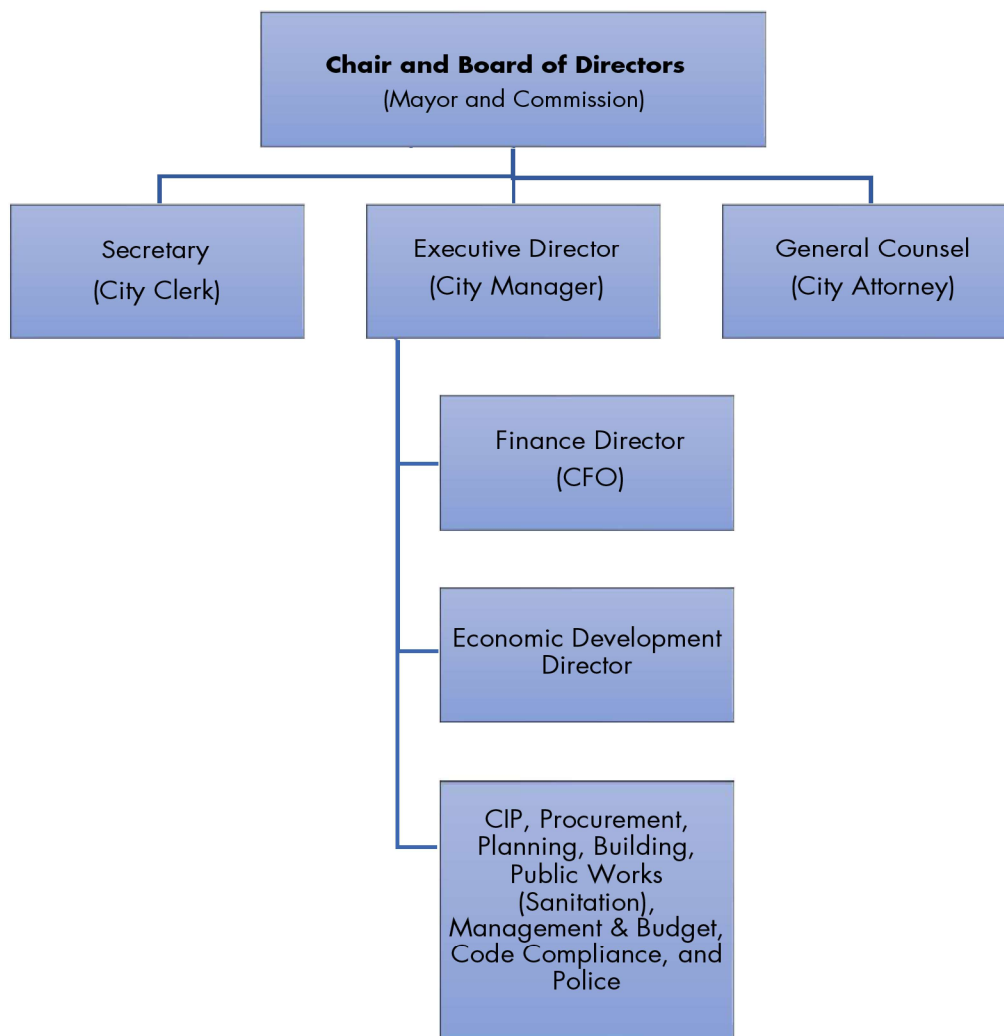
A handwritten signature in black ink that reads "Eric Carpenter". The signature is fluid and cursive, with the first name "Eric" and last name "Carpenter" clearly distinguishable.

Eric Carpenter
Executive Director

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



ORGANIZATIONAL CHART



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



BACKGROUND

The City of Miami Beach is recognized and admired on a local and national scale as a dynamic and vibrant destination. The warm climate, accessible beach, and unique lifestyle amenities are just a few of the things that make Miami Beach a distinguished tourism mecca. The City's significant investment in the arts, aesthetics, recreation, public safety, and climate resiliency, coupled with the depth and quality of residential and educational offerings, have made it an ideal live-work-play environment.

Through the prioritization of quality of life and strategic, measured development and preservation, the City continues to elevate its stature as a major driver of the Miami-Dade County economy and brand. Notwithstanding sustained progress citywide, the North Beach area has trailed in the level of redevelopment, revitalization, economic growth, and investment, when compared to other areas of Miami Beach. Substantial commercial real estate vacancy, obsolete housing stock, limited redevelopment, environmental and resiliency challenges, and depressed household income are among the pressing challenges still facing North Beach. Through past efforts like the North Beach Revitalization Plan, the North Beach Master Plan (Plan NoBe), the West Lots Plan, and other initiatives, the City of Miami Beach has laid the groundwork to encourage growth and investment in North Beach.

BACKGROUND CONT'D

Climate resiliency, environmental sustainability, transportation, economic development, affordable housing, historic preservation, and land development regulations are among the principles targeted by the aforementioned planning efforts. To realize these planning goals, City residents, the Mayor, and City Commission have approved General Obligation Bond (G.O. Bond) funding for major improvement projects in the North Beach area; however, it became clear that an additional funding source would be necessary to generate lasting impact.

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County (the "County") delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners ("BCC") approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan (Redevelopment Plan) and negotiate an interlocal cooperation agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

BACKGROUND CONT'D

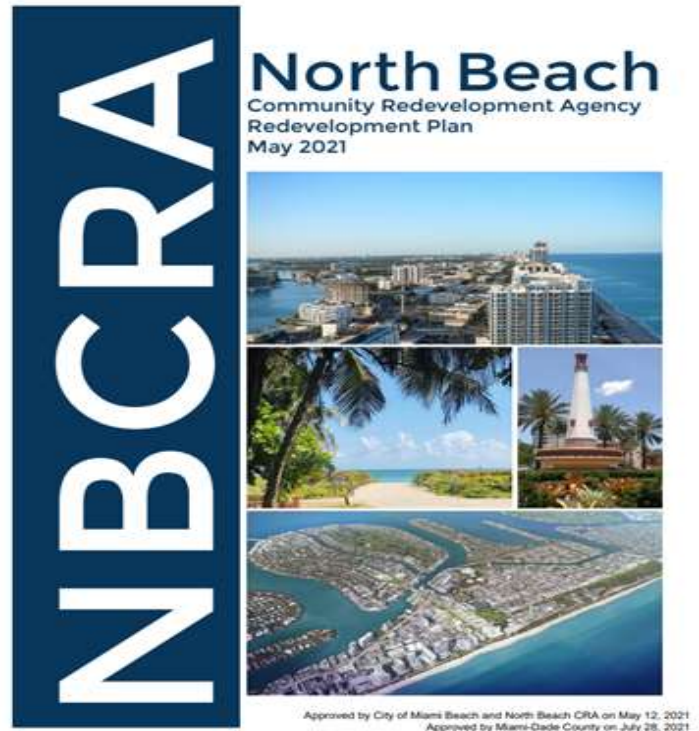
Pursuant to the County's delegation of authority, the City undertook a significant public engagement effort in preparation of the Redevelopment Plan. During the preparation process, the City, North Beach CRA, and County Administrations negotiated an interlocal cooperation agreement to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area (the "Interlocal Agreement").

On February 10, 2021, via Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA.

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally, pursuant to Resolution No. 004-2021, the Chairperson and Board members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement, and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to the County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817. The North Beach CRA's governing documents and legislation may be accessed at its website: <https://www.miamibeachfl.gov/northbeachcra>.



PURPOSE STATEMENT

The North Beach CRA Redevelopment Plan envisions a vibrant, resilient community with a Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents. The Redevelopment Plan concepts and approaches cover a range of project types across several implementation dimensions such as scale, scope, cost, time duration, and potential impact outcomes. The Redevelopment Plan presents goals and strategies which may be implemented using funding from tax increment revenue derived from within the designated boundary over the 30-year life of the North Beach CRA.

REDEVELOPMENT PLAN GOALS

1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents
2. Invest in Climate Resilience, Sustainability & Infrastructure
3. Strengthen Cultural Arts, Branding & Marketing, and Communication
4. Protect and Enhance the Neighborhood Character
5. Improve the Quality of Life of Residents and Visitors
6. Leverage Resources for Community Redevelopment

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

INTERLOCAL AGREEMENT

The adopted boundaries of the Redevelopment Area delineate the area within which tax revenue will be generated and captured during the 30-year life of the North Beach CRA, for expenditure on investments and projects identified in the Redevelopment Plan. The Interlocal Agreement provides for material financial terms agreed upon by the City of Miami Beach, the North Beach CRA, and the County. The Agreement further contains the following provisions governing use of TIF revenue:

- One member of the County Commission, or a County Commission designee, may be appointed to serve on the North Beach CRA's Board of Commissioners (in addition to the other members appointed to the North Beach CRA's Board of Commissioners (i.e., the City Commission). Said County Commissioner, or designee, shall be vested with the same rights, duties, and obligations as any other North Beach CRA Board member; and
- No more than twenty percent (20%) of the total tax increment funds deposited annually into the Trust Fund by the City and the County shall be used for total administrative expenses (including indirect and overhead expenses which may not exceed six percent (6%) of the total contemplated administrative expenses to be spent under the Redevelopment Plan); and
- The County shall charge, and the North Beach CRA shall pay to the County, no later than March 31st, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the North Beach CRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section; and

INTERLOCAL AGREEMENT CONT'D

- The City and the County hereby agree to contribute 60 percent (60%) of the tax increment funds derived from the Redevelopment Area on an annual basis; and
- The North Beach CRA budget for expenditures funded by tax increment revenues shall be capped, so that an amount equal to the TIF revenues paid into the Trust Fund by the County and the City attributable to 10 percent (10%) of the incremental value in the Area, shall remain un-expended, except for the purpose of funding projects associated with affordable and workforce housing; and
- In the year which the combined annual contribution into the Trust Fund by the County and the City reaches or exceeds \$1.0 million, this 10 percent (10%) shall only be used for the purpose of funding projects associated with affordable and workforce housing, including but not limited to, the construction, preservation, and rehabilitation of such housing; and
- The North Beach CRA shall not budget in any fiscal year more than ten percent (10%) of the value of the City and County tax increment payment for that year on capital maintenance activities or community policing, respectively; and
- Beginning FY 2050, the County, North Beach CRA, and the City will negotiate an interlocal agreement to account for the sunset of the North Beach CRA.



Ocean Terrace Proposed Rendering

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES

1. Cultural Arts Marketing and Branding

On May 14, 2024, the North Beach CRA Advisory Committee recommended the allocation of CRA funding for seasonal marketing support for the Rhythm Foundation's Seaside Summer 2024 Series at the Miami Beach Bandshell, a historic cultural asset owned by the City and managed by the foundation with oversight by the City's Parks and Recreation Department. Strategic marketing and branding initiatives promote the North Beach CRA Redevelopment Plan strategy of strengthening cultural arts in the Redevelopment Area, by supporting and enhancing cultural facilities through cultural tourism and programming (North Beach CRA Redevelopment Plan sections 9.3.1 and 9.3.3).

In June 2024, in line with the Committee's recommendation, the North Beach CRA launched its 2024 branding and marketing campaign, featuring pole banner installations at 30 locations throughout the Redevelopment Area. Each installation's dual-banner butterfly design showcases one banner with the North Beach CRA's "Know NoBe" branding hashtag, a concept proposed by the Advisory Committee, and the Miami Beach Bandshell on a second banner, upon flag poles alongside the Normandy Fountain and throughout Town Center on 71st Street, Collins Avenue, and Harding Avenue.

2. Launch of Commercial Façade Improvement Program and Residential Property Improvement Program

On June 28, 2023, the North Beach CRA Board approved two new CRA beautification programs, a Commercial Façade Improvement Program and Residential Property Improvement Program, initially targeting properties in the vicinity of Normandy Fountain/Rue Vendome Plaza. The programs aim to enhance and improve the district's existing building stock by helping subsidize private property beautification, maintenance, and resiliency upgrades. These exterior improvements may include, but are not limited to, new windows, doors, lighting, and signage. The Commercial Façade Improvement Program assists commercial properties, and the Residential Property Improvement Program targets the district's multifamily housing stock.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

Both programs are structured as a reimbursable matching grant incentive available to properties in the defined Program area. Following an application and approval process, program participants are eligible for reimbursement for up to 70% of costs for certain improvements, with a total cap of \$20,000 per approved application. The Residential Property Improvement Program aims to support the Redevelopment Plan objective of promoting workforce and affordable housing, as eligibility is restricted to participants with properties containing a majority of residential units leased to households earning up to 140% of area median income (AMI). For three (3) years following award, participants may not increase rents for the income-eligible units by more than 3% per year. Program promotion is achieved through in person canvassing and webinars. In FY 2024, there were 2 applicants awarded with 7 applicants currently in progress.

On April 9, 2024, the North Beach CRA Advisory Committee recommended that the Board of Directors of the North Beach CRA consider expansion of the Commercial Façade Improvement Program beyond the Normandy Fountain area, to increase the scope of eligible program applicants to include commercial properties along Collins Avenue within the Redevelopment Area. On May 3, 2024, the North Beach CRA Board adopted CRA Resolution No. 016-2024, accepting the Advisory Committee's recommendation and expanding the geographic scope of the program to include Collins Avenue properties.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

3. Enhanced Services: Community Policing, Sanitation, and Code Compliance

The North Beach CRA provides funding support to augment and enhance the levels of City services existing in the Redevelopment Area. Funding has been utilized for community policing services within the North Beach CRA district boundaries, including crime prevention initiatives, proactive policing, and response to calls for service. Community policing innovations are proven to be a useful tool in protecting neighborhoods and improving quality of life. As of 3rd Quarter of FY 2024, Miami Beach Police Department (MBPD) officers have proactively engaged with approximately 310 businesses, issued roughly 82 moving citations, made 23 felony arrests and 159 homeless referrals.

The Miami Beach Code Compliance Department has provided enhanced services in the North Beach CRA district. Calls for service, patrols, and investigations addressing quality of life issues and building violations, including enhancement of physical appearance and cleanliness, have served to increase compliance throughout the district. Code Compliance staff have dedicated an additional 251 hours quarterly of service resulting in 202 inspections and 126 violations, as of the 2nd Quarter of FY 2024.

The Miami Beach Sanitation Division has diligently provided comprehensive litter control services in the North Beach CRA area, further extending their range of services. As part of their commitment to maintaining cleanliness and promoting a healthy environment, the Division has allocated an average of 25 additional hours per month specifically dedicated to this area. Through these efforts, the Sanitation Division ensures that litter is promptly collected, streets are regularly swept, and public spaces are kept free from debris. By providing this valuable service, the division contributes significantly to enhancing the aesthetic appeal and overall quality of life in the Redevelopment Area.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

4. Affordable and Workforce Housing

While at least 10% of TIF revenue generated must be itemized to fund projects associated with affordable and workforce housing, the North Beach CRA has not yet expended these funds. Rather, the North Beach CRA has set these funds aside for the construction, preservation, and/or rehabilitation of such housing. Once an eligible project or program has been identified, the North Beach CRA will allocate these funds accordingly to comply with the goal of promoting affordable and workforce housing. Note that the Residential Property Improvement Program, described above, does focus on preserving affordable and workforce housing in addition to encouraging property enhancement and beautification.

WORKPLAN

The North Beach CRA Redevelopment Plan's Goals and Implementation Strategies include initiatives derived from sources such as resident and stakeholder suggestions during the Redevelopment Plan development process, best practices, and concepts recommended in previous studies, reports, and master plans. Implementation strategies vary in cost, duration, impact, and complexity. There are several strategies that may require significant costs to effect visible change.

As the Redevelopment Plan and previous related plans are expansive in scope, a primary initiative for FY 2025 includes the development of a short-term (i.e., 3-5 year) strategic plan to outline the initial efforts of the North Beach CRA. The proposed immediate focus of the North Beach CRA during its initial years continues to concentrate on actions that can be implemented at little cost, since long-term implementation strategies are typically ongoing or are projects for which funding is not currently available. Immediate short-term strategies may include actions addressing, for example, code compliance or marketing and branding initiatives, which involve less expenditure but are visible and impactful, nonetheless.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES

The Fiscal Year 2025 operating budget recommendation prioritizes six categories of expenditures:

North Beach CRA				
Revenues	FY 2024 Adopted Budget	Percentage	FY 2025 Proposed Budget	Percentage
City of Miami Beach TIF Contribution	\$ 1,082,000	56.0%	1,306,000	55.7%
Miami-Dade County TIF Contribution	\$ 851,000	44.0%	1,090,000	43.5%
Interest	\$ -	0.0%	20,000	0.8%
Total:	\$ 1,933,000	100.0%	2,506,000	100.0%

Expenditures	FY 2024 Adopted Budget	Percentage	FY 2025 Proposed Budget	Percentage
Beautification	\$ 290,000	15.0%	\$ 374,000	14.9%
Enhanced Services:				
Community Policing	\$ 186,000	9.6%	\$ 239,000	9.5%
Code Compliance	\$ 100,000	5.2%	\$ 130,000	5.2%
Community Cleanliness	\$ 100,000	5.2%	\$ 66,000	2.6%
Arts and Culture	\$ 135,000	7.0%	\$ 175,000	7.0%
Small Business Development	\$ 80,000	4.1%	\$ 97,000	3.9%
Administration	\$ 57,000	2.9%	\$ 97,000	3.9%
Set-aside; Affordable and Workforce Housing	\$ 194,000	10.0%	\$ 251,000	10.0%
Set-aside; Future Projects	\$ 791,000	40.9%	\$ 1,077,000	43.0%
Total:	\$ 1,933,000	100.0%	\$ 2,506,000	100.0%

1. Beautification

a. Commercial Façade Improvement Program: The North Beach CRA has developed a commercial façade improvement program (matching grant) available to businesses located within the Normandy Isles/Rue Vendome Plaza section of the Redevelopment Area. The purpose is to continue improving the visible appearance and street presence of properties while enhancing the functionality and sustainability of businesses within this main commercial area.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.

- Section 6.2: Normandy Isles - The Normandy Fountain area, also known as Vendome Plaza, serves as the community and commercial center of Normandy Isle and could develop into a vibrant, pedestrian-oriented shopping district with a strategic combination of protection and enhancement.
- Section 8.3: Several initiatives, such as rehabilitation and beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.1: Business Attraction and Retention - Develop incentive programs to help existing or new property and business owners with aesthetics, repairs, rehabilitations, improvements, land acquisition, and resiliency modifications.
- Section 9.4.1: Normandy Isles – Fountain Area - Support redevelopment of sites around the fountain to include retail, Class A office space, and residential.

PROGRAM AND INITIATIVES CONT'D

b. Residential Property Improvement Program: The North Beach CRA has developed a residential property improvement program, a matching grant available to residential property owners to promote the resiliency, beautification, and historic preservation of the community. The program provides for renovation and rehabilitation of multifamily residential properties to encourage sustainable features, housing affordability and age-in-place opportunities for residents.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 7.5.3: Building Adaptation - Resilient design can also be implemented through residential, commercial, and business façade improvement programs. The programs would aim to help the Redevelopment Area to address façades and building systems to properly anticipate and accommodate future extreme weather patterns and natural events. This incentive-based program could also encourage building owners to invest in green infrastructure.
- Section 9.1.2: Real Estate - Establish protective measures to safeguard housing for existing residents within the CRA consistent with federal requirements.
- Section 9.2.1: Resiliency and Sustainability — Develop a climate resiliency incentive program to assist residential and commercial property owners with applicable capital improvements.
- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and create programs and incentives to promote age in place opportunities for existing and new housing stock.

Section 9.4.1: North Shore – Partner with multifamily property owners to retain affordable and workforce housing offerings.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

2. Enhanced Services

a. Community Policing: The North Beach CRA is vested with the power to provide funding to support the development and implementation of community policing innovations, subject to the budgetary limitation set forth in the Interlocal Agreement. Through additional shifts/overtime, the Miami Beach Police Department (MBPD) will augment and enhance the relationship between the Police and the community, by building trust among officers and residents to encourage the creation of effective crime watch groups. Community policing innovations involve policing techniques designed to reduce crime through increasing the perceived risks of engaging in criminal activity due to a more visible presence of police in the community. This goal of heightened visibility can be achieved through measures such as community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. Community policing initiatives will include "Park and Walk" foot patrols that increase visibility in parks and commercial corridors and proactive police activities including quality of life patrol sweeps and drug and traffic enforcement.

PROGRAM AND INITIATIVES CONT'D

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.2: Safety - Work with the Miami Beach Police Department (MBPD) or ambassador programs to create and implement innovative community policing strategies.

b. Code Compliance: The North Beach CRA, in cooperation with the MBPD, Miami Beach Fire Department, and Code Compliance Department, will work to create a safe, quality environment for residents and businesses. The CRA will fund two additional 10-hour Code Compliance officer shifts per week to provide opportunities for community engagement, education, outreach, and enforcement efforts.

Redevelopment Plan Goal 4: Protect and enhance the neighborhood character.

- Section 9.4: Work with the City to ensure property owners are meeting code compliance standards and implement remedies when necessary
- Section 9.5.2: Safety — Work with the Miami Beach Code Compliance Department to highlight opportunities and address code-related concerns.



Normandy Fountain Rue Vendome Plaza

MDC051

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

c. Sanitation: Maintaining clean streets across public and private spaces is key to the enhancement and improvement of a community. As the City plans for additional North Beach staffing for the Public Works Department - Sanitation Division, the North Beach CRA will provide support for waste processing fees associated with the removal of solid waste attributed to illegal dumping within the district.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.1: Community Spaces - Work with the City to ensure streets are maintained and cleaned regularly.

3. Arts and Culture

Through leveraging cultural anchors and assets belonging to the North Beach CRA, there is an opportunity to promote cultural tourism fueled by curiosity and interested in arts and culture. Art galleries, the Miami Beach Bandshell, Rue Vendome Plaza and other public spaces attract tourists and improve quality of life of residents. The North Beach CRA has already achieved some success in its branding development through its creation of a logo. Further development of the brand strategy is needed to further propel the Redevelopment Area.

Redevelopment Plan Goal 3: Strengthen Cultural Arts, Branding & Marketing, and Communication

PROGRAM AND INITIATIVES CONT'D

- Section 9.3.1: Cultural Tourism - Leverage arts and culture as a key community development strategy and a core sector of comprehensive community planning and development; Encourage and support the recruitment of cultural partners and performing arts organizations; Invest and assist in cultivating, preserving, and enhancing the artist community; Explore opportunities to partner or collaborate with cultural organizations with emphasis on those based in Miami Beach; and Promote hotels, restaurants, and retailers with area cultural tours and food fairs or other similar programs.
- Section 9.3.2: Branding - Develop a logo, campaign strategy, and signage including for outreach and relationship-building to multilingual stakeholders and residents.

4. Small Business Development

The North Beach CRA business community is both strengthened by and composed of the various small businesses and entrepreneurs operating within the commercial and residential districts. Small business development programs and services will enhance business success and provide resources to encourage business attraction, retention, and creation.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.1.1: Business Attraction & Retention – Inventory existing businesses to identify complementary businesses for attraction to fill the retail gap identified in the market analysis; Engage with existing business owners to assess and support their small business needs such as marketing, rehabilitation, resiliency improvements, labor needs, and employment training; Work with City to allow temporary uses, pop-up activations, retail, and restaurants, whether in vacant shopfronts or on vacant lots; Implement a “Shop Local” program; and Host “banker/broker/ developer” events to highlight available land, retail, and office space.

5. Administration

General: Administrative expenses for the North Beach CRA are limited by the Interlocal Agreement which stipulates that no more than 20% of TIF revenue may be used for such costs. The Interlocal Agreement also provides for an Administrative Fee to Miami-Dade County in the amount of 1.5% of its TIF contribution to the Trust Fund. Other administrative expenses include a contribution to the Miami Beach General Fund to cover general costs for internal services as determined by a cost allocation study. The North Beach CRA will also contribute to a portion of personnel costs for a City of Miami Beach Economic Development staff member and the Miami Beach Building Department’s lease of commercial office space to allow for a physical presence within the district.

PROGRAM AND INITIATIVES CONT'D

6. Affordable and Workforce Housing

The Interlocal Agreement stipulates that the North Beach CRA must dedicate at least 10% of TIF revenue for affordable and workforce housing. The funding may be used for renovation, construction, or preservation efforts. The 10% set aside for FY 2025 will add to the foundation of funding for housing related projects and initiatives in future years. Although funding is not slated to be expended in FY 2025, planning efforts will focus on preservation and renovation of naturally occurring affordable housing units, development of new multifamily affordable and workforce housing inventory, and homeownership opportunities.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 9.1.2: Real Estate - Identify priority areas for redevelopment and associated property acquisition needs related to replacement housing, infill redevelopment, parks, greenspace, parking, and resiliency efforts.



Miami Beach Bandshell

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create infill housing programs to increase residential projects on existing residential sites; Support affordable homeownership opportunities through first-time homebuyer, down-payment, and utility assistance programs; Create programs and incentive to increase affordable and workforce housing, mixed-income projects, mixed-use projects; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Partner with the Miami Beach Housing Authority and the City's Housing and Community Services Department to protect existing residents and provide affordable housing and homeownership opportunities.

7. Future Projects

The Redevelopment Plan contemplates projects of varying complexity and costs. As TIF revenue grows, the North Beach CRA will be better able to leverage resources to implement large-scale projects and programs including infrastructure, environmental, and parks and recreation projects. Additionally, the North Beach CRA will be able to utilize revenue to supplement grant funded projects and have the capacity to bond TIF revenue for even greater impact.

BUDGET HIGHLIGHTS

- \$5,000 for a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis
- \$342,000 for the Commercial Façade Improvement Program in the Normandy Fountain/Vendome Plaza area to embrace historic architecture and improve business attraction and retention, and the Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency
- \$239,000 allocated for MBPD community policing initiatives to continue to provide enhanced levels of staffing and services throughout the area
- \$130,000 for enhanced Code Compliance services including additional levels of staffing each week
- \$66,000 to cover cost for enhanced level of service and to cover solid waste dumping fees and promote additional cleanliness and beautification
- \$80,000 for a strategic plan to focus short-term efforts and initiatives

BUDGET HIGHLIGHTS CONT'D

- \$17,000 for the County's administrative fees, which are equivalent to 1.5% of the County's respective TIF payment for FY 2025
- \$40,000 contribution to the City's General Fund for administrative costs
- \$31,000 allocated for administrative-related costs for personnel, supplies, training, and travel
- \$17,000 allocated for small business development and third-party audits for small businesses
- \$32,000 allocated for external auditing services
- \$175,000 allocated for arts and culture-related tourism, branding, and marketing
- \$251,000 allocated to be set-aside for workforce housing
- \$4,000 allocated for the chargeback to internal service departments for their services
- \$1,077,000 allocated to be set-aside for future projects



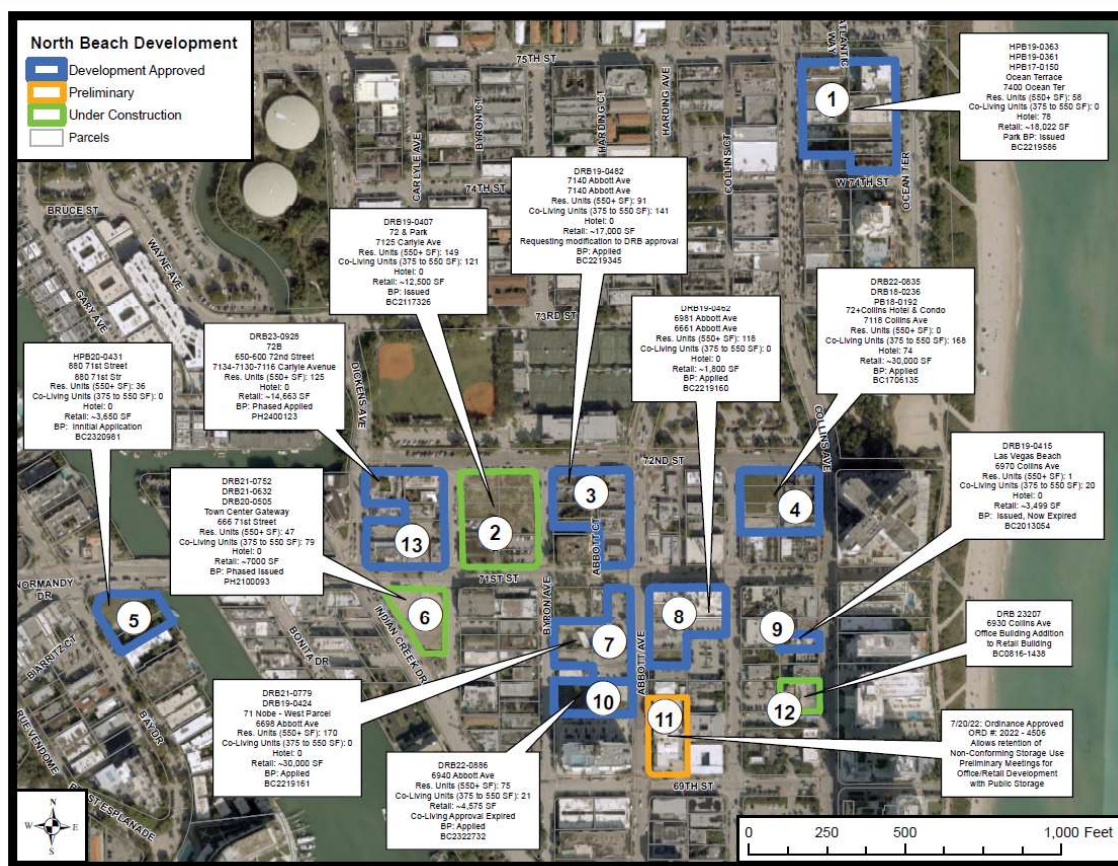
NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

CRITICAL SUCCESS FACTORS

- Adoption of and adherence to the Redevelopment Plan and other economic development and revitalization strategy plans for various areas of the North Beach CRA district and the City as a whole
- Enhance networking and communication opportunities for the local community including, but not limited to, residents, property owners, business owners/operators, and visitors to gauge interest in various economic development initiatives, programs, and incentives
- Progress on planned public infrastructure and facility projects
- Progress on approved private development projects

CRITICAL SUCCESS FACTORS CONT'D

- Development of partnerships and opportunities for collaboration with local, regional, and national partners
- Ability to secure external funding sources including grants
- Ability to network and interact with the business and development communities to encourage new and expanding private investment in the area
- Access to local/zip code level market information especially the real estate and job markets
- Improved website and data development to ensure a greater quantity and selection of detailed information and records are instantly available to the public, site selection consultants, and potential business owners



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

FUTURE OUTLOOK

Economic development and growth opportunities are found throughout the Redevelopment Area. Early growth in property values experienced since the 2021 base year suggests that the North Beach CRA is on track to addressing the arduous conditions that led to its creation, e.g., blight, deterioration, and economic stagnation. However, redevelopment efforts must be balanced with both aggressive and measured initiatives. The Redevelopment Plan outlines bold, local approaches that will raise community awareness of the CRA and invoke visible change without the tremendous financial expenditure associated with many capital projects. In addition to annual preparation of an Operating Budget and Work Plan, the North Beach CRA will develop a five-year implementation strategy with corresponding funding projections to help steer planning for the redevelopment program and to provide a clear vision for the future. New development projects, economic revitalization programs, and creative financing for commercial and entrepreneurial endeavors are critical to the pathway forward.

FUTURE OUTLOOK CONT'D

The implementation of short-term and immediate redevelopment strategies should be followed by a critical mass of development improvements in key commercial areas which are necessary to accelerate revitalization and signal progress by the North Beach CRA. These areas include Town Center, Normandy Isles/Rue Vendome Plaza, North Shore, and the West Lots. For successful redevelopment to occur in these parts of North Beach, community participation is essential, and the leveraging of available resources must be optimal. Using the Redevelopment Plan as a guide for strategies that preserve and enhance what residents value most in their neighborhoods, the North Beach CRA will work to improve on existing elements and create new elements essential for promoting a vibrant community.



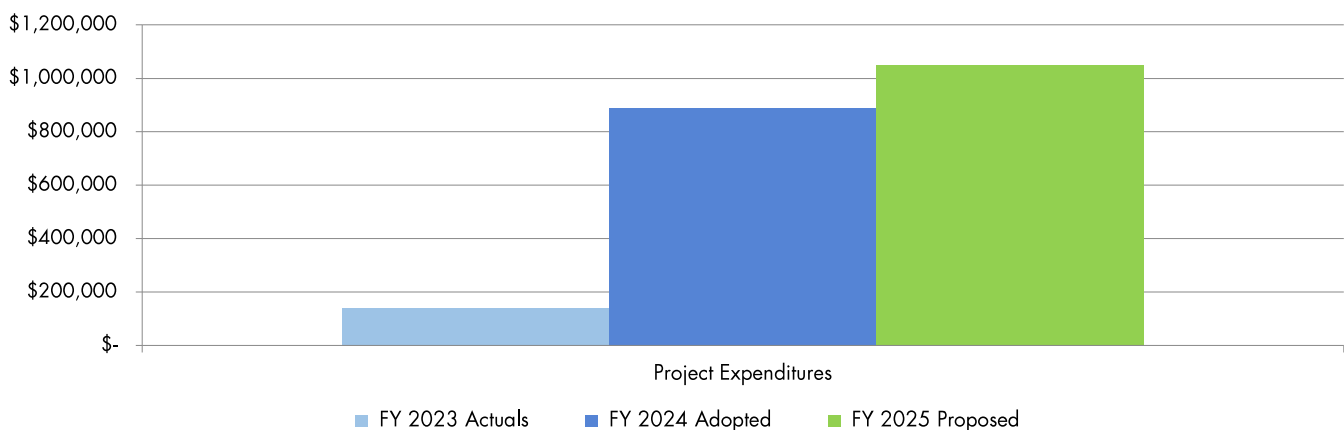
72 Park Residences Proposed Rendering

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

North Beach Community Redevelopment Area Operating Budget

	FY 2022		FY 2023		FY 2024		FY 2025	
Revenues and Other Sources of Income	Actual		Actual		Adopted		Proposed	
Tax Increment - City	\$	-	\$	576,726	\$	1,082,000	\$	1,396,000
Tax Increment - County		-		458,187		851,000		1,090,000
Interest Income		-		244		-		20,000
TOTAL REVENUES	\$	-	\$	1,035,157	\$	1,933,000	\$	2,506,000
Admin/Operating Expenditures								
CMB Administration	\$	-	\$	25,954	\$	44,000	\$	112,000
County Admin Fee		-		6,873		13,000		17,000
Total Admin/Operating Expenditures	\$	-	\$	32,827	\$	57,000	\$	129,000
Project Expenditures								
Small Business Development	\$	-	\$	-	\$	80,000	\$	97,000
Beautification		-		-		290,000		342,000
Arts & Culture		-		-		135,000		175,000
Enhanced Services:								
Community Policing		-		100,000		186,000		239,000
Code Compliance		-		26,359		100,000		130,000
Community Cleanliness		-		13,184		100,000		66,000
Total Project Expenditures	\$	-	\$	139,543	\$	891,000	\$	1,049,000
Reserves, Debt Service and Other Obligations								
10% Set-aside for Affordable & Workforce Housing	\$	-	\$	-	\$	194,000	\$	251,000
Set-aside for Future Projects		-		-		791,000		1,077,000
Total Reserves, Debt, & Other Obligations	\$	-	\$	-	\$	985,000	\$	1,328,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$	-	\$	172,370	\$	1,933,000	\$	2,506,000
SURPLUS / (GAP)	\$	-	\$	862,787	\$	-	\$	-

Expenditure Summary



RESOLUTION NO. _____

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF
MIAMI BEACH, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR
THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL
YEAR 2025.**

WHEREAS, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the City Commission also adopted Resolution No. 2021-31817 respectively approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

WHEREAS, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, moneys in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute; and

WHEREAS, project-related expenditures for FY 2025 account for approximately \$435,000, which include \$239,000 for community policing initiatives, \$130,000 for enhanced Code Compliance in the North Beach Community Redevelopment Area to continue to provide enhanced levels of staffing and services throughout the area, and \$66,000 to promote additional community cleanliness and beautification; and

WHEREAS, the budget also includes \$342,000 for both a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention and a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$175,000 for Arts & Culture related tourism, branding, and marketing, and \$97,000 for small business development; and

WHEREAS, administrative expenditures account for \$72,000, which include a satellite office within the North Beach Community Redevelopment Area, of which lease and maintenance costs are shared with the City of Miami Beach Building Department on a prorated basis; and

WHEREAS, other expenditures include \$17,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2025 tax increment financing (TIF) payment; a \$40,000 contribution to the City for administrative expenditures based on an updated cost allocation study that was completed during FY 2024; a \$251,000 set-aside for workforce housing and affordable housing based on 10% of the combined TIF revenues for FY 2025; and a \$1.1 million set-aside for future projects; and

WHEREAS, the City Manager recommends approval of the final FY 2025 operating budget for the North Beach CRA.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City

Commission hereby adopt the final operating budget for the North Beach Community Redevelopment Area for FY 2025 as outlined below and further detailed in the attached Exhibit "A."

Commercial Façade/Residential Property Improvement Program	\$342,000
Community Policing	239,000
Code Compliance	130,000
Community Cleanliness	66,000
Administrative expenditures	72,000
Arts & Culture	175,000
Small Business Development	97,000
County Administration Fee	17,000
City Administration Fee (Cost Allocation)	40,000
Set-aside for Workforce and Affordable Housing	251,000
Set-aside for future projects	1,077,000
Total FY 2025 Budget	\$2,506,000

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

Steven Meiner, Chairperson

Rafael E. Granado, Secretary

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

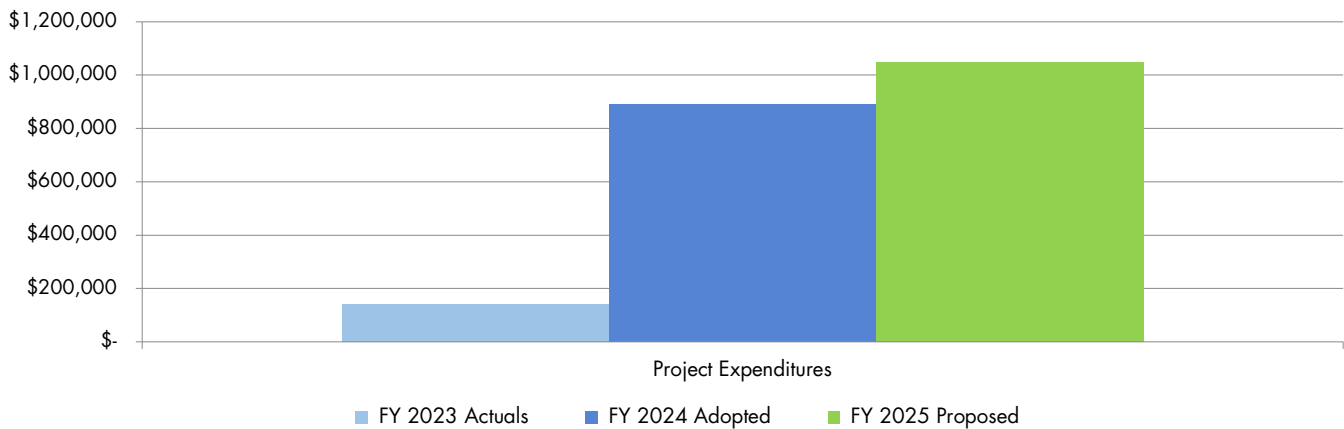
9/18/2024

Date

Attachment A - FY 2025 North Beach CRA Operating Budget (Exhibit A)

North Beach Community Redevelopment Area Operating Budget						
	FY 2022		FY 2023		FY 2024	FY 2025
Revenues and Other Sources of Income	Actual		Actual		Adopted	Proposed
Tax Increment - City	\$	-	\$	576,726	\$	1,396,000
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Interest Income		-		244		20,000
TOTAL REVENUES	\$	-	\$	1,035,157	\$	2,506,000
Admin/Operating Expenditures						
CMB Administration	\$	-	\$	25,954	\$	112,000
County Admin Fee		-		6,873		17,000
Total Admin/Operating Expenditures	\$	-	\$	32,827	\$	129,000
Project Expenditures						
Small Business Development	\$	-	\$	-	\$	97,000
Beautification		-		-		342,000
Arts & Culture		-		-		175,000
Enhanced Services:						
Community Policing		-		100,000		239,000
Code Compliance		-		26,359		130,000
Community Cleanliness		-		13,184		66,000
Total Project Expenditures	\$	-	\$	139,543	\$	1,049,000
Reserves, Debt Service and Other Obligations						
10% Set-aside for Affordable & Workforce Housing	\$	-	\$	-	\$	251,000
Set-aside for Future Projects		-		-		1,077,000
Total Reserves, Debt, & Other Obligations	\$	-	\$	-	\$	1,328,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$	-	\$	172,370	\$	2,506,000
SURPLUS / (GAP)	\$	-	\$	862,787	\$	-

Expenditure Summary



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



Fiscal Year 2025 Proposed Operating Budget and Work Plan

North Beach Community Redevelopment Agency
1755 Meridian Avenue
Miami Beach, FL 33139

Board of Directors

Steven Meiner, Chair
Kristen Rosen Gonzalez, Board member
Laura Dominguez, Board member
Alex J. Fernandez, Board member
Tanya K. Bhatt, Board member
David Suarez, Board member
Joseph Magazine, Board member
Micky Steinberg, Board member

Executive Staff

Eric Carpenter, Executive Director
Ricardo Dopico, General Counsel
Rafael Granado, Secretary

North Beach CRA Advisory Committee

Vacant, Chair
Ronnie Issenberg, Vice Chair
Romina Orozco-Encio
Tom Richerson
Manning Salazar
David Sexton, Ex Officio

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY BOUNDARY MAP



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



MESSAGE FROM THE EXECUTIVE DIRECTOR ERIC CARPENTER

Honorable Chair Steven Meiner and Board of Directors:

I am honored to present the Fiscal Year (FY) 2025 Budget for the North Beach Community Redevelopment Agency. FY 2023 was the first budget year for the North Beach CRA after its establishment and approval by Miami-Dade County on July 20, 2021. The Operating Budget and Work Plan for FY 2025 herein, commencing on October 1, 2024 and ending on September 30, 2025, is the third budget for the North Beach CRA.

We are thrilled by the third consecutive year of compelling growth in the Redevelopment Area following the 2021 base year. The combined tax increment revenue from the City of Miami Beach and Miami-Dade County totals approximately \$2.84 million reflecting an increase of approximately 29% over the prior year. With taxable values at approximately \$1.73 billion in 2023, the Redevelopment Area has experienced a 6.6% increase in taxable values over the prior year and a 30% increase from \$1.42 billion in the base year (2021) to \$1.84 billion in the current year. This remarkable growth signifies the significant potential of the area.

On June 4, 2024, the Miami-Dade County Board of County Commissioners ratified the North Beach CRA FY 2024 Budget, via Resolution No. R-490-24. With this approval and pursuant to the Interlocal Agreement, the North Beach CRA expended budgeted funds to implement the Redevelopment Plan.

The executive team, with input from the North Beach CRA Advisory Committee, has planned for the future by identifying short-term and long-term strategies, initiatives, and programs. These plans are based on the adopted Redevelopment Plan and are aimed at enhancing the area and laying the foundation for future economic investment. The budget for Fiscal Year 2025 recommends a prudent set aside of approximately 40% of tax increment financing revenue, similar to the prior budget year. This set aside will continue to be used on future projects, such as affordable and workforce housing, infrastructure, and other major projects that are essential to the community.

The North Beach CRA district, and North Beach community, are at a pivotal point with the completion of the Beachwalk and Rue Vendome Plaza renovation, progress on planning for the Byron Carlyle Theater through the City's Arts and Culture General Obligation Bond, implementation of public improvements with the Ocean Terrace Park and Streetscape Improvement Project, and several other approved private development projects in the North Beach Town Center zoning district. The area is ripe for new economic investments which could include the redevelopment of the Deauville Hotel site, the development of the 72nd Street Community Complex, and major resiliency projects. We are confident that the tax increment revenue will be accelerated by direct and indirect economic development resulting from North Beach CRA programs and investments, such as the Commercial Façade Improvement Program which works to beautify commercial corridors like the Normandy Fountain business district and Collins Avenue, facilitate owner investment in properties within the district, and attract new economic growth.

The budget contains appropriate allocations for continuation of the CRA's beautification programs; enhanced services including community policing, code compliance, and sanitation; arts and culture-related branding, communications and marketing; small business development programs and services; administrative expenses including administrative fees as required by Miami-Dade County, development of a short-term strategic plan, and the operations of the North Beach CRA office within the Redevelopment Area.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

MESSAGE FROM THE EXECUTIVE DIRECTOR ERIC CARPENTER CONT'D

Prioritizing a strong organizational and fiscal foundation for the North Beach CRA is essential to long-term success. I would like to thank the greater Miami Beach community, led by North Beach CRA Chair Steven Meiner and the CRA Board of Directors, and the North Beach CRA Advisory Committee for continued leadership and guidance in the budget and planning process for one of the City's most unique and promising areas. Through collaboration, innovation, and fiscal conscientiousness, we will continue to elevate North Beach and make it an exceptional place for residents, businesses, investors, and visitors.

In addition to the Board of Directors and Advisory Committee, the North Beach CRA appreciates the contributions of Rickelle Williams, Assistant City Manager/Economic Development Director; David Martinez, Interim Assistant City Manager; Jason Greene, Chief Financial Officer; Tameka Otto Stewart, Budget Director; Heather Shaw, Economic Development Assistant Director; Richard Ajami, Budget Officer; Kyle Teijeiro, Senior Budget Analyst; and Luis Wong, Administrative Services Manager.

Respectfully submitted,

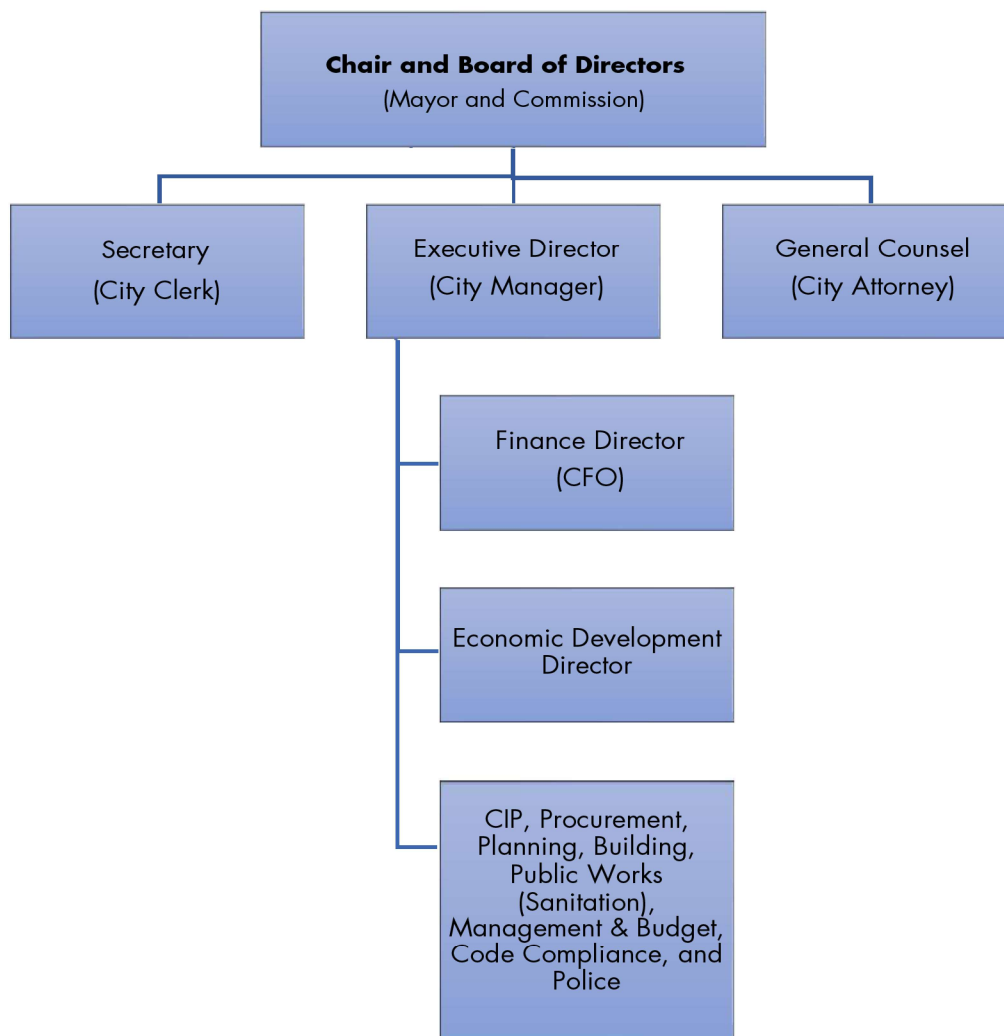
A handwritten signature in black ink that reads "Eric Carpenter". The signature is fluid and cursive, with the first name "Eric" and last name "Carpenter" clearly distinguishable.

Eric Carpenter
Executive Director

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



ORGANIZATIONAL CHART



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



BACKGROUND

The City of Miami Beach is recognized and admired on a local and national scale as a dynamic and vibrant destination. The warm climate, accessible beach, and unique lifestyle amenities are just a few of the things that make Miami Beach a distinguished tourism mecca. The City's significant investment in the arts, aesthetics, recreation, public safety, and climate resiliency, coupled with the depth and quality of residential and educational offerings, have made it an ideal live-work-play environment.

Through the prioritization of quality of life and strategic, measured development and preservation, the City continues to elevate its stature as a major driver of the Miami-Dade County economy and brand. Notwithstanding sustained progress citywide, the North Beach area has trailed in the level of redevelopment, revitalization, economic growth, and investment, when compared to other areas of Miami Beach. Substantial commercial real estate vacancy, obsolete housing stock, limited redevelopment, environmental and resiliency challenges, and depressed household income are among the pressing challenges still facing North Beach. Through past efforts like the North Beach Revitalization Plan, the North Beach Master Plan (Plan NoBe), the West Lots Plan, and other initiatives, the City of Miami Beach has laid the groundwork to encourage growth and investment in North Beach.

BACKGROUND CONT'D

Climate resiliency, environmental sustainability, transportation, economic development, affordable housing, historic preservation, and land development regulations are among the principles targeted by the aforementioned planning efforts. To realize these planning goals, City residents, the Mayor, and City Commission have approved General Obligation Bond (G.O. Bond) funding for major improvement projects in the North Beach area; however, it became clear that an additional funding source would be necessary to generate lasting impact.

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County (the "County") delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners ("BCC") approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan (Redevelopment Plan) and negotiate an interlocal cooperation agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

BACKGROUND CONT'D

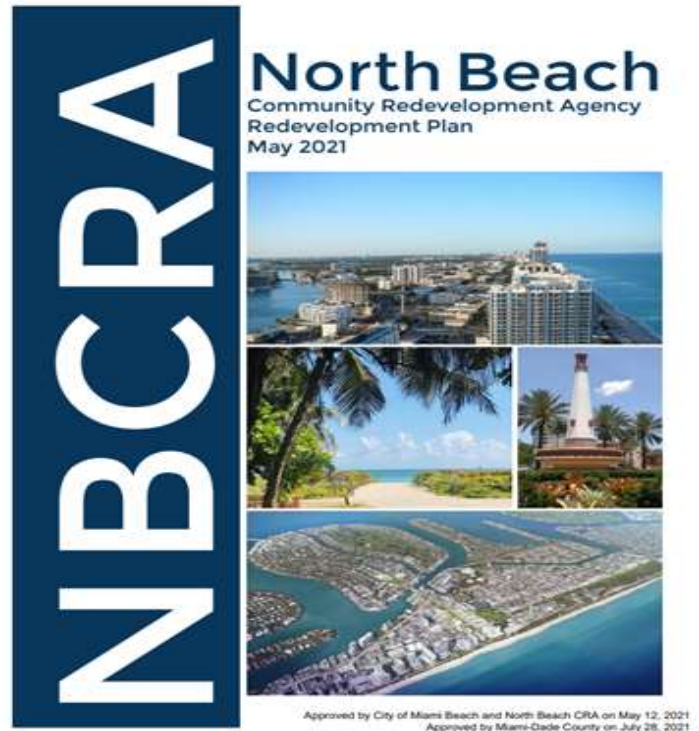
Pursuant to the County's delegation of authority, the City undertook a significant public engagement effort in preparation of the Redevelopment Plan. During the preparation process, the City, North Beach CRA, and County Administrations negotiated an interlocal cooperation agreement to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area (the "Interlocal Agreement").

On February 10, 2021, via Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to section 163.357, Florida Statutes, and declared the Mayor and City Commission to be the governing body of the North Beach CRA.

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally, pursuant to Resolution No. 004-2021, the Chairperson and Board members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement, and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its transmittal to the County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817. The North Beach CRA's governing documents and legislation may be accessed at its website: <https://www.miamibeachfl.gov/northbeachcra>.



PURPOSE STATEMENT

The North Beach CRA Redevelopment Plan envisions a vibrant, resilient community with a Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents. The Redevelopment Plan concepts and approaches cover a range of project types across several implementation dimensions such as scale, scope, cost, time duration, and potential impact outcomes. The Redevelopment Plan presents goals and strategies which may be implemented using funding from tax increment revenue derived from within the designated boundary over the 30-year life of the North Beach CRA.

REDEVELOPMENT PLAN GOALS

1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents
2. Invest in Climate Resilience, Sustainability & Infrastructure
3. Strengthen Cultural Arts, Branding & Marketing, and Communication
4. Protect and Enhance the Neighborhood Character
5. Improve the Quality of Life of Residents and Visitors
6. Leverage Resources for Community Redevelopment

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

INTERLOCAL AGREEMENT

The adopted boundaries of the Redevelopment Area delineate the area within which tax revenue will be generated and captured during the 30-year life of the North Beach CRA, for expenditure on investments and projects identified in the Redevelopment Plan. The Interlocal Agreement provides for material financial terms agreed upon by the City of Miami Beach, the North Beach CRA, and the County. The Agreement further contains the following provisions governing use of TIF revenue:

- One member of the County Commission, or a County Commission designee, may be appointed to serve on the North Beach CRA's Board of Commissioners (in addition to the other members appointed to the North Beach CRA's Board of Commissioners (i.e., the City Commission). Said County Commissioner, or designee, shall be vested with the same rights, duties, and obligations as any other North Beach CRA Board member; and
- No more than twenty percent (20%) of the total tax increment funds deposited annually into the Trust Fund by the City and the County shall be used for total administrative expenses (including indirect and overhead expenses which may not exceed six percent (6%) of the total contemplated administrative expenses to be spent under the Redevelopment Plan); and
- The County shall charge, and the North Beach CRA shall pay to the County, no later than March 31st, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the North Beach CRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section; and

INTERLOCAL AGREEMENT CONT'D

- The City and the County hereby agree to contribute 60 percent (60%) of the tax increment funds derived from the Redevelopment Area on an annual basis; and
- The North Beach CRA budget for expenditures funded by tax increment revenues shall be capped, so that an amount equal to the TIF revenues paid into the Trust Fund by the County and the City attributable to 10 percent (10%) of the incremental value in the Area, shall remain un-expended, except for the purpose of funding projects associated with affordable and workforce housing; and
- In the year which the combined annual contribution into the Trust Fund by the County and the City reaches or exceeds \$1.0 million, this 10 percent (10%) shall only be used for the purpose of funding projects associated with affordable and workforce housing, including but not limited to, the construction, preservation, and rehabilitation of such housing; and
- The North Beach CRA shall not budget in any fiscal year more than ten percent (10%) of the value of the City and County tax increment payment for that year on capital maintenance activities or community policing, respectively; and
- Beginning FY 2050, the County, North Beach CRA, and the City will negotiate an interlocal agreement to account for the sunset of the North Beach CRA.



Ocean Terrace Proposed Rendering

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES

1. Cultural Arts Marketing and Branding

On May 14, 2024, the North Beach CRA Advisory Committee recommended the allocation of CRA funding for seasonal marketing support for the Rhythm Foundation's Seaside Summer 2024 Series at the Miami Beach Bandshell, a historic cultural asset owned by the City and managed by the foundation with oversight by the City's Parks and Recreation Department. Strategic marketing and branding initiatives promote the North Beach CRA Redevelopment Plan strategy of strengthening cultural arts in the Redevelopment Area, by supporting and enhancing cultural facilities through cultural tourism and programming (North Beach CRA Redevelopment Plan sections 9.3.1 and 9.3.3).

In June 2024, in line with the Committee's recommendation, the North Beach CRA launched its 2024 branding and marketing campaign, featuring pole banner installations at 30 locations throughout the Redevelopment Area. Each installation's dual-banner butterfly design showcases one banner with the North Beach CRA's "Know NoBe" branding hashtag, a concept proposed by the Advisory Committee, and the Miami Beach Bandshell on a second banner, upon flag poles alongside the Normandy Fountain and throughout Town Center on 71st Street, Collins Avenue, and Harding Avenue.

2. Launch of Commercial Façade Improvement Program and Residential Property Improvement Program

On June 28, 2023, the North Beach CRA Board approved two new CRA beautification programs, a Commercial Façade Improvement Program and Residential Property Improvement Program, initially targeting properties in the vicinity of Normandy Fountain/Rue Vendome Plaza. The programs aim to enhance and improve the district's existing building stock by helping subsidize private property beautification, maintenance, and resiliency upgrades. These exterior improvements may include, but are not limited to, new windows, doors, lighting, and signage. The Commercial Façade Improvement Program assists commercial properties, and the Residential Property Improvement Program targets the district's multifamily housing stock.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

Both programs are structured as a reimbursable matching grant incentive available to properties in the defined Program area. Following an application and approval process, program participants are eligible for reimbursement for up to 70% of costs for certain improvements, with a total cap of \$20,000 per approved application. The Residential Property Improvement Program aims to support the Redevelopment Plan objective of promoting workforce and affordable housing, as eligibility is restricted to participants with properties containing a majority of residential units leased to households earning up to 140% of area median income (AMI). For three (3) years following award, participants may not increase rents for the income-eligible units by more than 3% per year. Program promotion is achieved through in person canvassing and webinars. In FY 2024, there were 2 applicants awarded with 7 applicants currently in progress.

On April 9, 2024, the North Beach CRA Advisory Committee recommended that the Board of Directors of the North Beach CRA consider expansion of the Commercial Façade Improvement Program beyond the Normandy Fountain area, to increase the scope of eligible program applicants to include commercial properties along Collins Avenue within the Redevelopment Area. On May 3, 2024, the North Beach CRA Board adopted CRA Resolution No. 016-2024, accepting the Advisory Committee's recommendation and expanding the geographic scope of the program to include Collins Avenue properties.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

3. Enhanced Services: Community Policing, Sanitation, and Code Compliance

The North Beach CRA provides funding support to augment and enhance the levels of City services existing in the Redevelopment Area. Funding has been utilized for community policing services within the North Beach CRA district boundaries, including crime prevention initiatives, proactive policing, and response to calls for service. Community policing innovations are proven to be a useful tool in protecting neighborhoods and improving quality of life. As of 3rd Quarter of FY 2024, Miami Beach Police Department (MBPD) officers have proactively engaged with approximately 310 businesses, issued roughly 82 moving citations, made 23 felony arrests and 159 homeless referrals.

The Miami Beach Code Compliance Department has provided enhanced services in the North Beach CRA district. Calls for service, patrols, and investigations addressing quality of life issues and building violations, including enhancement of physical appearance and cleanliness, have served to increase compliance throughout the district. Code Compliance staff have dedicated an additional 251 hours quarterly of service resulting in 202 inspections and 126 violations, as of the 2nd Quarter of FY 2024.

The Miami Beach Sanitation Division has diligently provided comprehensive litter control services in the North Beach CRA area, further extending their range of services. As part of their commitment to maintaining cleanliness and promoting a healthy environment, the Division has allocated an average of 25 additional hours per month specifically dedicated to this area. Through these efforts, the Sanitation Division ensures that litter is promptly collected, streets are regularly swept, and public spaces are kept free from debris. By providing this valuable service, the division contributes significantly to enhancing the aesthetic appeal and overall quality of life in the Redevelopment Area.

ACCOMPLISHMENTS AND ACTIVITIES CONT'D

4. Affordable and Workforce Housing

While at least 10% of TIF revenue generated must be itemized to fund projects associated with affordable and workforce housing, the North Beach CRA has not yet expended these funds. Rather, the North Beach CRA has set these funds aside for the construction, preservation, and/or rehabilitation of such housing. Once an eligible project or program has been identified, the North Beach CRA will allocate these funds accordingly to comply with the goal of promoting affordable and workforce housing. Note that the Residential Property Improvement Program, described above, does focus on preserving affordable and workforce housing in addition to encouraging property enhancement and beautification.

WORKPLAN

The North Beach CRA Redevelopment Plan's Goals and Implementation Strategies include initiatives derived from sources such as resident and stakeholder suggestions during the Redevelopment Plan development process, best practices, and concepts recommended in previous studies, reports, and master plans. Implementation strategies vary in cost, duration, impact, and complexity. There are several strategies that may require significant costs to effect visible change.

As the Redevelopment Plan and previous related plans are expansive in scope, a primary initiative for FY 2025 includes the development of a short-term (i.e., 3-5 year) strategic plan to outline the initial efforts of the North Beach CRA. The proposed immediate focus of the North Beach CRA during its initial years continues to concentrate on actions that can be implemented at little cost, since long-term implementation strategies are typically ongoing or are projects for which funding is not currently available. Immediate short-term strategies may include actions addressing, for example, code compliance or marketing and branding initiatives, which involve less expenditure but are visible and impactful, nonetheless.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES

The Fiscal Year 2025 operating budget recommendation prioritizes six categories of expenditures:

North Beach CRA				
Revenues	FY 2024 Adopted Budget	Percentage	FY 2025 Proposed Budget	Percentage
City of Miami Beach TIF Contribution	\$ 1,082,000	56.0%	1,306,000	55.7%
Miami-Dade County TIF Contribution	\$ 851,000	44.0%	1,090,000	43.5%
Interest	\$ -	0.0%	20,000	0.8%
Total:	\$ 1,933,000	100.0%	2,506,000	100.0%

Expenditures	FY 2024 Adopted Budget	Percentage	FY 2025 Proposed Budget	Percentage
Beautification	\$ 290,000	15.0%	\$ 374,000	14.9%
Enhanced Services:				
Community Policing	\$ 186,000	9.6%	\$ 239,000	9.5%
Code Compliance	\$ 100,000	5.2%	\$ 130,000	5.2%
Community Cleanliness	\$ 100,000	5.2%	\$ 66,000	2.6%
Arts and Culture	\$ 135,000	7.0%	\$ 175,000	7.0%
Small Business Development	\$ 80,000	4.1%	\$ 97,000	3.9%
Administration	\$ 57,000	2.9%	\$ 97,000	3.9%
Set-aside; Affordable and Workforce Housing	\$ 194,000	10.0%	\$ 251,000	10.0%
Set-aside; Future Projects	\$ 791,000	40.9%	\$ 1,077,000	43.0%
Total:	\$ 1,933,000	100.0%	\$ 2,506,000	100.0%

1. Beautification

a. Commercial Façade Improvement Program: The North Beach CRA has developed a commercial façade improvement program (matching grant) available to businesses located within the Normandy Isles/Rue Vendome Plaza section of the Redevelopment Area. The purpose is to continue improving the visible appearance and street presence of properties while enhancing the functionality and sustainability of businesses within this main commercial area.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.

- Section 6.2: Normandy Isles - The Normandy Fountain area, also known as Vendome Plaza, serves as the community and commercial center of Normandy Isle and could develop into a vibrant, pedestrian-oriented shopping district with a strategic combination of protection and enhancement.
- Section 8.3: Several initiatives, such as rehabilitation and beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.1: Business Attraction and Retention - Develop incentive programs to help existing or new property and business owners with aesthetics, repairs, rehabilitations, improvements, land acquisition, and resiliency modifications.
- Section 9.4.1: Normandy Isles – Fountain Area - Support redevelopment of sites around the fountain to include retail, Class A office space, and residential.

PROGRAM AND INITIATIVES CONT'D

b. Residential Property Improvement Program: The North Beach CRA has developed a residential property improvement program, a matching grant available to residential property owners to promote the resiliency, beautification, and historic preservation of the community. The program provides for renovation and rehabilitation of multifamily residential properties to encourage sustainable features, housing affordability and age-in-place opportunities for residents.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 7.5.3: Building Adaptation - Resilient design can also be implemented through residential, commercial, and business façade improvement programs. The programs would aim to help the Redevelopment Area to address façades and building systems to properly anticipate and accommodate future extreme weather patterns and natural events. This incentive-based program could also encourage building owners to invest in green infrastructure.
- Section 9.1.2: Real Estate - Establish protective measures to safeguard housing for existing residents within the CRA consistent with federal requirements.
- Section 9.2.1: Resiliency and Sustainability — Develop a climate resiliency incentive program to assist residential and commercial property owners with applicable capital improvements.
- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and create programs and incentives to promote age in place opportunities for existing and new housing stock.

Section 9.4.1: North Shore – Partner with multifamily property owners to retain affordable and workforce housing offerings.

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

2. Enhanced Services

a. Community Policing: The North Beach CRA is vested with the power to provide funding to support the development and implementation of community policing innovations, subject to the budgetary limitation set forth in the Interlocal Agreement. Through additional shifts/overtime, the Miami Beach Police Department (MBPD) will augment and enhance the relationship between the Police and the community, by building trust among officers and residents to encourage the creation of effective crime watch groups. Community policing innovations involve policing techniques designed to reduce crime through increasing the perceived risks of engaging in criminal activity due to a more visible presence of police in the community. This goal of heightened visibility can be achieved through measures such as community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. Community policing initiatives will include "Park and Walk" foot patrols that increase visibility in parks and commercial corridors and proactive police activities including quality of life patrol sweeps and drug and traffic enforcement.

PROGRAM AND INITIATIVES CONT'D

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.2: Safety - Work with the Miami Beach Police Department (MBPD) or ambassador programs to create and implement innovative community policing strategies.

b. Code Compliance: The North Beach CRA, in cooperation with the MBPD, Miami Beach Fire Department, and Code Compliance Department, will work to create a safe, quality environment for residents and businesses. The CRA will fund two additional 10-hour Code Compliance officer shifts per week to provide opportunities for community engagement, education, outreach, and enforcement efforts.

Redevelopment Plan Goal 4: Protect and enhance the neighborhood character.

- Section 9.4: Work with the City to ensure property owners are meeting code compliance standards and implement remedies when necessary
- Section 9.5.2: Safety — Work with the Miami Beach Code Compliance Department to highlight opportunities and address code-related concerns.



Normandy Fountain Rue Vendome Plaza

MDC072

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

c. Sanitation: Maintaining clean streets across public and private spaces is key to the enhancement and improvement of a community. As the City plans for additional North Beach staffing for the Public Works Department - Sanitation Division, the North Beach CRA will provide support for waste processing fees associated with the removal of solid waste attributed to illegal dumping within the district.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.1: Community Spaces - Work with the City to ensure streets are maintained and cleaned regularly.

3. Arts and Culture

Through leveraging cultural anchors and assets belonging to the North Beach CRA, there is an opportunity to promote cultural tourism fueled by curiosity and interested in arts and culture. Art galleries, the Miami Beach Bandshell, Rue Vendome Plaza and other public spaces attract tourists and improve quality of life of residents. The North Beach CRA has already achieved some success in its branding development through its creation of a logo. Further development of the brand strategy is needed to further propel the Redevelopment Area.

Redevelopment Plan Goal 3: Strengthen Cultural Arts, Branding & Marketing, and Communication

PROGRAM AND INITIATIVES CONT'D

- Section 9.3.1: Cultural Tourism - Leverage arts and culture as a key community development strategy and a core sector of comprehensive community planning and development; Encourage and support the recruitment of cultural partners and performing arts organizations; Invest and assist in cultivating, preserving, and enhancing the artist community; Explore opportunities to partner or collaborate with cultural organizations with emphasis on those based in Miami Beach; and Promote hotels, restaurants, and retailers with area cultural tours and food fairs or other similar programs.
- Section 9.3.2: Branding - Develop a logo, campaign strategy, and signage including for outreach and relationship-building to multilingual stakeholders and residents.

4. Small Business Development

The North Beach CRA business community is both strengthened by and composed of the various small businesses and entrepreneurs operating within the commercial and residential districts. Small business development programs and services will enhance business success and provide resources to encourage business attraction, retention, and creation.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.1.1: Business Attraction & Retention – Inventory existing businesses to identify complementary businesses for attraction to fill the retail gap identified in the market analysis; Engage with existing business owners to assess and support their small business needs such as marketing, rehabilitation, resiliency improvements, labor needs, and employment training; Work with City to allow temporary uses, pop-up activations, retail, and restaurants, whether in vacant shopfronts or on vacant lots; Implement a “Shop Local” program; and Host “banker/broker/ developer” events to highlight available land, retail, and office space.

5. Administration

General: Administrative expenses for the North Beach CRA are limited by the Interlocal Agreement which stipulates that no more than 20% of TIF revenue may be used for such costs. The Interlocal Agreement also provides for an Administrative Fee to Miami-Dade County in the amount of 1.5% of its TIF contribution to the Trust Fund. Other administrative expenses include a contribution to the Miami Beach General Fund to cover general costs for internal services as determined by a cost allocation study. The North Beach CRA will also contribute to a portion of personnel costs for a City of Miami Beach Economic Development staff member and the Miami Beach Building Department’s lease of commercial office space to allow for a physical presence within the district.

PROGRAM AND INITIATIVES CONT'D

6. Affordable and Workforce Housing

The Interlocal Agreement stipulates that the North Beach CRA must dedicate at least 10% of TIF revenue for affordable and workforce housing. The funding may be used for renovation, construction, or preservation efforts. The 10% set aside for FY 2025 will add to the foundation of funding for housing related projects and initiatives in future years. Although funding is not slated to be expended in FY 2025, planning efforts will focus on preservation and renovation of naturally occurring affordable housing units, development of new multifamily affordable and workforce housing inventory, and homeownership opportunities.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 9.1.2: Real Estate - Identify priority areas for redevelopment and associated property acquisition needs related to replacement housing, infill redevelopment, parks, greenspace, parking, and resiliency efforts.



Miami Beach Bandshell

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

PROGRAM AND INITIATIVES CONT'D

- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create infill housing programs to increase residential projects on existing residential sites; Support affordable homeownership opportunities through first-time homebuyer, down-payment, and utility assistance programs; Create programs and incentive to increase affordable and workforce housing, mixed-income projects, mixed-use projects; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Partner with the Miami Beach Housing Authority and the City's Housing and Community Services Department to protect existing residents and provide affordable housing and homeownership opportunities.

7. Future Projects

The Redevelopment Plan contemplates projects of varying complexity and costs. As TIF revenue grows, the North Beach CRA will be better able to leverage resources to implement large-scale projects and programs including infrastructure, environmental, and parks and recreation projects. Additionally, the North Beach CRA will be able to utilize revenue to supplement grant funded projects and have the capacity to bond TIF revenue for even greater impact.

BUDGET HIGHLIGHTS

- \$5,000 for a satellite office within the North Beach CRA district, of which lease and maintenance costs are shared with the Miami Beach Building Department on a prorated basis
- \$342,000 for the Commercial Façade Improvement Program in the Normandy Fountain/Vendome Plaza area to embrace historic architecture and improve business attraction and retention, and the Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency
- \$239,000 allocated for MBPD community policing initiatives to continue to provide enhanced levels of staffing and services throughout the area
- \$130,000 for enhanced Code Compliance services including additional levels of staffing each week
- \$66,000 to cover cost for enhanced level of service and to cover solid waste dumping fees and promote additional cleanliness and beautification
- \$80,000 for a strategic plan to focus short-term efforts and initiatives

BUDGET HIGHLIGHTS CONT'D

- \$17,000 for the County's administrative fees, which are equivalent to 1.5% of the County's respective TIF payment for FY 2025
- \$40,000 contribution to the City's General Fund for administrative costs
- \$31,000 allocated for administrative-related costs for personnel, supplies, training, and travel
- \$17,000 allocated for small business development and third-party audits for small businesses
- \$32,000 allocated for external auditing services
- \$175,000 allocated for arts and culture-related tourism, branding, and marketing
- \$251,000 allocated to be set-aside for workforce housing
- \$4,000 allocated for the chargeback to internal service departments for their services
- \$1,077,000 allocated to be set-aside for future projects



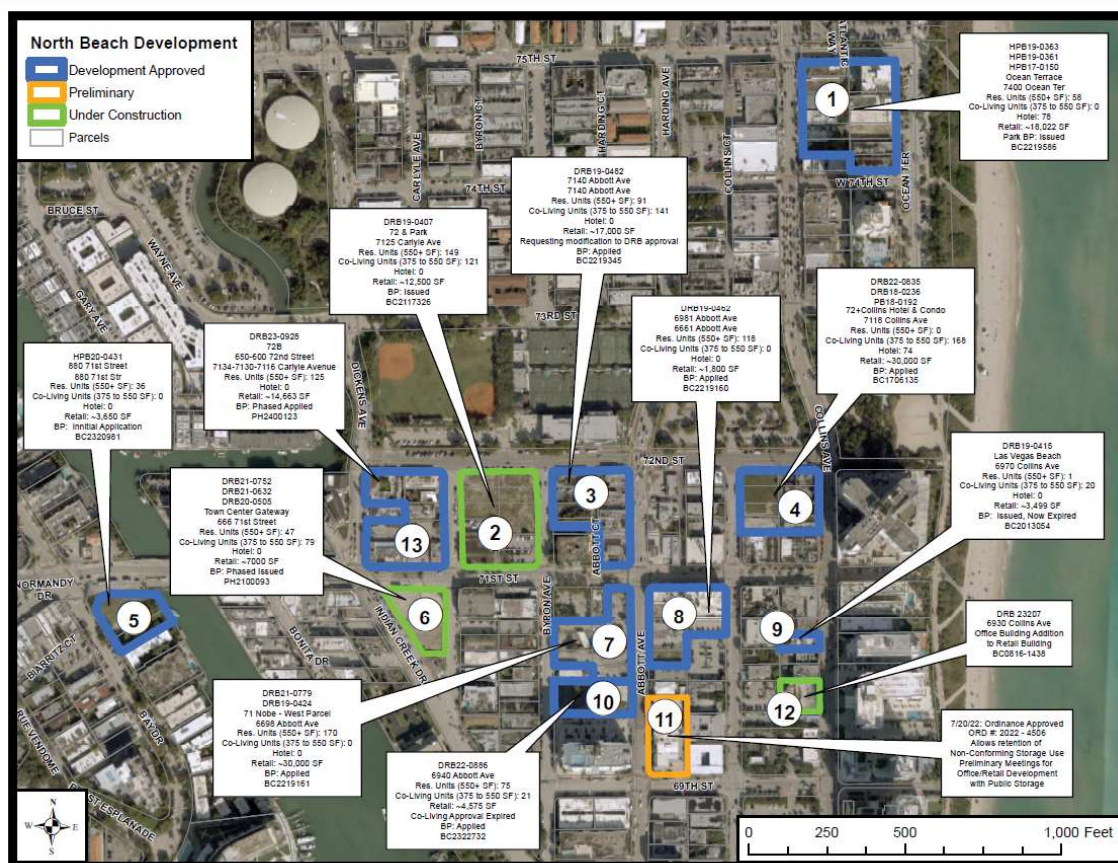
NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

CRITICAL SUCCESS FACTORS

- Adoption of and adherence to the Redevelopment Plan and other economic development and revitalization strategy plans for various areas of the North Beach CRA district and the City as a whole
- Enhance networking and communication opportunities for the local community including, but not limited to, residents, property owners, business owners/operators, and visitors to gauge interest in various economic development initiatives, programs, and incentives
- Progress on planned public infrastructure and facility projects
- Progress on approved private development projects

CRITICAL SUCCESS FACTORS CONT'D

- Development of partnerships and opportunities for collaboration with local, regional, and national partners
- Ability to secure external funding sources including grants
- Ability to network and interact with the business and development communities to encourage new and expanding private investment in the area
- Access to local/zip code level market information especially the real estate and job markets
- Improved website and data development to ensure a greater quantity and selection of detailed information and records are instantly available to the public, site selection consultants, and potential business owners



NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

FUTURE OUTLOOK

Economic development and growth opportunities are found throughout the Redevelopment Area. Early growth in property values experienced since the 2021 base year suggests that the North Beach CRA is on track to addressing the arduous conditions that led to its creation, e.g., blight, deterioration, and economic stagnation. However, redevelopment efforts must be balanced with both aggressive and measured initiatives. The Redevelopment Plan outlines bold, local approaches that will raise community awareness of the CRA and invoke visible change without the tremendous financial expenditure associated with many capital projects. In addition to annual preparation of an Operating Budget and Work Plan, the North Beach CRA will develop a five-year implementation strategy with corresponding funding projections to help steer planning for the redevelopment program and to provide a clear vision for the future. New development projects, economic revitalization programs, and creative financing for commercial and entrepreneurial endeavors are critical to the pathway forward.

FUTURE OUTLOOK CONT'D

The implementation of short-term and immediate redevelopment strategies should be followed by a critical mass of development improvements in key commercial areas which are necessary to accelerate revitalization and signal progress by the North Beach CRA. These areas include Town Center, Normandy Isles/Rue Vendome Plaza, North Shore, and the West Lots. For successful redevelopment to occur in these parts of North Beach, community participation is essential, and the leveraging of available resources must be optimal. Using the Redevelopment Plan as a guide for strategies that preserve and enhance what residents value most in their neighborhoods, the North Beach CRA will work to improve on existing elements and create new elements essential for promoting a vibrant community.



72 Park Residences Proposed Rendering

NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

North Beach Community Redevelopment Area Operating Budget

	FY 2022		FY 2023		FY 2024		FY 2025	
Revenues and Other Sources of Income	Actual		Actual		Adopted		Proposed	
Tax Increment - City	\$	-	\$	576,726	\$	1,082,000	\$	1,396,000
Tax Increment - County		-		458,187		851,000		1,090,000
Interest Income		-		244		-		20,000
TOTAL REVENUES	\$	-	\$	1,035,157	\$	1,933,000	\$	2,506,000
Admin/Operating Expenditures								
CMB Administration	\$	-	\$	25,954	\$	44,000	\$	112,000
County Admin Fee		-		6,873		13,000		17,000
Total Admin/Operating Expenditures	\$	-	\$	32,827	\$	57,000	\$	129,000
Project Expenditures								
Small Business Development	\$	-	\$	-	\$	80,000	\$	97,000
Beautification		-		-		290,000		342,000
Arts & Culture		-		-		135,000		175,000
Enhanced Services:								
Community Policing		-		100,000		186,000		239,000
Code Compliance		-		26,359		100,000		130,000
Community Cleanliness		-		13,184		100,000		66,000
Total Project Expenditures	\$	-	\$	139,543	\$	891,000	\$	1,049,000
Reserves, Debt Service and Other Obligations								
10% Set-aside for Affordable & Workforce Housing	\$	-	\$	-	\$	194,000	\$	251,000
Set-aside for Future Projects		-		-		791,000		1,077,000
Total Reserves, Debt, & Other Obligations	\$	-	\$	-	\$	985,000	\$	1,328,000
TOTAL EXPENDITURES AND OBLIGATIONS	\$	-	\$	172,370	\$	1,933,000	\$	2,506,000
SURPLUS / (GAP)	\$	-	\$	862,787	\$	-	\$	-

Expenditure Summary

