

## **MEMORANDUM**

Agenda Item No. 8(G)(1)

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

**DATE:** May 5, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving the  
amended Fiscal Year 2024-2025  
and Fiscal Year 2025-2026  
budgets for the North Miami  
Community Redevelopment  
Agency and the North Miami  
Community Redevelopment Area  
totaling \$80,112,973.00 and  
\$84,312,786.00, respectively

Resolution No. R-367-26

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



\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/uw

# Memorandum



**Date:** May 5, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** North Miami Community Redevelopment Agency's Amended FY 2024-25 and FY 2025-26 Budgets

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## **Executive Summary**

This item transmits to the Board of County Commissioners (Board) for approval the Amended FY 2024-25 Budget and FY 2025-26 Budget for the North Miami Community Redevelopment Agency (Agency). Pursuant to Section 163.387, Florida Statutes, the Board is the governing body of all community redevelopment agencies (CRAs) in Miami-Dade County and all annual CRA budgets and budget amendments are submitted to the Board for approval. A summary of the Agency's budget is provided in this memorandum as Attachments 1 and 2. The Agency and its counsel have determined that all expenditures associated with its budgets are allowable under the Agency's Redevelopment Plan, the Interlocal Cooperation Agreement with the County, and Chapter 163, Part III, Florida Statutes. The Agency's amended FY 2024-25 budget was approved by the Agency on September 9, 2025, through Resolution No. 2025-009 and the City on September 25, 2025, through Resolution No. 2025-R-185 (Attachment 1). Additionally, the Agency's FY 2025-26 budget was approved by the Agency on September 9, 2025, through Resolution No. 2025-010 and the City on September 25, 2025, through Resolution No. 2025-R-186 (Attachment 2).

## **Recommendation**

It is recommended that the Board approve the Agency's amended FY 2024-25 budget in the total amount of \$80,112,973 and the amended FY 2025-26 budget in the total amount of \$84,312,786 for the redevelopment area.

## **Scope**

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

## **Fiscal Impact / Funding Source**

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. The County and the City will continue to make annual payments to the Agency through 2044, when the Agency and the redevelopment area will sunset.

## **Amended FY 2024-25 Budget**

The Agency's amended FY 2024-25 budget totaling \$80,112,973 was approved by the Agency on September 9, 2025, through Resolution No. 2025-009 and the City on September 25, 2025, through Resolution No. 2025-R-185. Both resolutions are attached to this memorandum and are incorporated herein by reference (Attachment 1). The budget includes \$8,759,146 in revenue sources of County TIF, \$14,124,138 in City TIF, \$56,642,269 in carryover funds, \$578,300 in interest earnings and \$9,120 in miscellaneous revenue.

Administrative expenditures, excluding the 1.5 percent County Administrative charge of \$131,387, total \$752,500 and include: \$20,000 for annual audit, \$8,000 for advertising and notices, \$3,000 for local travel and meetings, and \$721,500 for administrative staff support. Administrative expenses represent

less than one percent of the total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge.

Operating expenditures total \$18,184,335 and include:

- \$4,078,875 for Redevelopment Bond Series 2024 debt reserve
- \$4,074,625 for Redevelopment Bond Series 2024 debt service
- \$3,578,055 for refund to the City for the area east of Biscayne Boulevard
- \$2,189,787 for refund to the County, pursuant to the interlocal agreement
- \$2,189,787 for refund to the County's SMART Corridor Program (TIID), pursuant to the interlocal agreement
- \$800,000 for employee salary and fringes
- \$400,000 for professional services
- \$212,160 for the NoMi Trolleys
- \$200,000 for legal services
- \$155,386 for enterprise resource planning (ERP)
- \$150,000 for office space/occupancy
- \$65,660 for other operating expenses
- \$50,000 for marketing and promotion
- \$15,000 for conferences and meetings
- \$15,000 for out-of-town travel
- \$10,000 for printing and publishing

Capital Grants Projects - Commercial Grants & Other Incentives total \$3,241,073 and include:

- \$1,660,000 for new grants to assist businesses through the commercial rehabilitation, business attraction, capacity building & retention, and beautification and enhancement programs
- \$1,141,073 for carryover
- \$360,000 for Chapter 163 initiatives geared to the commercial community and other activities for the dissemination of CRA information
- \$80,000 for Art-in-Public places

Capital Grants Projects – Housing Initiatives, \$1,836,822 and include:

- \$1,110,000 for carryover from the Residential Rehabilitation and NoMi Lofts project
- \$726,822 for new funding allocation for single-family rehabilitation

Capital Projects - Infrastructure total \$13,174,561 and include:

- \$7,917,482 for affordable and workforce housing projects
- \$2,299,276 for NW 7th Avenue Improvements
- \$1,669,803 for NW 7th Avenue carryover funding
- \$763,000 for renovations to Pioneer Boulevard, Phase 1
- \$190,000 for West Dixie Avenue corridor initiative redevelopment planning
- \$150,000 for Liberty Gardens passive park
- \$150,000 for Library tot lot improvements
- \$35,000 for capital maintenance

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

- \$5,792,294 for land acquisition
- \$3,650,000 for multi-family Rehabilitation program
- \$17,000,000 for Rucks Park
- \$16,350,000 for mixed-use developments

**FY 2025-26 Budget**

The Agency's FY 2025-26 budget totaling \$84,312,786 was approved by the Agency on September 9, 2025 through Resolution No. 2025-010 and the City on September 25, 2025 through Resolution No. 2025-R-186. Both resolutions are attached to this memorandum and are incorporated herein by reference (Attachment 2). The budget includes \$10,152,399 in revenue sources of County TIF, \$16,761,806 in City TIF, \$57,139,581 in carryover funds, \$250,000 in interest earnings and \$9,000 in miscellaneous revenue.

Administrative expenditures, excluding the 1.5 percent County Administrative charge of \$152,286, total \$766,950 and include: \$29,950 for annual audit, \$4,000 for advertising and notices, \$7,000 for local travel and meetings, and \$726,000 for other administrative staff support. Administrative expenses represent less than one percent of the total funds contemplated to be spent in this budget, excluding the 1.5 percent County administrative charge.

Operating expenditures total \$18,958,279 and include:

- \$4,078,875 for Redevelopment Bond Series 2024 debt reserve
- \$4,074,625 for Redevelopment Bond Series 2024 debt service
- \$3,538,033 for refund to the City for the area east of Biscayne Boulevard
- \$2,538,100 for refund to Miami-Dade County, pursuant to the interlocal agreement
- \$2,538,100 for refund to the County SMART Corridor program
- \$900,000 for employee salary and fringes
- \$475,000 for professional services
- \$212,160 for the NoMi Trolleys
- \$200,000 for legal services
- \$180,000 for office space/occupancy
- \$155,386 for enterprise resource planning (ERP)
- \$20,000 for marketing/communications
- \$20,000 for out-of-town travel
- \$20,000 for conferences/meetings
- \$8,000 for printing and publishing

Capital Grants Projects - Commercial Grants & Other Incentives total \$3,669,459 and include:

- \$1,939,459 for previously awarded commercial grants
- \$1,320,000 for new grants to assist business
- \$180,000 for support of economic development
- \$150,000 for community policing innovations
- \$80,000 for Art-in-Public Places

Capital Grants Projects – Housing Initiatives, \$2,456,979 and include:

- \$1,156,979 for carryover
- \$800,000 for single-family rehabilitation
- \$250,000 for residential face-lift
- \$150,000 for residential streetscape/beautification
- \$100,000 for first-time homebuyer assistance

Capital Projects - Infrastructure total \$16,078,688 and include:

- \$7,989,725 for infrastructure grants
- \$2,970,544 for NW 7th Avenue carryover funding
- \$2,665,005 for NW 7th Avenue Improvements
- \$1,000,000 for renovations to Pioneer Boulevard
-

- \$1,000,000 for West Dixie Avenue corridor initiative
- \$250,000 for TIF rebate
- \$150,000 for Liberty Gardens passive park
- \$53,414 for capital maintenance

Redevelopment Revenue Bond Expenses, Series 2024 total \$42,230,145 and include:

- \$5,792,294 for land acquisition
- \$3,650,000 for Multi Family Rehabilitation program
- \$16,437,851 for Rucks Park
- \$16,350,000 for Mixed Used developments

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

**Delegation of Authority**

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

**Track Record / Monitor**

This item does not provide for contracting with any specific entity. The resolution approves the Agency's and redevelopment area's amended FY 2024-25 and FY 2025-26 budgets.

**Background**

On July 13, 2004, the Board adopted Resolution No. R-837-04, which approved the finding of necessity for the creation of the Agency. On June 7, 2005, the Board adopted Resolution No. R-610-05 approving the redevelopment plan (plan) and interlocal. The Board approved the funding of the plan through the enactment of Ordinance No. 05-109 on June 7, 2005, which created the Agency's trust fund. On December 6, 2016, the Board adopted Resolution No. R-1132-16 approving an amendment to the plan and second amendment to the interlocal which extended the life of the Agency until 2044, required a refund to the County of revenues of over \$1 million in revenue and a refund to the City, among other things. On October 3, 2017, the Board adopted Resolution No. R-882-17, amending the interlocal to remove the section requiring the Agency to submit an amended redevelopment plan. On October 3, 2023, the Board adopted Resolution No. R-902-23, approving a fourth amendment to the interlocal requiring the Agency to: 1) refund 25 percent countywide TIF to the County; 2) refund the City for the area east of Biscayne Boulevard 35 percent of total TIF dedicated to improvements to NW 7<sup>th</sup> Avenue; and 3) allow the CRA to obtain a loan up to \$60 million.

Attachments



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Carladenise Edwards  
Chief Administrative Officer

**RESOLUTION NO. 2025- 009**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2024-2025 AMENDED BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2023-2024 AMENDED BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2024-2025 AMENDED BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, at a duly noticed meeting of the Board of Commissioners of the NMCRA held on September 18, 2024, the NMCRA Fiscal Year 2024-2025 Budget was approved; and

**WHEREAS**, the NMCRA desires to amend the NMCRA Fiscal Year 2024-2025 Budget in certain respects; and

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

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

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

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

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

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

**Section 3. Transmittal of Amended Budget.** The Executive Director is hereby authorized to transmit the Fiscal Year 2024-2025 Amended Budget to the City and the County for review and approval thereby.

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

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

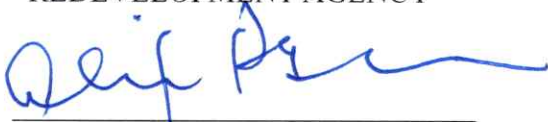
**Section 6. Conflicts.** This Resolution supersedes any prior resolutions in conflict herewith.

**PASSED AND ADOPTED** by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 9<sup>th</sup> day of September, 2025.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

  
\_\_\_\_\_  
ALIX DESULME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
TAYLOR DUMA LLP  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: BURNS

Seconded by: ESTIME-IRVIN

**Vote:**

Chair Alix Desulme, Ed.D.

(Yes) \_\_\_\_\_ (No)

Vice Chair Kassandra Timothe, MPA

(Yes) \_\_\_\_\_ (No)

Board Member Kevin A. Burns

(Yes) \_\_\_\_\_ (No)

Board Member Pierre Frantz Charles, M.Ed.

(Yes) \_\_\_\_\_ (No)

Board Member Mary Estimé-Irvin

(Yes) \_\_\_\_\_ (No)

RESOLUTION NO. 2025-R-185

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

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

**WHEREAS**, the CRA Fiscal Year 2024-2025 Budget was previously approved by the CRA and the City; and

**WHEREAS**, the CRA desires to amend the CRA Fiscal Year 2024-2025 Budget in certain respects; and

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

**WHEREAS**, the CRA previously approved the CRA Fiscal Year 2024-2025 Amended Budget; and

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

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

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

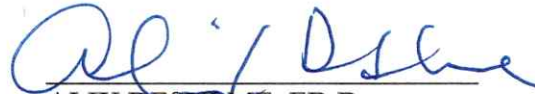
**Section 2.** The CRA Fiscal Year 2024-2025 Amended Budget attached hereto as Exhibit "A" is hereby approved and adopted.

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

**Section 4.** The City Manager is hereby authorized to take all action necessary to complete the approval process for the CRA Fiscal Year 2024-2025 Amended Budget with the County.

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

**PASSED AND ADOPTED** by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of September, 2025.

  
ALIX DESULME, ED.D.  
MAYOR

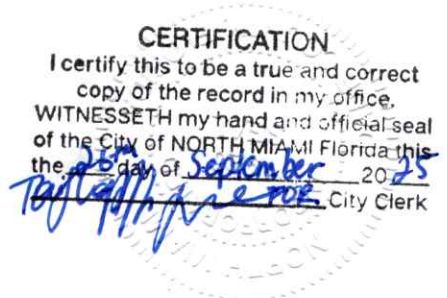
ATTEST:

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION



Moved by: Charles

Seconded by: Estime-Irvin

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	<u>      </u>	(No)
Vice-Mayor Cassandra Timothe, MPA	<u>X</u>	(Yes)	<u>      </u>	(No)
Councilman Kevin A. Burns	<u>X</u>	(Yes)	<u>      </u>	(No)
Councilwoman Mary Estimé-Irvin	<u>X</u>	(Yes)	<u>      </u>	(No)
Councilman Pierre Frantz Charles, M.Ed.	<u>X</u>	(Yes)	<u>      </u>	(No)

**RESOLUTION NO. 2025- 010**

**A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2025-2026 BUDGET TO THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2025-2026 BUDGET WITH THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the proposed NMCRA Fiscal Year 2025-2026 Budget is attached hereto as Exhibit A; and

**WHEREAS**, all the expenses included in the NMCRA Fiscal Year 2025-2026 Budget are in accordance with state law, interlocal agreements including the Agreement and the NMCRA Redevelopment Plan; and

**WHEREAS**, the Chair and Board Members of the NMCRA desire to approve the NMCRA Fiscal Year 2025-2026 Budget.

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

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

**Section 2. Approval and Adoption of Budget.** The NMCRA Fiscal Year 2025-2026 Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the NMCRA Fiscal Year 2024-2025 Budget shall be appropriated as set forth in NMCRA Fiscal Year 2025-2026 Budget and according to established guidelines and in accordance with applicable law.

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

transmit the Fiscal Year 2025-2026 Budget to the City and the County for review and approval thereby.

**Section 4. Authority of Executive Director.** The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2025-2026 Budget with the City and the County.

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

**PASSED AND ADOPTED** by a 50 vote of the Board of the North Miami Community Redevelopment Agency, this 9<sup>th</sup> day of September, 2025.

ATTEST:

NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY

  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
NMCRA SECRETARY

  
\_\_\_\_\_  
ALIX DESULME  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
TAYLOR DUMA LLP  
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: CHARLES

Seconded by: ESTIMÉ-IRVIN

**Vote:**

Chair Alix Desulme, Ed.D.  
Vice Chair Cassandra Timothe, MPA  
Board Member Kevin A. Burns  
Board Member Pierre Frantz Charles, M.Ed.  
Board Member Mary Estimé-Irvin

(Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)  
 (Yes) \_\_\_\_\_ (No)

RESOLUTION NO. 2025-R-186

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CRA FISCAL YEAR 2025-2026 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE CRA FISCAL YEAR 2025-2026 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Fiscal Year 2025-2026 Budget for the CRA is attached hereto as Exhibit "A" (the "CRA Fiscal Year 2025-2026 Budget"); and

**WHEREAS**, all the expenses included in the CRA Fiscal Year 2025-2026 Budget are in accordance with state law, interlocal agreements, including the Agreement and the CRA Redevelopment Plan; and

**WHEREAS**, the CRA previously approved the CRA Fiscal Year 2025-2026 Budget; and

**WHEREAS**, the Mayor and City Council desire to approve the CRA Fiscal Year 2025-2026 Budget.

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

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

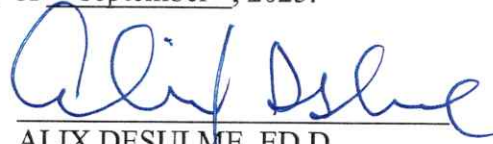
**Section 2.** The CRA Fiscal Year 2025-2026 Budget attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 3.** The City Manager is hereby authorized to transmit the CRA Fiscal Year 2025-2026 Budget to the County for review and approval.


**Section 4.** The City Manager is hereby authorized to take all action necessary to complete the approval process for the CRA Fiscal Year 2025-2026 Budget with the County.

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


**PASSED AND ADOPTED** by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 25th day of September, 2025.

  
ALIX DESULME, ED.D.  
MAYOR

ATTEST:

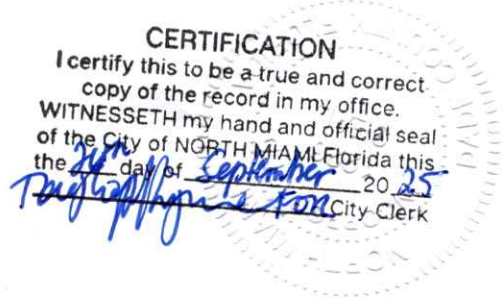
  
\_\_\_\_\_  
VANESSA JOSEPH, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
JEFF P. H. CAZEAU, ESQ.  
CITY ATTORNEY

for

SPONSORED BY: CITY ADMINISTRATION



Moved by: Estime-Irvin

Seconded by: Charles

**Vote:**

Mayor Alix Desulme, Ed.D.	<u>  X  </u> (Yes)	<u>      </u> (No)
Vice-Mayor Kassandra Timothe, MPA	<u>  X  </u> (Yes)	<u>      </u> (No)
Councilman Kevin A. Burns	<u>  X  </u> (Yes)	<u>      </u> (No)
Councilwoman Mary Estimé-Irvin	<u>  X  </u> (Yes)	<u>      </u> (No)
Councilman Pierre Frantz Charles, M.Ed.	<u>  X  </u> (Yes)	<u>      </u> (No)



**MEMORANDUM**  
(Revised)

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

**DATE:** May 5, 2026

**FROM:**   
Geni Bonzon-Keenan  
County Attorney

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

Please note any items checked.

- \_\_\_\_\_ **“3-Day Rule” for committees applicable if raised**
- \_\_\_\_\_ **6 weeks required between first reading and public hearing**
- \_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**
- \_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**
- \_\_\_\_\_ **Budget required**
- \_\_\_\_\_ **Statement of fiscal impact required**
- \_\_\_\_\_ **Statement of social equity required**
- \_\_\_\_\_ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- \_\_\_\_\_ **No committee review**
- \_\_\_\_\_ **Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) to approve**
- \_\_\_\_\_ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(G)(1)  
5-5-26

RESOLUTION NO. \_\_\_\_\_ R-367-26

RESOLUTION APPROVING THE AMENDED FISCAL YEAR 2024-2025 AND FISCAL YEAR 2025-2026 BUDGETS FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AND THE NORTH MIAMI COMMUNITY REDEVELOPMENT AREA TOTALING \$80,112,973.00 AND \$84,312,786.00, RESPECTIVELY

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

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

**WHEREAS**, this Board desires to approve the Agency’s amended Fiscal Year 2024-25 budget and Fiscal Year 2025-2026 budget for the North Miami Community Redevelopment Area, totaling \$80,112,973.00 and \$84,312,786.00, respectively; 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 memorandum are incorporated in this resolution by reference.

**Section 2.** This Board approves the amended Fiscal Year 2024-25 budget for the North Miami Community Redevelopment Agency and the North Miami Community Redevelopment Area in the total amount of \$80,112,973.00, which is attached hereto as Exhibit “1” and incorporated herein by reference.

**Section 3.** This Board approves the Fiscal Year 2025-26 budget for the North Miami Community Redevelopment Agency and the North Miami Community Redevelopment Area in the total amount of \$84,312,786.00, which is attached hereto as Exhibit “2” and incorporated herein by reference.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 5<sup>th</sup> day of May, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "S. Williams", is written over a horizontal line.

Shannon D. Summerset-Williams

EXIT 10 A



NW 125th St

EXIT  ONLY



# NORTH MIAMI CRA

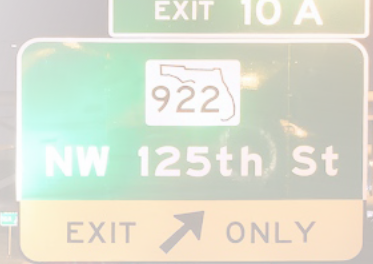
AMENDED

## BUDGET NARRATIVE

# FISCAL YEAR 2024-25



NORTH MIAMI CRA  
COMMUNITY REDEVELOPMENT AGENCY



## Board Of Commissioners

**Alix Desulme, Ed.D.**

**Mary Estimé-Irvin**

**Scott Galvin**

**Kassandra Timothe, MPA**

**Pierre Frantz Charles**

*Board Chair*

*Vice Chair*

*Board Member*

*Board Member*

*Board Member*

## Advisory Committee

**Michael McDearmaid**

**Ashaki Bronson-Marcellus**

**Blanco Cobo**

**Edwidge Clark**

**Kenneth Each**

**Naomi Blemur**

**Vacant**

*Committee Chair*

*Committee Member*

*Committee Member*

*Committee Member*

*Committee Member*

*Committee Member*

*Committee Member*

## Executive Staff

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

**Casneve Oupelle, MPA, FRA-RA, CP3P**

**Steven W. Zelkowitz, Esq.**

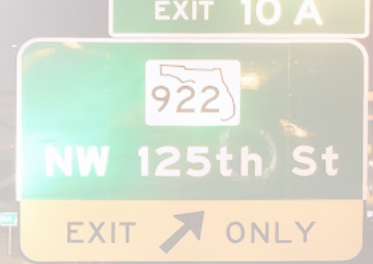
**Vanessa Joseph, Esq.**

*Executive Director*

*Deputy Director*

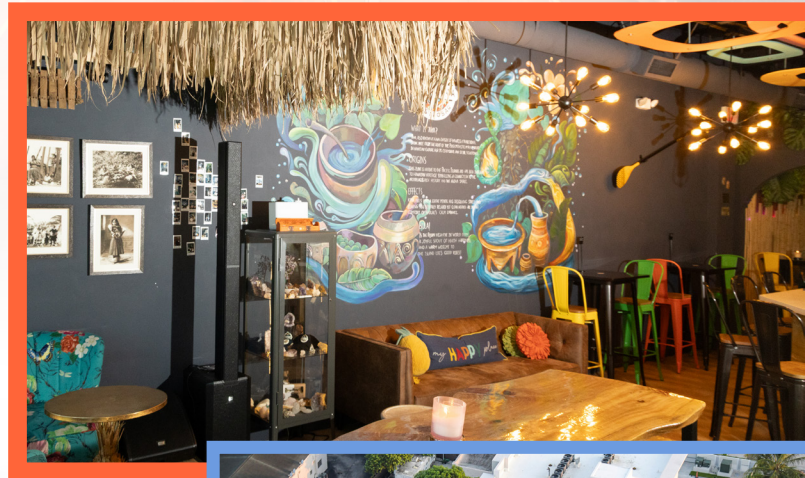
*Board Attorney*

*Board Secretary*



# Our History

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



On October 3, 2023, Miami-Dade County (County), the City of North Miami (City), and the NMCRA executed the Fourth Amendment to the Interlocal Cooperation Agreement (“Fourth Amendment”) modifying the NMCRA tax increment refunds to both taxing authorities. Under the Fourth Amendment, the NMCRA now refunds 100% of the increment generated east of Biscayne Boulevard to the City, and will retain 95% of what is generated west of Biscayne Blvd.

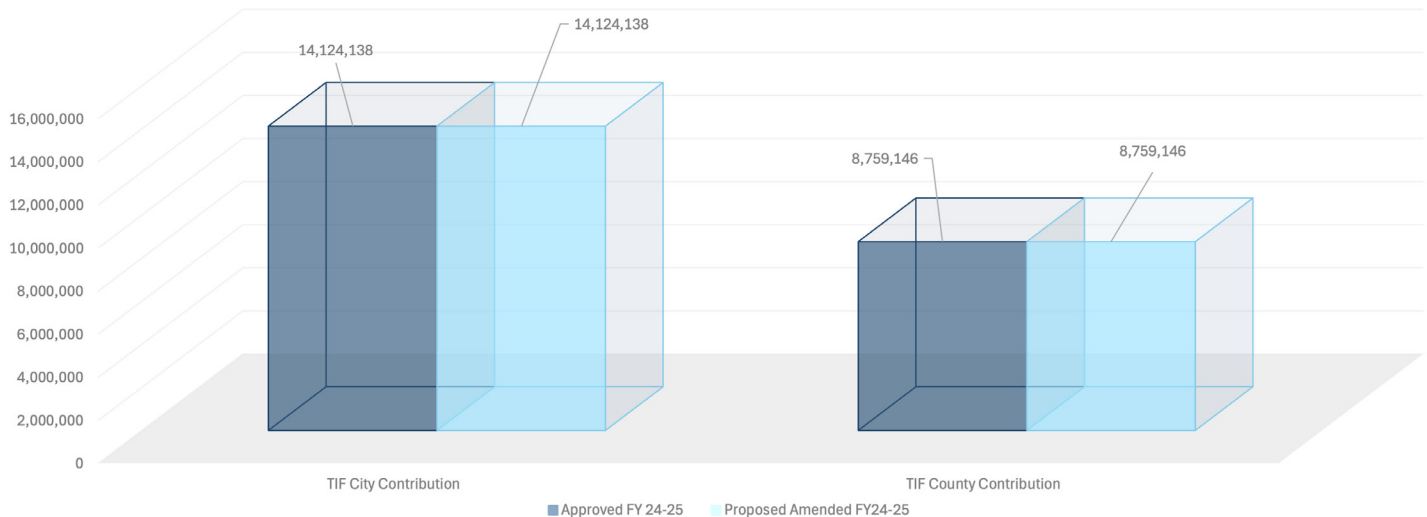
Furthermore, it now retains 75% of the County increment, with 35% restricted for the development of NW 7th Avenue. This FY 24-25, will begin the agency’s contribution of 25% of the County increment to be allocated for the Smart Corridor Transit Infrastructure Improvement District (TIID). For fiscal year 24-25, the NMCRA refunded \$ 3,578,055 to the City and \$ 2,189,787 to the County.



# Amended Revenue

The total revenue for FY2024-25 for the NMCRA is projected to be a total of \$78,380,705. The sources of revenue for FY2024-25 include tax increment revenue payments from the City of North Miami in the amount of \$114,124,138 and Miami-Dade County in the amount of \$8,759,146. Additionally there is \$200,000 from projected earned interest, and a carryover from FY2023-24 of \$55,288,301, \$52,603,442 of which is from the Redevelopment Revenue Bond Series 2024, and the remaining \$7,684,859 from planned projects.

Tax Increment Revenue Payments	FY 24-25 Approved Budget	FY24-25 Proposed Amended Budget
TIF City Contribution	\$14,124,138	\$14,124,138
TIF County Contribution	\$8,759,146	\$8,759,146
Carryover	\$55,653,901	\$56,642,269
Projected Interest on Investments	\$200,000	\$578,300
Misc. Revenue	\$9,120	\$9,120
<b>REVENUE TOTAL</b>	<b>\$ 78,746,305</b>	<b>\$ 80,112,973</b>



# NMCRA FY2024-25 Amended Projects And Programs Expenses

**The North Miami Community Redevelopment Agency focused on the following projects for Fiscal Year 2024-25:**

- Allocated Redevelopment Bond Series, 2024
- NW 7th Avenue Corridor Symposium
- West Dixie Corridor Luncheon
- Pioneer Blvd Community Meeting & Luncheon
- Completed Installation of I-95 Sign
- Awarded \$2,085,000 in Commercial Grants for 16 businesses
- Awarded \$750,000 for residential rehabilitation for 25 homes
- Completed 20 residential rehabilitation projects for ~\$600,000
- Funded an additional \$150,000 worth of improvements for the North Miami Library Tot-Lot
- Annual Women's Empowerment Luncheon
- Annual Government Week Business Breakfast
- MOCA – Arts On the Plaza & Education Programs
- Teach To Fish Business Summit

# Administrative Expenditures Narrative

## 1. Annual Audit \$20,000

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

## 2. Advertising and Notices \$8,000

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

## 3. Local Travel \$3,000

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

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

- a) **Administrative Support \$600,000:** As per the 2005 Interlocal Cooperation Agreement approved by Miami-Dade County BCC, a maximum of 6% of administrative overhead costs are allowed. Funds to be used to receive support services in areas of: Information Technology, Financial Management, Procurement, Risk Management, Personnel, Public Works, and other support as needed.
- b) **Other Administrative Expenses \$81,500:** Overhead expenses include operating supplies, bank fees, postage, and professional organization membership and subscription dues. Specifically this amount includes professional memberships and fees for the Florida Redevelopment Agency, the Florida Department of Economic Affairs, the Florida Bar, and Zoom.
- c) **Office Utilities/Maintenance \$20,000:** Costs associated with CAM charges for the office location rented by the NMCRA.
- d) **Insurance \$20,000:** The NMCRA maintains insurance from FMIT.

## 5. County Administrative Charge \$131,387

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

**Total Administrative Expenses including salary/fringe** \$883,887

# Operating Expenditures

## 1. Employee Salary and Fringe (\$800,000)

This includes costs associated with fulfilling personnel contract obligations, as well as, operating personnel costs for day to day operations and management of NMCRA initiatives, grants, housing, and capital projects to include the following positions:

- 1 Executive Director
- 1 Deputy Director
- 1 Residential Project Coordinator
- 1 Commercial & Capital Projects Project Coordinator
- 1 Administrative Coordinator
- 1 CRA Front Desk Clerk
- 1 Street Sweeper

## 2. Occupancy \$150,000

Costs associated with renting NMCRA office space.

## 3. Printing and Publishing \$10,000

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

## 4. Marketing & Promotional Events \$50,000

The NMCRA promoted its initiatives and activities to new businesses and developers interested in doing business and applying for existing programs and incentives.

## 5. Out of Town Travel \$15,000

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

## Operating Expenditures (Cont.)

### 6. Conferences & Meetings \$15,000

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

### 7. Other Oper. Expenses \$65,660

Costs associated with the purchase of a vehicle for the agency.

### 8. Legal Services Costs \$200,000

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

### 9. Professional Services \$400,000

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

### 10. NoMi Trolleys \$212,160

The allocation for operating and maintenance of NMCRA Trolley to match City's trolley upgrades will roll over for the next fiscal year now that the trolley has arrived.

### 11. Enterprise Resource Planning (ERP) Upgrade \$155,386

The allocated funding for the partial upgrade to the City's ERP system to allow for more effective and efficient rapport with residents, businesses and developers will roll over for the next fiscal year as the implementation of the upgrade was delayed.

## Operating Expenditures (Cont.)

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

As per the Second and Third Interlocal Cooperation Agreement, NMCRA is required to refund any and all TIF revenues in excess of \$1million.

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

As per the December 6, 2016 Interlocal Agreement, NMCRA will reimburse City of North Miami 45% Tax Increment Revenue for the east side of the area.

### 14. TIID \$2,189,787

As per the Fourth Amendment to Interlocal Cooperation Agreement, the NMCRA is required to fund County Smart Corridor Transit Infrastructure Improvement District (TIID) improvements within its boundaries in an amount equal to 25% of TIF revenues to Miami-Dade County.

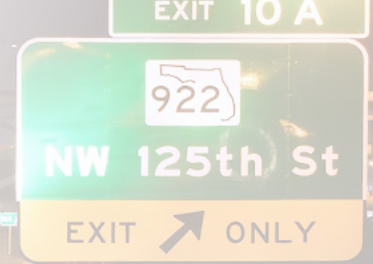
### 15. Debt Reserve \$4,078,875

Per the requirements of the Redevelopment Bond Series, 2024, the agency must fund the debt reserve until all payments have been made.

### 16. Debt Service \$4,074,625

This is the annual debt service amount associated with Redevelopment Bond Series, 2024.

Operating Subtotal	\$12,416,493
Total Refund due to City/County	\$5,767,842
<b>Total Operating</b>	<b>\$18,184,335</b>



# Capital And Infrastructure Projects Expenditures

## a.) Capital Grants Projects – Commercial Grants & Other Incentives \$3,241,073

- \$1,141,073 previously awarded commercial grants but not completed by fiscal year end.
- \$1,660,000 in new grants to assist businesses through the Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement programs.
- \$80,000 Arts In Public Places: This initiative funded the Arts On The Plaza and Education grants for MOCA.
- \$360,000 allocated for Chapter 163 initiatives such as informational events geared towards the commercial community and other activities for the dissemination of information about the NMCRA.

## b.) Capital Grants Projects – Housing Initiatives \$1,836,822

- \$1,110,000 carried over from Residential Rehabilitation and NoMi Lofts Project.
- \$726,822 of new funds were allocated for single-family rehabilitation.

## c.) Capital Projects – Infrastructure: \$13,174,561

- **Capital Maintenance \$35,000:** Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs and supplies.
- **Capital Improvements: \$13,139,561**
  - **Renovation of Pioneer Boulevard \$763,000:** Phase 1 of the project is still underway.
  - **Liberty Gardens \$150,000:** Activation of the Liberty Gardens passive park.
  - **Library Tot Lot Improvements \$150,000:** This additional allocation funded the installation of the park's covering.
  - **West Dixie Corridor Initiatives \$190,000:** Funding allocated to redevelopment planning for the corridor.



## Capital And Infrastructure Projects Expenditures (Cont.)

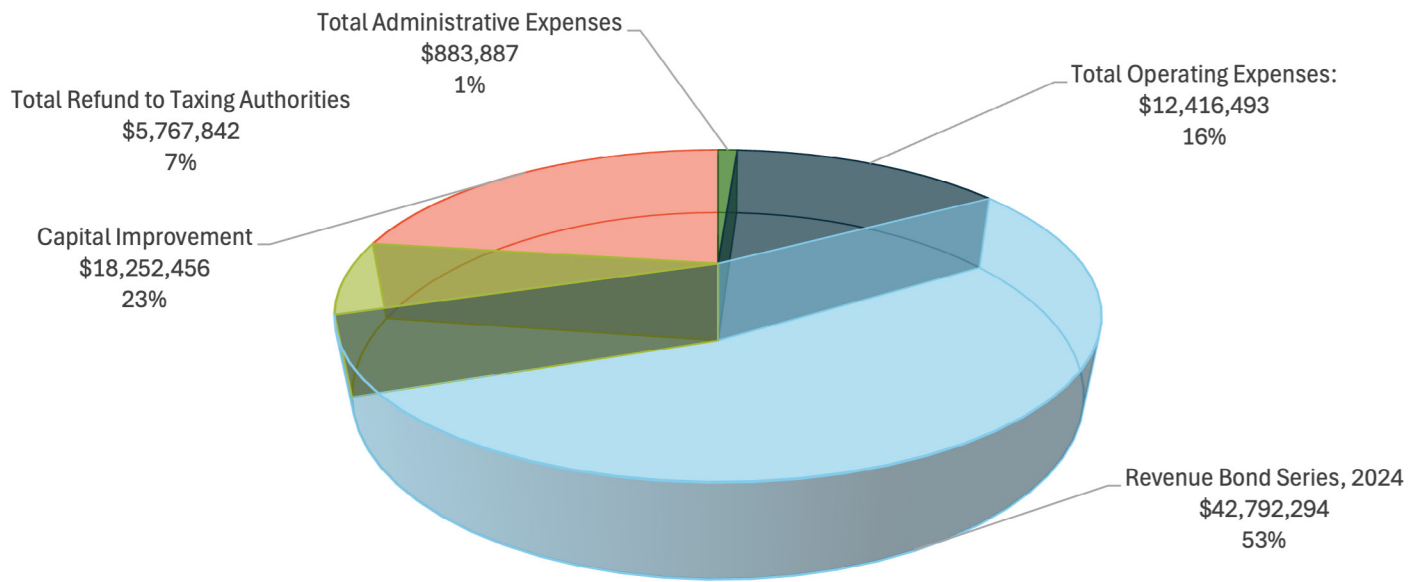
- **NW 7th Avenue Improvements \$2,299,276:** As required by the Fourth Amendment to the Interlocal Agreement with the County and the City 35% of the County TIF retained by the NMCRA is to be dedicated to the redevelopment of NW 7th Avenue.
- **NW 7th Avenue Carryover \$1,669,803:** Funding carried over for the redevelopment of the NW 7th Avenue corridor.
- **Board approved Infrastructure Grants payments \$7,917,482:** Funding multi-year projects for affordable and workforce affordable housing.
- **Redevelopment Bond Series, 2024 \$42,792,294:** Allocation of the Redevelopment Bond Series, 2024 is as follows:
  - **Rucks Park \$17,000**
  - **Multi-Family Rehabilitation Program \$3,650,000**
  - **Mixed-Use Developments \$16,350,000**
  - **Land Acquisition \$5,792,294**

Capital And Infrastructure Projects Expenditures	Amended FY24-25
Capital Grants Projects – Commercial Grants & Other Incentives	\$3,241,073
Capital Grants Projects – Housing Initiatives	\$1,476,822
Capital Projects – Infrastructure	\$13,534,561
Redevelopment Bond Series, 2024	\$42,792,294
<b>Total Capital &amp; Infrastructure Expenditures</b>	<b>\$61,044,750</b>

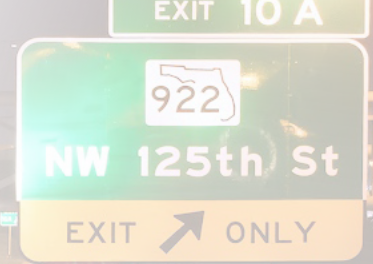


# Expenditures

Expenditures	Approved FY24-25	Amended FY24-25
Total Administrative Expenses	\$883,887	\$883,887
Total Operating Expenses	\$12,580,833	\$12,416,493
Revenue Bond Series, 2024	\$42,792,294	\$42,792,294
Total Refund to Taxing Authorities	\$5,767,842	\$5,767,842
Capital Improvement	\$16,355,849	\$18,252,456
<b>TOTAL BUDGET</b>	<b>\$ 78,380,705</b>	<b>\$ 80,112,972</b>



**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY  
FY 2024-25 Amended Budget**



<b>NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY FY 2024 - 2025 AMENDED BUDGET (FY 2024 - 2025 BEGINS OCTOBER 1, 2024)</b>		
	FY 24-25	FY 24-25
	Approved	Amended
<b>REVENUES</b>	<b>Budget</b>	<b>Budget</b>
City Tax Increment Revenue	14,124,138	14,124,138
County Tax Increment Revenue	8,759,146	8,759,146
Carryover from prior year (cash & equiv.)	55,653,901	56,642,269
Interest Earnings	200,000	578,300
Misc. Revenue	9,120	9,120
<b>REVENUE TOTAL</b>	<b>78,746,305</b>	<b>80,112,973</b>
<b>EXPENDITURES</b>		
<b>A - Administrative Expenditures:</b>		
Accounting & Audits	20,000	20,000
Advertising & Notices	8,000	8,000
Local Travel	3,000	3,000
Other Admin. Exp (attach list)	721,500	721,500
County Admin Fee 1.5%	131,387	131,387
<b>(A) Subtotal Adm. Exp</b>	<b>883,887</b>	<b>883,887</b>
<b>B - Operating Expenditures:</b>		
Employee Salary & Fringe	1,000,000	800,000
Occupancy	180,000	150,000
Printing & Binding	10,000	10,000
Marketing / Communications	50,000	50,000
Out of Town Travel	15,000	15,000
Conferences & Meetings	15,000	15,000
Other Oper. Expenses		65,660
Legal Services/Court Costs	200,000	200,000
Professional Services	400,000	400,000
City Reqs - ERP/Trolleys	367,546	367,546
County TIF Refund	2,189,787	2,189,787
City TIF Refund	3,578,055	3,578,055
TIID - Begins FY 24-25	2,189,787	2,189,787
Debt Reserve	4,078,875	4,078,875
Debt Service	4,074,625	4,074,625
<b>(B) Subtotal Operating Exp.</b>	<b>18,348,675</b>	<b>18,184,335</b>

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**  
**FY 2024-25 Amended Budget**



**(Cont.)**

	<b>FY 24-25</b>	<b>FY 24-25</b>
	<b>Approved</b>	<b>Amended</b>
<b>REVENUES</b>	<b>Budget</b>	<b>Budget</b>
<b>C - CAPITAL PROJECTS - Grants &amp; Initiatives</b>		
Commercial Incentives Program	1,500,000	1,660,000
Carryover Budgeted Grants	1,141,073	1,141,073
Art in Public Places	80,000	80,000
Public Safety Equipment	-	-
163 Initiatives	360,000	360,000
Housing Initiatives	750,000	1,110,000
Carryover Budgeted Grants/Housing	726,822	726,822
<b>CAPITAL PROJECTS - Infrastructure</b>		
Capital Maintenance	26,150	35,000
* Capital Projects & Infrastructure Grants	11,771,804	13,139,561
<b>(C) Subtotal Capital Project</b>	<b>16,355,849</b>	<b>18,252,456</b>
<b>D - Redevelopment Revenue Bonds, Series 2024</b>		
Rucks Park	17,000,000	17,000,000
Multi Family Rehabilitation Program	10,000,000	3,650,000
Mixed Used Developments	10,000,000	16,350,000
Land Acquisition	5,792,294	5,792,294
<b>(D) Subtotal Redevelopment Revenue Bonds</b>	<b>42,792,294</b>	<b>42,792,294</b>
<b>EXPENDITURE TOTAL (A+B+C+D)</b>	<b>78,380,705</b>	<b>80,112,973</b>
	<b>FY 24-25</b>	<b>FY 24-25</b>
<b>Capital Projects &amp; Infrastructure Grants (Breakdown)</b>	<b>Approved</b>	<b>Amended</b>
Pioneer Boulevard Renovation	763,000	763,000
Liberty Gardens	150,000	150,000
NW 7th Avenue Redevelopment	2,299,276	2,299,276
NW 7th Avenue Redevelopment Carry-Over	1,669,803	1,669,803
West Dixie Corridor Initiatives	190,000	190,000
Library Tot Lot Improvements	-	150,000
Infrastructure Grants	6,699,725	7,917,482
<b>Total Project Dollars:</b>	<b>11,771,804</b>	<b>13,139,561</b>
<b>YEAR END CARRY-OVER</b>		



# NORTH MIAMI CRA BUDGET NARRATIVE FISCAL YEAR 2025-26



**NORTH MIAMI CRA**  
COMMUNITY REDEVELOPMENT AGENCY

## **Board Of Commissioners**

**Alix Desulme, Ed.D.**

**Kevin Burns**

**Mary Estimé-Irvin**

**Kassandra Timothe, MPA**

**Pierre Frantz Charles**

*Board Chair*

*Board Member*

*Board Member*

*Board Member*

*Board Member*

## **Advisory Committee**

**Michael McDearmaid**

**Ashaki Bronson-Marcellus**

**Blanco Cobo**

**Randy Grice**

**Kenneth Each**

**Naomi Blemur**

**Claudia Reves**

*Committee Chair*

*Committee Member*

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## **Executive Staff**

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

**Steven W. Zelkowitz, Esq.**

**Vanessa Joseph, Esq.**

*Executive Director*

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*Board Secretary*

# Our History

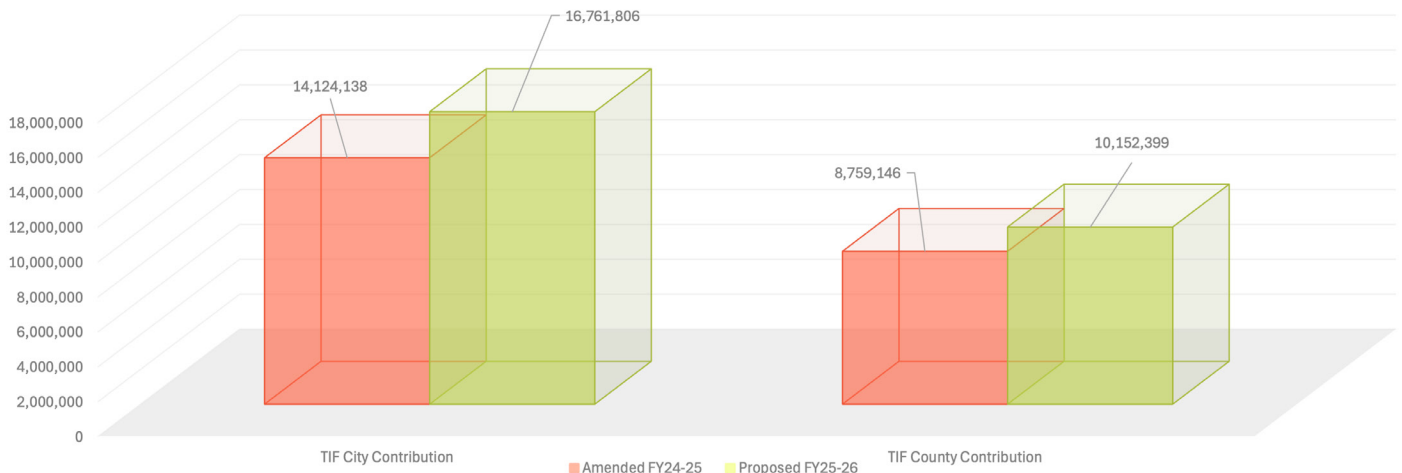
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On October 3, 2023, Miami-Dade County (County), the City of North Miami (City), and the NMCRA executed the Fourth Amendment to the Interlocal Cooperation Agreement (“Fourth Amendment”) modifying the NMCRA tax increment refunds to both taxing authorities. Under the Fourth Amendment, the NMCRA now refunds 100% of the increment generated east of Biscayne Boulevard to the City, and will retain 95% of what is generated west of Biscayne Blvd. Furthermore, it now retains 75% of the County increment, with 35% restricted for the development of NW 7th Avenue. Beginning this fiscal year, FY 24-25, 25% of the County increment will be allocated for the Smart Corridor Transit Infrastructure Improvement District (TIID). For the upcoming FY25-26, the City refund will be \$3,538,033, the County refund will be \$ 2,538,100, and the TIID allocation will be \$ 2,538,100.

# Projected Revenue

The total revenue for FY2025-26 for the NMCRA is projected to be a total of \$84,312,786. The sources of this revenue include tax increment revenue payments from the City of North Miami in the amount of \$16,761,806 and Miami-Dade County in the amount of \$10,152,399, in addition to a carryover from FY2024-25 of \$57,139,581 from from Redevelopment Revenue Bonds, Series 2024 and planned projects, \$250,000 from interest on investments, and \$9,000 in miscellaneous revenues.

Tax Increment Revenue Payments	Amended FY 2024-25	Proposed FY 2025-26
TIF City Contribution	\$14,124,138	\$16,761,806
TIF County Contribution	\$8,759,146	\$10,152,399
Carryover	\$56,642,269	\$57,139,581
Projected Interest on Investments	\$578,300	\$250,000
Misc. Revenue	\$9,120	\$9,000
<b>TOTAL REVENUES:</b>	<b>\$80,112,973</b>	<b>\$84,312,786</b>



# **NMCRA FY 2025–26**

## **Proposed Expenses**

The North Miami Community Redevelopment Agency will focus on the following initiatives for Fiscal Year 2025–26:

### **Proposed New Offerings**

- Land Acquisition
- Launch Multi-Family Rehab Program
- Launch First Time Homebuyer’s Program
- Pilot a Single-Family Home Builder Program
- Implement a Construction Workers’ Training Program
- Launch West Dixie Corridor Block-By-Block Façade Improvements
- Renovate Bathrooms at Griffing Park and Community Center
- Enchanted Forest Improvements
- Vacant Lot Improvements CRA-Wide

### **Continued Programs and Projects**

- Residential Rehabilitation Program
- Commercial Grants
- Infrastructure Grants
- Pioneer Boulevard Renovation
- Liberty Gardens Project

### **NW 7th AVENUE**

- Streetscape and Façade Improvement
- Land Acquisition

# FY 24–25 Accomplishments

- Allocated Redevelopment Bond Series, 2024
- NW 7th Avenue Corridor Symposium
- West Dixie Corridor Luncheon
- Pioneer Blvd Community Meeting & Luncheon
- Completed Installation of I-95 Sign
- Awarded \$2,085,000 in Commercial Grants for 16 businesses
- Awarded \$750,000 for residential rehabilitation for 25 homes
- Completed 20 residential rehabilitation projects for ~\$600,000
- Funded an additional \$150,000 worth of improvements for the North Miami Library Tot-Lot
- Annual Women’s Empowerment Luncheon
- Annual Government Week Business Breakfast
- MOCA – Arts On the Plaza & Education Programs
- Teach To Fish Business Summit

# Administrative Expenditures Narrative

## 1. Annual Audit \$29,950

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

## 2. Advertising and Notices \$4,000

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

## 3. Local Travel & Meetings \$7,000

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

## 4. Other Administrative Expenses (\$726,000)

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

**b) Other Administrative Expenses \$86,000:** Overhead expenses include operating supplies, bank fees, postage, and professional organization membership and subscription dues. Specifically this amount includes professional memberships and fees for the Florida Redevelopment Agency, the Florida Department of Economic Affairs, the Florida Bar, and Zoom.

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

**d) Insurance \$20,000:** The NMCRA maintains insurance from FMIT.

## 5. County Administrative Charge \$152,286

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

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**Total Administrative Expenses including Salary/Fringe** **\$919,236**

# Operating Expenditures

## 1. Employee Salary and Fringe (\$900,000)

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

- 1 Executive Director
- 1 Operations Manager
- 1 Residential Project Coordinator
- 1 Commercial & Capital Projects Project Coordinator
- 1 Assistant to the Executive Director
- 1 Administrative Coordinator
- 1 CRA Front Desk Clerk
- 1 Street Sweeper

## 2. Occupancy \$180,000

Costs associated with renting NMCRA office space.

## 3. Printing and Publishing \$8,000

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

## 4. Marketing/Communications \$20,000

Costs associated with social media boosting, radio, & other media, and for disseminating information.

## 5. Out of Town Travel \$20,000

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

## **Operating Expenditures (Cont.)**

### **6. Conferences & Meetings \$20,000**

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

### **7. Legal Services Costs \$200,000**

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

### **8. Professional Services \$475,000**

Costs associated with consultants for redevelopment, lobbyists, communications, and housing inspections.

### **9. NoMi Trolleys \$212,160**

Costs associated with operating and maintenance of NMCRA Trolley to match City's trolley upgrades.

### **10. Enterprise Resource Planning (ERP) Upgrade \$155,386**

Costs associated with the partial upgrade to the City's ERP system to allow for more effective and efficient rapport with residents, businesses and developers.

### **11. Refund to Miami-Dade County \$2,538,100**

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

## **Operating Expenditures (Cont.)**

### **12. Refund to City of North Miami \$3,538,033**

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

### **13. TIID \$2,538,100**

As per the Fourth Amendment to Interlocal Cooperation Agreement, the NMCRA is required to fund County Smart Corridor Transit Infrastructure Improvement District (TIID) improvements within its boundaries in an amount equal to 25% of TIF revenues to Miami-Dade County.

### **14. Debt Reserve \$4,078,875**

Per the requirements of the Redevelopment Bond Series, 2024, the agency must fund the debt reserve until all payments have been made.

### **15. Debt Service \$4,074,625**

This is the annual debt service amount associated with Redevelopment Bond Series, 2024.

Operating Subtotal	\$12,882,146
Total Refund due to City/County	\$6,076,133
<b>Total Operating</b>	<b>\$18,958,279</b>

# Capital And Infrastructure Projects Expenditures

## 1. a) Capital Grants Projects – Commercial Grants & Other Incentives \$3,669,459

- \$1,939,459 previously awarded commercial grants but not completed by fiscal year end.
- \$1,320,000 in new grants to assist businesses through the Commercial Rehabilitation, Business Attraction, Capacity Building & Retention and Beautification and Enhancement programs, and other commercial grant programs.
- \$180,000 to support economic development related efforts of the agency including the Teach To Fish Summit, Government Week, and the Women’s Empowerment Luncheon.
- \$80,000 Arts In Public Places: This initiative will fund the Arts On The Plaza and Education grants for MOCA.
- \$150,000 allocated for a community policing innovation along the commercial corridors.

## b) Capital Grants Projects – Housing Initiatives \$2,456,979

- \$1,156,979 carried over from Residential Rehabilitation and NoMi Lofts Project.
- \$800,000 of new funds allocated for single-family rehabilitation.
- \$100,000 allocated to the new First-Time Homebuyer Assistance Program.
- \$250,000 allocated to the Residential Face-Lift Program.
- \$150,000 allocated to residential streetscape/beautification.

## c) Capital Projects – Infrastructure: \$16,078,688

- **Capital Maintenance \$53,414:** Costs associated with maintaining capital projects completed to include but not limited to: electricity, repairs, maintenance, and supplies.
- **Capital Improvements**
  - **NW 7th Avenue Improvements \$2,665,005:** As required by the Fourth Amendment to the Interlocal Agreement with the County and the City 35% of the County TIF retained by the NMCRA is to be dedicated to the redevelopment of NW 7th Avenue.
  - **NW 7th Avenue Carryover \$2,970,544:** Funding carried over for the redevelopment of the NW 7th Avenue corridor.
  - **Renovation of Pioneer Boulevard \$1,000,000:** Project is still underway.

## Capital And Infrastructure Projects Expenditures (Cont.)

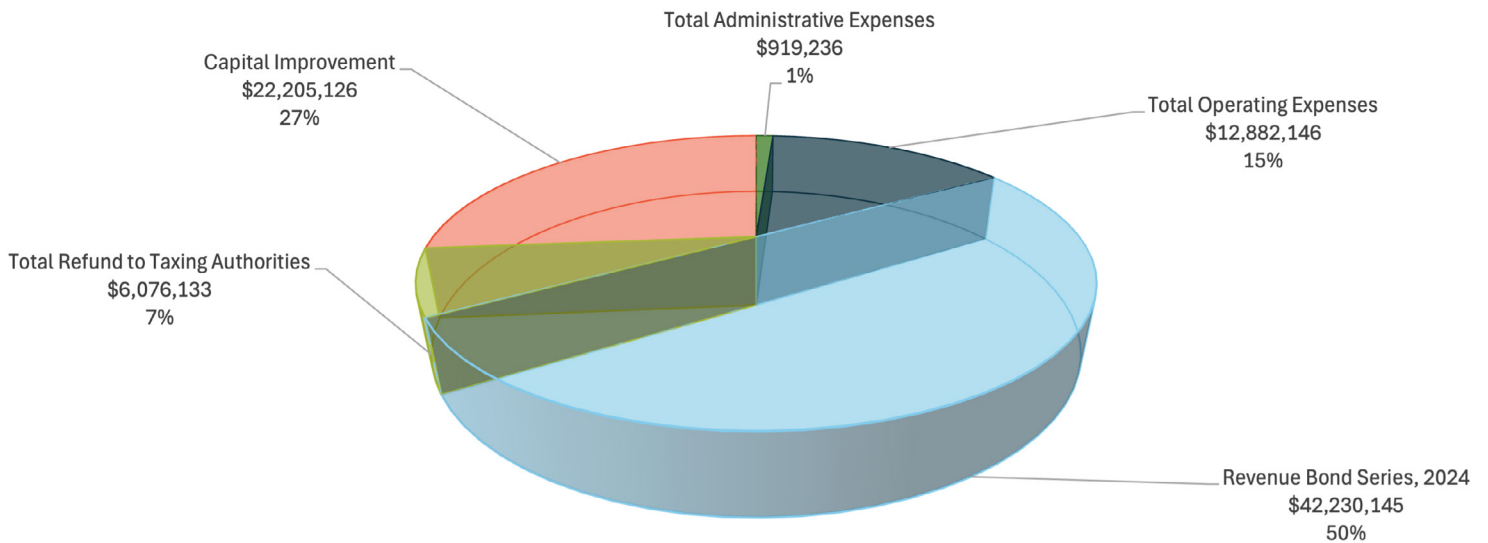
- **Liberty Gardens \$150,000:** Funding allocated for the activation of the Liberty Gardens passive park.
  - **West Dixie Corridor Improvements \$1,000,000:** Funding allocated for the block-by-block façade renovations on the corridor.
  - **Board approved Infrastructure Grants \$7,989,725:** Funding multi-year projects for affordable and workforce affordable housing.
  - **TIF Rebate \$250,000:** Funding allocated for the agency’s TIF rebate payments pursuant to agreements for infrastructure developments within its boundaries.
- **Redevelopment Bond Series, 2024 \$42,230,145:** Allocation of the Redevelopment Bond Series, 2024 is as follows:
    - **Rucks Park \$16,437,851**
    - **Multi-Family Rehabilitation Program \$3,650,000**
    - **Mixed-Use Developments \$16,350,000**
    - **Land Acquisition \$5,792,294**

### Capital And Infrastructure Projects Expenditures

Capital Grants Projects – Commercial Grants & Other Incentives	\$3,669,459
Capital Grants Projects – Housing Initiatives	\$2,456,979
Capital Projects – Infrastructure	\$16,078,688
Redevelopment Bond Series, 2024	\$42,230,145
<b>Total Capital &amp; Infrastructure Expenditures</b>	<b>\$64,435,271</b>

# Expenditures

Expenditures	Amended FY24-25	Proposed FY25-26
Total Administrative Expenses	\$883,887	\$919,236
Total Operating Expenses:	\$12,416,493	\$12,882,146
Revenue Bond Series, 2024	\$42,792,294	\$42,230,145
Total Refund to Taxing Authorities	\$5,767,842	\$6,076,133
Capital Improvement	\$18,252,456	\$22,205,126
<b>TOTAL BUDGET</b>	<b>\$80,112,972</b>	<b>\$84,312,786</b>



**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**  
**FY 2025-26**

<b>NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY</b> <b>FY 2026 PROPOSED BUDGET</b> <b>(FY 2025- 2026 BEGINS OCTOBER 1, 2025)</b>		
	FY 24-25	FY 25-26
	YTD	Proposed
<b>REVENUES</b>	<b>Budget</b>	<b>Budget</b>
City Tax Increment Revenue	14,124,138	16,761,806
County Tax Increment Revenue	8,759,146	10,152,399
Redevelopment Revenue Bonds, Series 2024		
Carryover from prior year (cash & equiv.)	56,642,269	57,139,581
Interest Earnings	578,300	250,000
Misc. Revenue	9,120	9,000
<b>REVENUE TOTAL</b>	<b>80,112,973</b>	<b>84,312,786</b>
<b>EXPENDITURES</b>		
<b>A - Administrative Expenditures:</b>		
Accounting & Audits	29,750	29,950
Advertising & Notices	2,000	4,000
Local Travel	2,200	7,000
Other Admin. Exp (attach list)	685,400	726,000
County Admin Fee 1.5%	131,387	152,286
<b>(A) Subtotal Adm. Exp</b>	<b>850,737</b>	<b>919,236</b>
<b>B - Operating Expenditures:</b>		
Employee Salary & Fringe	750,000	900,000
Occupancy	144,746	180,000
Printing & Binding	5,000	8,000
Marketing / Communications	12,000	20,000
Out of Town Travel	10,000	20,000
Conferences & Meetings	15,000	20,000
Other Oper. Expenses	65,660	
Legal Services/Court Costs	200,000	200,000
Professional Services	355,000	475,000
City Reqs - ERP/Trolleys	367,546	367,546
County TIF Refund	2,189,787	2,538,100
City TIF Refund	3,578,055	3,538,033
TIID - Begins FY 24-25	2,189,787	2,538,100
Debt Reserve		4,078,875

**NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**  
**FY 2025-26**

**(Cont.)**

	FY 24-25	FY 25-26
	YTD	Proposed
<b>REVENUES</b>	<b>Budget</b>	<b>Budget</b>
Debt Reserve		4,078,875
Debt Service	4,074,625	4,074,625
<b>(B) Subtotal Operating Exp.</b>	<b>13,957,206</b>	<b>18,958,279</b>
<b>C - CAPITAL PROJECTS - Grants &amp; Initiatives</b>		
Commercial Incentives Program	1,659,750	1,500,000
Carryover Budgeted Grants	476,419	1,939,459
Art in Public Places	80,000	80,000
Public Safety Equipment		150,000
163 Initiatives	360,000	
Housing Initiatives	1,110,000	1,300,000
Carryover Budgeted Grants/Housing	607,746	1,156,979
<b>CAPITAL PROJECTS - Infrastructure</b>		
Capital Maintenance	34,000	53,414
* Capital Projects & Infrastructure Grants	3,275,385	16,025,274
<b>(C) Subtotal Capital Project</b>	<b>7,603,300</b>	<b>22,205,126</b>
<b>D - Redevelopment Revenue Bonds, Series 2024</b>		
Rucks Park	562,149	16,437,851
Multi Family Rehabilitation Program		3,650,000
Mixed Used Developments		16,350,000
Land Acquisition		5,792,294
<b>(D) Subtotal Redevelopment Revenue Bonds</b>	<b>562,149</b>	<b>42,230,145</b>
<b>EXPENDITURE TOTAL (A+B+C+D)</b>	<b>22,973,392</b>	<b>84,312,786</b>
	FY 24-25	FY 25-26
<b>Capital Projects &amp; Infrastructure Grants (Breakdown)</b>	<b>YTD</b>	<b>Proposed</b>
Pioneer Boulevard Renovation	126,850	1,000,000
Liberty Gardens		150,000
NW 7th Avenue Redevelopment	950,000	2,665,005
NW 7th Avenue Redevelopment Carry-Over	48,535	2,970,544
West Dixie Corridor Initiatives		1,000,000
Library Tot Lot Improvements	150,000	
Infrastructure Grants	2,000,000	7,989,725
TIF Rebate		250,000
<b>Total Project Dollars:</b>	<b>3,275,385</b>	<b>16,025,274</b>
<b>YEAR END CARRY-OVER</b>	<b>57,139,581</b>	